

HOUSEFAX PROPERTY HISTORY REPORT GENERATED ON FEBRUARY 2ND AT 3:11 PM ET

ENGLEWOOD, CO 80113

PROPERTY OWNER: ELWAY JOHN A JR
LOT SIZE: 1.80 ACRES / 78408 SQ.FT.

HOME SIZE: 9958 SQ. FT.
BEDROOMS: 7
BATHROOMS: 4 FULL BATHS & 8 1/2
BATHS
YEAR BUILT: 1982

Report Summary

Housefax instantly performs a nationwide search of millions of property records to produce this easy to understand Property History Report. Along with a professional home inspection, seller's disclosure and repair documentation, use this report to make a better decision about your next home.



Incident History

 ALERT

1 Fire Incidents reported



Property Warnings & Possible Issues

 POSSIBLE ISSUES

Factors of the home's history have triggered 2 Property Warnings or Alerts.

- This property was built between 1978 and 1995 and may contain unsafe polybutylene-based piping.
- The roof of this property is likely more than 20 years old and will require inspection and/or replacement.



Transaction History

 NO ISSUES REPORTED

3 Transactions on record



Data Source: County

The following property information is provided based on the data source listed above and has not been verified with a physical inspection.

* Home size is defined as the livable space...

Bedrooms	7
Full Baths	4
1/2 Baths	8
Total Stories	2
Year Built	1982
Property Use	Single Family Home
Construction Quality	EXCELLENT
Property Condition	AVERAGE
Home Size	9,958 Sq. Ft.
Gross Living Area	9,958 Sq. Ft.
Foundation Material	CONCRETE
Exterior Construction	BRICK VENEER
Interior Construction	DRYWALL
Roof Surface	WOOD SHAKE
Floor Cover	HARDWOOD
Basement Type	PARTIAL FINISHED
Basement Description	FINISHED
Heating	FORCED AIR
Heating Fuel	GAS
Centralized Cooling	Yes
A/C	CENTRAL & UNIT
Has Fireplace	Yes
Number Of Fireplaces	4
Has Pool	Yes
Pool Area	18 Sq. Ft.
Pool Description	HOT TUB
County Land Use	SFR ACREAGE
Lot Size	1.80 acres / 78,408 Sq. Ft.
Lot Topography	FLAT/LEVEL
Buildings	1
Main Level Area	182 Sq. Ft.
Ground Floor Area	334 Sq. Ft.
Second Floor Area	152 Sq. Ft.
Basement Area	3,200 Sq. Ft.
Finished Basement Area	2,151 Sq. Ft.
Parking Type	ATTACHED GARAGE
Garage Sq. Ft	1,300 Sq. Ft.
Porch Type	COVERED PORCH
Porch Size	112 Sq. Ft.

Patio Type	DECK
Patio Size	203 Sq. Ft.
Building Comments	YDI ASD

Distance to Closest Fire Station

* A property with a fire station more than five miles away may be subject to higher home insurance premiums.

1.10 mi	5 Miles i
Station: South Metro Fire Rescue Station 38 - Drive Service	
Staffing: Career	

1.28 mi	5 Miles i
Station: South Metro Fire Rescue Station 37 - Drive Service	
Staffing: Career	

4.41 mi	5 Miles i
Station: South Metro Fire Rescue Station 32 - Drive Service	
Staffing: Career	

Possible Warnings & Issues



The following property information is provided based on the listed data source and has not been verified with a physical inspection.

ALERT


Alerts are identified issues that have occurred on the property based on reported incidents.

POSSIBLE ISSUES


Warnings only indicate possible issues or conditions that may affect the property. This information is based solely on the reported age, location and common building materials relevant to the age or location. It is not based on a physical inspection or verification.

 **ALERT FIRE DEPARTMENT REPORTED INCIDENT** 

The fire department has reported emergency response to this property on 1 occasion with no serious injuries reported. No property damage, or contents loss was reported.

 **POSSIBLE ISSUES POLYBUTYLENE PIPING**

Homes that were constructed between 1978 and 1995 may have polybutylene-based piping, which is a low-cost pipe made of plastic resin. It is usually gray, white or black in color. This piping was very easy to install and very affordable, hence why many contractors used it during this period. Research has discovered that this type of pipe ages and reacts with water-soluble oxidants causing it to degrade and leak.

 **POSSIBLE ISSUES ROOF CONDITION**

Housefax was not able to locate a record of a building permit for roof work performed on this property. Most roof shingles last 20 to 25 years depending on the quality of the shingle along with weather trends. Therefore, if the home is older than 20 years, a roof inspection prior to selling or buying is recommended.



