



GROUP REALTY, INC.

Colorado Group Realty, Inc.
 P.O. Box 775430 • 509 Lincoln Avenue
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The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (SPD19-8-07) (Mandatory 1-08)

THIS FORM HAS IMPORTANT LEGAL CONSEQUENCES AND THE PARTIES SHOULD CONSULT LEGAL AND TAX OR OTHER COUNSEL BEFORE SIGNING.

**SELLER'S PROPERTY DISCLOSURE
 (ALL TYPES OF PROPERTIES)**

THIS DISCLOSURE SHOULD BE COMPLETED BY SELLER, NOT BY BROKER.

Seller states that the information contained in this Disclosure is correct to the best of Seller's CURRENT ACTUAL KNOWLEDGE as of this Date. Any changes will be disclosed by Seller to Buyer promptly after discovery. Seller hereby receipts for a copy of this Disclosure. If the Property is part of a Common Interest Community, this Disclosure is limited to the Property or Unit itself, except as stated in Section L. Broker may deliver a copy of this Disclosure to prospective buyers.

Note: If an item is not present at the Property insert "N/A" in the Comments column. The Contract to Buy and Sell Real Estate, not this Disclosure form, determines whether an item is included or excluded.

Date: January 10, 2008

Property Address:

1838 Hunters Court, Steamboat Springs, CO 80487

Seller:

Byron E. Kelly

Patricia A. Kelly

I. IMPROVEMENTS

If this box is checked, there are no structures or improvements on the Property; do not complete Sections A-G.

I. IMPROVEMENTS					
<input type="checkbox"/> If this box is checked, there are no structures or improvements on the Property; do not complete Sections A-G.					
A.	STRUCTURAL CONDITIONS Do any of the following conditions now exist or have they ever existed:	Yes	No	Do Not Know	COMMENTS
1	Structural problems				
2	Moisture and/or water problems				
3	Damage due to termites, other insects or rodents				
4	Damage due to hail, wind, fire or flood				
5	Cracks, heaving or settling problems				
6	Exterior wall or window problems				
7	Exterior Artificial Stucco (EIFS)				
8	Any additions or alterations made				
9	Building code violations				
B.	ROOF	Yes	No	Do Not Know	COMMENTS
1	Roof problems				
2	Roof material _____ Age _____ Roof material _____ Age _____				
3	Roof leak: Past				
4	Roof leak: Present				
5	Damage to roof: Past				
6	Damage to roof: Present				
7	Roof under warranty until _____ . Transferable				
8	Roof work done while under current roof warranty				
9	Skylight problems				
10	Gutter or downspout problems				

PREPARED BY: Nick Metzler, Broker/Owner

SPD 19-8-07, SELLER'S PROPERTY DISCLOSURE (ALL TYPES OF PROPERTIES). Colorado Real Estate Commission

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Buyer(s) _____

01/10/08 11:08:26

		IN WORKING CONDITION			Age If Known	COMMENTS
C.	APPLIANCES	Yes	No	Do Not Know		
1	Built-in vacuum system & accessories					
2	Clothes dryer					
3	Clothes washer					
4	Dishwasher					
5	Disposal					
6	Freezer					
7	Gas grill					
8	Hood					
9	Microwave oven					
10	Oven					
11	Range					
12	Refrigerator					
13	T.V. antenna <input type="checkbox"/> Owned <input type="checkbox"/> Leased					
14	Satellite system or DSS dish <input type="checkbox"/> Owned <input type="checkbox"/> Leased					
15	Trash compactor					

		IN WORKING CONDITION			Age If Known	COMMENTS
D.	ELECTRICAL & TELECOMMUNICATIONS	Yes	No	Do Not Know		
1	Security System: <input type="checkbox"/> Owned <input type="checkbox"/> Leased					
2	Smoke/fire detectors: <input type="checkbox"/> Battery <input type="checkbox"/> Hardwire					
3	Light fixtures					
4	Switches & outlets					
5	Aluminum wiring					
6	Electrical: Phase _____ Voltage _____					
7	Telecommunications (T1, fiber, cable, satellite)					
8	Inside telephone wiring & blocks/jacks					
9	Abandoned communication cables <input type="checkbox"/> Yes <input type="checkbox"/> No					
10	Ceiling fans					
11	Garage door opener					
12	Garage door control(s) # _____					
13	Intercom/doorbell					
14	In-wall speakers					
15	220 volt service					
16	Landscape lighting					

		IN WORKING CONDITION			Age If Known	COMMENTS
E.	MECHANICAL	Yes	No	Do Not Know		
1	Air conditioning:					
	Evaporative cooler					
	Window units					
	Central					
	Computer room					
2	Attic/whole house fan					
3	Vent fans					
4	Humidifier					
5	Air purifier					
6	Sauna					

