

**Colorado Group Realty LLC  
PO Box 775430  
Steamboat Springs CO 80477**

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: May 27, 2008

Property Address:

44755 Diamond Back Way, Steamboat Springs, CO 80487

Seller:

E. Scott Hendricks

Patricia G. Hendricks

IMPROVEMENTS				
If this box is checked, there are no structures or improvements on the Property, do not complete Sections A-C.				
A. STRUCTURAL CONDITIONS	Yes	No	Do Not Know	COMMENTS
1 Structural problems		<input checked="" type="checkbox"/>		*During periods of extreme cold front dormer windows showed signs of possible argon gas depletion.
2 Moisture and/or water problems		<input checked="" type="checkbox"/>		
3 Damage due to termites, other insects or rodents		<input checked="" type="checkbox"/>		
4 Damage due to hail, wind, fire or flood		<input checked="" type="checkbox"/>		
5 Cracks, heaving or settling problems		<input checked="" type="checkbox"/>		
6 Exterior wall or window problems	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
7 Exterior Artificial Stucco (EIFS)		<input checked="" type="checkbox"/>		
8 Any additions or alterations made		<input checked="" type="checkbox"/>		
9 Building code violations		<input checked="" type="checkbox"/>		
B. ROOF	Yes	No	Do Not Know	COMMENTS
1 Roof problems				
2 Roof material <u>metal over ice shield</u> Age <u>12 yrs</u>				
3 Roof leak: Past	<input checked="" type="checkbox"/>			repair completed by dormer window.
4 Roof leak: Present		<input checked="" type="checkbox"/>		
5 Damage to roof: Past		<input checked="" type="checkbox"/>		
6 Damage to roof: Present		<input checked="" type="checkbox"/>		
7 Roof under warranty until _____ Transferable		<input checked="" type="checkbox"/>		
8 Roof work done while under current roof warranty		<input checked="" type="checkbox"/>		
9 Skylight problems <u>N/A</u>				
10 Gutter or downspout problems <u>N/A</u>				

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

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

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

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E. MECHANICAL (Continued)	IN WORKING CONDITION			Age If Known	COMMENTS
	Yes	No	Do Not Know		
7 Hot tub or spa	N/A				
8 Steam room/shower	N/A				
9 Pool	N/A				
10 Heating system: Type <u>hot water baseboard</u> Fuel <u>LP Gas</u>	✓				
11 Water heater: Number of <u>1</u> Fuel type <u>LP Gas</u> Capacity	✓				
12 Fireplace: Type <u>Free standing</u> Fuel <u>LP Gas</u>	✓				
13 Fireplace insert	N/A				
14 Stove: Type <u>Stove top</u> Fuel <u>LP Gas</u>	✓				
15 When was fireplace/wood stove, chimney/flue last cleaned: Date: <input type="checkbox"/> Do not know					has not needed cleaning \$1.00/yr. 500 gal
16 Fuel tanks: <input type="checkbox"/> Owned <input checked="" type="checkbox"/> Leased	✓				
17 Radiant heating system <input type="checkbox"/> Interior <input type="checkbox"/> Exterior Hose Type	N/A				
18 Overhead door	✓				2
19 Entry gate system	N/A				
20 Elevator/escalators	N/A				
21 Lift/hoist/crane	N/A				

F. WATER, SEWER & OTHER UTILITIES	IN WORKING CONDITION			Age If Known	COMMENTS
	Yes	No	Do Not Know		
1 Water filter system: <input checked="" type="checkbox"/> Owned <input type="checkbox"/> Leased	✓				Needs periodic filter replacement 1.00 cleaning due to sediment especially in spring
2 Water softener: <input checked="" type="checkbox"/> Owned <input type="checkbox"/> Leased	✓				
3 Sewage problems: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Do not know					
4 Lift station (sewage ejector pump)	N/A				
5 Drainage, storm sewers, retention ponds	✓				perimeter foundation drain
6 Grey water storage/use	N/A				
7 Plumbing problems <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Do not know					
8 Sump Pump	N/A				
9 Underground sprinkler system	N/A				
10 Fire sprinkler system	N/A				
11 Polybutylene pipe: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Do not know					
12 Galvanized pipe: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Do not know					all water pipe is copper
13 Backflow prevention device: <input type="checkbox"/> Domestic <input type="checkbox"/> Irrigation <input type="checkbox"/> Fire <input type="checkbox"/> Sewage	N/A				
14 Irrigation pump	N/A				
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 Log deck railing					Several top rails to be replaced
3					
4					

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DISCLOSURE				
H. USE, ZONING & LEGAL ISSUES	Yes	No	Do Not Know	COMMENTS
1 Current use of the Property				Residential w/ Ag Lease through HOA
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	✓			Buckskin Trail bordering E side of property
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		N/A		
2 Water tap fees paid in full		N/A		
3 Sewer tap fees paid in full		N/A		
4 Subject to augmentation plan		N/A		
5 Well required to be metered		✓		
6 Type of water supply: <input type="checkbox"/> Public <input type="checkbox"/> Community <input checked="" 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 checked="" 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. <b>Copies in RE office</b> The Water Provider for the Property can be contacted at: Name: _____ Address: _____ <b>N/A</b> 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]: <b>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.</b>				
7 Type of sanitary sewer service: Public Community <input checked="" type="checkbox"/> 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 checked="" type="checkbox"/> Leach <input type="checkbox"/> Lagoon				

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<b>K. ENVIRONMENTAL CONDITIONS</b>				
Do any of the following conditions now exist or have they ever existed:				
	Yes	No	Do Not Know	COMMENTS
1		✓		
2	✓			500 Gal LP Gas tank - current use.
3		✓		
4	✓			current use elec. svcs.
5	✓			1 - house cent (very sweet!)
6		✓		
7		✓		
8		✓		
9		✓		
10		✓		
11		✓		
12		✓		
13		✓		
14		✓		
15		✓		
16		✓		
17		✓		
18		✓		
19		✓		
<b>L. COMMON INTEREST COMMUNITY - ASSOCIATION PROPERTY</b>				
	Yes	No	Do Not Know	COMMENTS
1	✓			
2		✓		
3		✓		
<b>M. OTHER DISCLOSURES - GENERAL</b>				
	Yes	No	Do Not Know	COMMENTS
1		✓		
2		✓		
3		✓		
4		✓		
5		✓		
6		✓		

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N. CROPS, LIVESTOCK & LEASES				
	Yes	No	Do Not Know	COMMENTS
1		<input checked="" type="checkbox"/>		
2	N/A			
3	<input checked="" type="checkbox"/>			Occasionally - as prescribed by
4	<input checked="" type="checkbox"/>			HOA Grazing lease (keeps prop. taxes low)
<input type="checkbox"/> State <input type="checkbox"/> BLM <input type="checkbox"/> Federal <input checked="" 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, DALMATIAN 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		<input checked="" type="checkbox"/>		
2		<input checked="" type="checkbox"/>		
3		<input checked="" type="checkbox"/>		
4		<input checked="" type="checkbox"/>		
P. OTHER DISCLOSURES - Land				
	Yes	No	Do Not Know	COMMENTS
1		<input checked="" type="checkbox"/>		
2		<input checked="" type="checkbox"/>		

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 E. Scott Hendricks DATE 5-28-08  
 E. Scott Hendricks  
 SELLER Patricia G. Hendricks DATE 5-28-08  
 Patricia G. Hendricks

**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.

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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 \_\_\_\_\_

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