Property Incidents


This following list includes items typically included in various emergency response databases of possible incidents or events that may affect any particular property. The icons indicate the incidents/events that have been searched or where relevant activity has been reported as of the date of this report. Other incidents/events may not have been reported, or may have occurred since the effective date, or could occur in the future.

 **INCIDENT REPORTED**

 **NO INCIDENT REPORTED**

Property Incidents

- Arcing, shorted electrical equipment
- Building or structure fire
- Building or structure weakened or collapsed
- Meth Lab Activity Check
- Carbon monoxide incident
- Chemical spill or leak
- Chimney or flue fire
- Cooking fire, confined to container
- Flammable material spill
- Electrical wiring / equipment problem
- Fire in mobile home used as fixed residence
- Fires in structures other than in a building
- Flammable gas or liquid condition
- Fuel burner / boiler malfunction
- Gas leak (natural gas or LPG)
- Incinerator overload or malfunction
- Light ballast breakdown
- Oil or other combustible liquid spill
- Outside rubbish, trash or waste fire
- Overheated motor
- Odor removal
- Toxic condition
- Water exposure / removal



Fire Incident History

Incident Summary

Total Incidents	1
Injury / Death	No Injury or Death reported
Arson	No arson reported
Cumulative Loss Estimate	\$0.00

Incident Report

Date	12/1/2010
Fire Department(s)	SouthMetroFireRescue
Incident Number	12923
Incident Type	Gas leak (natural gas or LPG)
Duration of Incident	14 minutes

Safety

Smoke Detector: Presence / Type / Power	Unspecified
Smoke / Fire Detector Operation:	Unspecified
Automatic Extinguishing System:	Unspecified
Automatic Extinguishing System Operation:	Unspecified

Cause	
Arson	No
Fire Cause / Ignition Factors	Unspecified
Human Factors Contributing to ignition (Not Related to Arson Event)	Unspecified
Heat Source	Unspecified
Equipment Involved / Power Source	Unspecified

Damage	
Area of Origin	Unspecified
Material First Ignited / Type of Material	Unspecified
Property Loss Estimate	\$0.00
Contents Loss Estimate	\$0.00
Fire Spread	Unspecified
Extent of Damage	Unspecified
Firefighting Actions Taken	Investigate
Firefighting Suppression Factors	Unspecified



Fire Incident Follow-up

A fire of any size can create possible hidden damage and require professional services to return the property to a fully functioning, healthy living conditions for your family.

Smoke - Soot Contamination

The most common hidden damage after a fire is smoke damage. Not all smoke damage is readily apparent. Smoke permeates throughout the house and can embed itself deep into fibers, wood, insulation and more. Of particular concern is it can have lingering dangerous effects far beyond the initial fire.

Smoke damage can be visible or not, odorous or not, and can have varying degrees of toxicity. For the house to return to a normal state, it is imperative that all smoke deposits be thoroughly removed or the odors can return and the toxicity can continue to damage respiratory health.

Verify that smoke and soot remediation was properly completed by trained professionals.

Interior Air Quality - Air Ducts

During a fire, smoke works its way throughout the pipes, ductwork and other openings to all levels of the structure. Smoke odors penetrate throughout while layers of soot blanket everything within reach. Especially vulnerable is the Heating, Ventilation and Cooling (HVAC) duct work.

Soot inside the home, if not eliminated, can aggravate people with respiratory conditions. The home's entire HVAC system should be professionally inspected to ensure that it is clean and free of hidden soot. A Certified Industrial Hygienist is best qualified to test and assess the home's air quality.

Electrical - Wiring

A small fire can easily damage a home's electrical wiring. Sometimes the components themselves are the cause of the fire. Fire can spread through a house in strange ways. For instance, the same copper wires that conduct electricity also conduct heat very well. Therefore, heat damage to wire insulation can extend into walls and ceilings even when there are no signs of surface damage.

According to the NFPA, electrical failure or malfunction contributed to 80 percent of home structure fires in 2007. For this reason, it's critical to make sure that all damage to electrical wiring is thoroughly ferreted out, since damaged wire insulation can itself be a cause of fire later on. A certified or licensed electrician needs to inspect these systems, ensure they meet building codes and confirm that the home is safe.

Structural Damage

Superheated smoke can weaken wood that it seeps into, regardless if the wood had been exposed to fire. While this damage can be located far from the burned area, over time the wood can become structurally unsafe.