E.	MECHANICAL (Continued)	IN WORKING CONDITION			Age If Known	COMMENTS
		Yes	No	Do Not Know		
7	Hot tub or spa					
8	Steam room/shower					
9	Pool					
10	Heating system: Type _____ Fuel _____ Type _____ Fuel _____					
11	Water heater: Number of _____ Fuel type _____ Capacity _____					
12	Fireplace: Type _____ Fuel _____					
13	Fireplace insert					
14	Stove: Type _____ Fuel _____					
15	When was fireplace/wood stove, chimney/flue last cleaned: Date: _____ <input type="checkbox"/> Do not know					
16	Fuel tanks: <input type="checkbox"/> Owned <input type="checkbox"/> Leased					
17	Radiant heating system <input type="checkbox"/> Interior <input type="checkbox"/> Exterior Hose Type _____					
18	Overhead door					
19	Entry gate system					
20	Elevator/escalators					
21	Lift/hoist/crane					

F.	WATER, SEWER & OTHER UTILITIES	IN WORKING CONDITION			Age If Known	COMMENTS
		Yes	No	Do Not Know		
1	Water filter system: <input type="checkbox"/> Owned <input type="checkbox"/> Leased					
2	Water softener: <input type="checkbox"/> Owned <input type="checkbox"/> Leased					
3	Sewage problems: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Do not know					
4	Lift station (sewage ejector pump)					
5	Drainage, storm sewers, retention ponds					
6	Grey water storage/use					
7	Plumbing problems <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Do not know					
8	Sump Pump					
9	Underground sprinkler system					
10	Fire sprinkler system					
11	Polybutylene pipe: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Do not know					
12	Galvanized pipe: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Do not know					
13	Backflow prevention device: <input type="checkbox"/> Domestic <input type="checkbox"/> Irrigation <input type="checkbox"/> Fire <input type="checkbox"/> Sewage					
14	Irrigation pump					
15	Well pump					

G.	OTHER DISCLOSURES - IMPROVEMENTS	IN WORKING CONDITION			Age If Known	COMMENTS
		Yes	No	Do Not Know		
1	Included fixtures and equipment in working condition					
2						
3						
4						

II. GENERAL

H. USE, ZONING & LEGAL ISSUES	Yes	No	Do Not Know	COMMENTS
1 Current use of the Property				
2 Zoning violation, variance, conditional use, enforceable PUD or non-conforming use				
3 Notice or threat of condemnation proceedings				
4 Notice of any adverse conditions from any governmental or quasi-governmental agency that have not been resolved				
5 Violation of restrictive covenants or owners' association rules or regulations				
6 Notice of zoning action related to the Property				
7 Notice of ADA complaint or report				
8 Other legal action				

I. ACCESS, PARKING, DRAINAGE & SIGNAGE	Yes	No	Do Not Know	COMMENTS
1 Any access problems				
2 Roads, driveways, trails or paths through the Property used by others				
3 Public highway or county road bordering the Property				
4 Encroachments, boundary disputes or unrecorded easements				
5 Shared or common areas with adjoining properties				
6 Cross-parking agreement, covenants, easements				
7 Requirements for curb, gravel/paving, landscaping				
8 Flooding or drainage problems: Past				
9 Flooding or drainage problems: Present				
10 Signs: <input type="checkbox"/> Owned <input type="checkbox"/> Leased				
11 Signs: Government or private restriction problems				

J. WATER & SEWER SUPPLY	Yes	No	Do Not Know	COMMENTS
1 Water Rights: Type				
2 Water tap fees paid in full				
3 Sewer tap fees paid in full				
4 Subject to augmentation plan				
5 Well required to be metered				
6 Type of water supply: <input type="checkbox"/> Public <input type="checkbox"/> Community <input type="checkbox"/> Well <input type="checkbox"/> Shared Well <input type="checkbox"/> Cistern <input type="checkbox"/> None If the Property is served by a Well, a copy of the Well Permit <input type="checkbox"/> Is <input type="checkbox"/> Is Not attached. Well Permit #: _____ <input type="checkbox"/> Drilling Records <input type="checkbox"/> Are <input type="checkbox"/> Are not attached. The Water Provider for the Property can be contacted at: Name: _____ Address: _____ Web Site: _____ Phone No.: _____ <input type="checkbox"/> There is neither a Well nor a Water Provider for the Property. The source of potable water for the Property is [describe source]: SOME WATER PROVIDERS RELY, TO VARYING DEGREES, ON NONRENEWABLE GROUND WATER. YOU MAY WISH TO CONTACT YOUR PROVIDER (OR INVESTIGATE THE DESCRIBED SOURCE) TO DETERMINE THE LONG-TERM SUFFICIENCY OF THE PROVIDER'S WATER SUPPLIES.				
7 Type of sanitary sewer service: Public Community Septic System None Other _____ If the Property is served by an on-site septic system, supply to buyer a copy of the permit. Type of septic system: <input type="checkbox"/> Tank <input type="checkbox"/> Leach <input type="checkbox"/> Lagoon				