Direct flame, extreme heat and water saturation can all contribute to underlying damage to structural supports, foundations and roof trusses. Before moving into a home previously damaged by fire and smoke, have a professional inspector with knowledge of fire and smoke damage ensure that it is safe.

Water Exposure - Hidden Mold & Mildew

Firefighters can use a lot of water to fight flames. If the home has experienced any kind of firefighting extinguishment, ventilation or salvage and overhaul operations, you can assume the home is at risk for water saturation and mold contamination.

According to the U.S. Department of Energy - Berkeley National Laboratory, approximately half of U.S. homes have visible evidence of a dampness problem or mold contamination.

Hazardous mold can easily develop inside the home's walls. Wet drywall is notorious for developing mold. After a fire, drywall and the underlying wood, on both the interior and exterior of the house, need to be inspected, completely dried and replaced or repaired.

Confirm that restoration and repairs were properly completed by experienced professionals.



Meth Lab & Carbon Monoxide Reported Incidents

Illegal Meth Lab Activity

✓ NO ACTIVITY REPORTED

Locations reported to the U.S. Department of Justice by law enforcement agencies that found chemicals or other items that indicated the presence of either illegal meth drug laboratories or dumpsites.

Carbon Monoxide Incident

✓ NOT REPORTED

Carbon monoxide alarms should be installed in a central location outside each sleeping area and on every level of the home and in other locations where required by applicable laws, codes or standards.



Transaction History

Data Source: County

The transaction history section (also referred to as voluntary lien history) is a comprehensive history of liens placed on a property. The report displays chronological events of financial and ownership transactions, such as the status of financial interests, assignments, foreclosures and ownership history.

Sale - 6/10/2005	
Sale Information	
	6/10/2005
Deed Type	QUIT CLAIM DEED
Seller Name	ELWAY JANET B
Buyer Name	ELWAY JOHN A JR

Sale - 1/4/1993	
Sale Information	
	1/4/1993
Deed Type	DEED (REG)
Seller Name	ELWAY JOHN A JR & ELWAY J B
Buyer Name	ELWAY JOHN A JR & ELWAY J B

Sale - 10/30/1990	
Sale Information	
	10/30/1990
Deed Type	WARRANTY DEED
Price	\$1,600,000
Seller Name	ALPERT HARVEY B
Buyer Name	ELWAY JOHN A JR & ELWAY J B
Loan & Financing Information	
	10/30/1990
Loan Amount	\$950,000
Loan Type	CONVENTIONAL
Lender Name	MARYLAND NAT'L MTG CORP
Transfer Type	RESALE
Lien Position:	1
Borrowers:	ELWAY JOHN A JR ELWAY ELWAY J B



Loan History Terminology

Deed Types

COR - Correction Deed: A deed executed to correct some defect in the original, such as the misspelling of a name or a mistake in a property description. Correction deeds are usually exempt from transfer taxes imposed by the recording authority.

FRCL - Foreclosure: The process of taking possession of a mortgaged property as a result of the mortgagor's failure to keep up mortgage payments.

GRANT - A Grant Deed transfers interest in a property from the seller to the buyer in exchange for an agreed-upon price. While the deed guarantees that the seller owns the property and is legally able to sell it free of debt, it does not provide a guarantee against defects of title (unlike the Special and General Warranty Deed). This type of deed is commonly used for residential real estate sales.

NDOC - Normal Type Document

NOD - Notice of Default: A legal document which signifies that the homeowner has defaulted on the loan, and has a predetermined amount of time to become current on the loan or end up in foreclosure. It also expresses the intent to sell the home if all the past due payments are not made in a timely manner.

NULL - A null indicates having no legal or binding force.

OPNM - Multi County/State or Open-End Mortgage: Deed for a type of mortgage that allows the borrower to increase the amount of the mortgage at a later time. Open-end mortgages permit the borrower to go back to the lender and borrow more money if certain conditions have been met. There is usually a set dollar limit on the additional amount that can be borrowed.

QUIT - A quitclaim deed is a legal instrument by which the owner of a piece of real property, called the grantor, transfers any interest to a recipient, called the grantee. The owner/grantor terminates ("quits") any right and claim to the property, thereby allowing claim to transfer to the recipient/grantee.

RLS - REBNY Listing Service: The REBNY Listing Service is a sharing of listings available to all REBNY firms that are members of the Residential Brokerage Division and non-member firms that receive revenue from the residential sale or rental of residential property located in the jurisdictions authorized by the Residential Board of Directors.