K.	ENVIRONMENTAL CONDITIONS Do any of the following conditions now exist or have they ever existed:	Yes	No	Do Not Know	COMMENTS
1	Hazardous materials on the Property, such as radioactive, toxic, or biohazardous materials, asbestos, pesticides, herbicides, wastewater and other sludge, radon, methane, solvents or petroleum products				
2	Underground storage tanks				
3	Aboveground storage tanks				
4	Underground transmission lines				
5	Pets kept on the Property				
6	Property used as, situated on, or adjoining a dump, land fill or municipal solid waste land fill				
7	Monitoring wells or test equipment				
8	Sliding, settling, upheaval, movement or instability of earth or expansive soils of the Property				
9	Mine shafts, tunnels or abandoned wells on the Property				
10	Within governmentally designated geological hazard or sensitive area				
11	Within governmentally designated flood plain or wetland area				
12	Governmentally designated noxious weeds (within last 3 years only) If yes, see Section O.				
13	Dead, diseased or infested trees or shrubs				
14	Environmental assessments, studies or reports done involving the physical condition of the Property				
15	Property used for any mining, graveling, or other natural resource extraction operations such as oil and gas wells				
16	Endangered species on the Property				
17	Archeological features, fossils, or artifacts on the Property				
18	Interior of Improvements of Property Smoke-free				
19	Other environmental problems				
L.	COMMON INTEREST COMMUNITY - ASSOCIATION PROPERTY	Yes	No	Do Not Know	COMMENTS
1	Property is part of an owners' association				
2	Special assessments or increases in regular assessments approved by owners' association but not yet implemented				
3	Has the Association made demand or commenced a lawsuit against a builder or contractor alleging defective construction of improvements of the Association Property (common area or property owned or controlled by the Association but outside the Seller's Property or Unit).				
M.	OTHER DISCLOSURES - GENERAL	Yes	No	Do Not Know	COMMENTS
1	Any part of the Property leased to others (written or oral)				
2	Written reports of any building, site, roofing, soils or engineering investigations or studies of the Property				
3	Any property insurance claim submitted (whether paid or not)				
4	Structural, architectural and engineering plans and/or specifications for any existing improvements				
5	Property was previously used as a methamphetamine laboratory and not remediated to state standards				
6	Government special improvements approved, but not yet installed, that may become a lien against the Property				

III. LAND

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N. CROPS, LIVESTOCK & LEASES	Yes	No	Do Not Know	COMMENTS	
1	Crops being grown on the Property				
2	Seller owns all crops				
3	Livestock on the Property				
4	Any land leased from others: <input type="checkbox"/> State <input type="checkbox"/> BLM <input type="checkbox"/> Federal <input type="checkbox"/> Private <input type="checkbox"/> Other				
O. NOXIOUS WEEDS					
The Colorado Weed Management Act became law on January 1, 1992. The law requires that every county or municipality in Colorado adopt a weed management plan outlining the rules governing identification and method of eradication. The State of Colorado has identified PURPLE LOOSESTRIFE, SPOTTED KNAPWEED, MUSK THISTLE, LEAFY SPURGE, CANADIAN THISTLE, DIFFUSE KNAPWEED, RUSSIAN KNAPWEED, DALMATION TOADFLAX and YELLOW TOADFLAX, among others, as noxious weeds.					
Have any of the following occurred to the Property within the last 3 years:					
Yes	No	Do Not Know	COMMENTS		
1	Identification of noxious weeds				
2	Subject to written weed control plan				
3	Herbicides applied				
4	Biological agents or insects released on any of the noxious weeds				
P. OTHER DISCLOSURES - Land					
Yes	No	Do Not Know	COMMENTS		
1	Any part of the Property enrolled in any governmental programs such as Conservation Reserve Program (CRP), Wetlands Reserve Program (WRP), etc.				
2	Conservation easement				

Seller and Buyer understand that the real estate brokers do not warrant or guarantee the above information on the Property. Property inspection services may be purchased. This form is **not** intended as a substitute for an inspection of the Property.

ADVISORY TO SELLER:

Failure to disclose a known material defect may result in legal liability.

The information contained in this Disclosure has been furnished by Seller, who certifies to the truth thereof based on Seller's CURRENT ACTUAL KNOWLEDGE. Any changes will be disclosed by Seller to Buyer promptly after discovery. Seller hereby receipts for a copy of this Disclosure.

SELLER _____ DATE _____
Byron E. Kelly

SELLER _____ DATE _____
Patricia A. Kelly

ADVISORY TO BUYER:

Even though Seller has answered the above questions to the best of Seller's current actual knowledge, Buyer should obtain expert assistance to accurately and fully evaluate the Property regarding use and access, water, sewer, utilities, environmental and geological conditions, noxious weeds and other matters which may affect Buyer's use of the Property. Valuable information may be obtained from various local/state/federal agencies, and other experts may perform more specific evaluation of the Property.

Boundaries, location and ownership of fences, driveways, hedges, and similar items may become matters of dispute. A survey may be used to determine such matters.

The contract between Seller and Buyer controls if any item is included or excluded.

Buyer acknowledges that Seller does not warrant that the Property is fit for Buyer's intended purposes or use of the Property. Buyer acknowledges that Seller's indication that an item is "working" is not to be construed as a warranty of its continued operability or as a representation or warranty that such item is fit for Buyer's intended purposes. Buyer hereby receipts for a copy of this Disclosure.

BUYER _____ **DATE** _____

BUYER _____ **DATE** _____