TRUST - A deed of conveyance creating and setting out the conditions of a trust.

Transaction Types

CNST - Construction Loan: A loan borrowed to finance the construction of a home and typically only interest is paid during the construction period. Once the construction is over, the loan amount becomes due and it becomes a normal mortgage.

NONE - None.

NMNL - Nominal: The stated value of an issued security.

NULL - A null indicates zero/nothing.

REFI/EQ - Refinance or Equity Line of Credit: Refinance is financing on your property again, typically with a new loan at a lower rate of interest. Equity Line of Credit is a line of credit extend to a homeowner that uses the borrower's home as collateral. Once a maximum loan balance is established, the homeowner may draw on the line of credit at his or her discretion.

RESALE - Sale or reselling of Property.

SBS - Subdivision/New Construction: The action of subdividing. New construction refers to site preparation for, and construction of, entirely new structures and/or significant extensions to existing structures whether or not the site was previously occupied.

SCBK - Seller, Seller Financed, Seller Carryback: This refers to a home financing method in which the seller of the property carries a second trust deed and note against the property.

TMS - Sale of a Timeshare property.

Interest Rate Types

ADJ - Adjustable: Any interest rate that changes on a periodic basis.

BAL - Balance: The unpaid, interest-bearing balance of a loan or loan portfolio.

FIX - Fixed: An interest rate which is set, and will not change over a given period.

NULL - A null indicates zero or canceled out.

Loan Types

CNV - Conventional: A mortgage loan not insured by any government program, conventional loans are the most common type of mortgage. They differ from FHA loans. Federal Housing Administration Loan.

FHA - Federal Housing Administration: A mortgage issued by federally qualified lenders and insured by the Federal Housing Administration (FHA). FHA loans are designed for low to moderate income borrowers who are unable to make a large down payment. FHA loans allow the borrower to borrow up to 97% of the value of the home.

NULL - Accounting to nothing.

PP - Private Party: A loan in which you buy from a private party rather than through a company/dealer.

SBA - Small Business Administration: Term loans from a bank or commercial lending institution that the SBA guarantees as much as 80 percent of the loan principal for SBA financing programs vary depending on borrower's needs.

VA - Veterans Administration: A mortgage loan program established by the United States Department of Veterans Affairs to help veterans and their families obtain home financing.

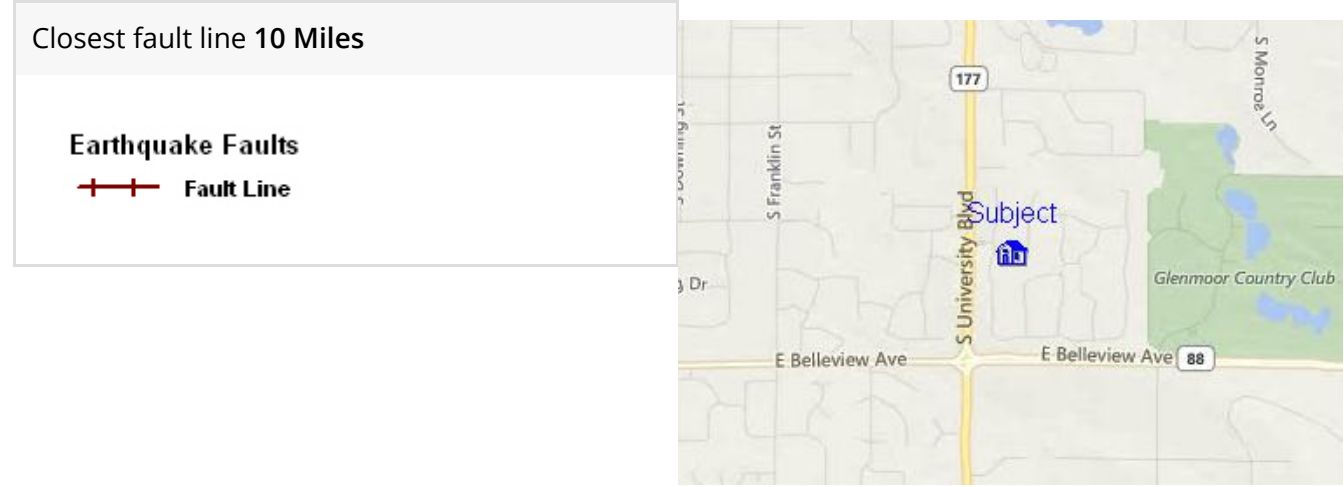
Local Natural Hazards

Data Source: Private U.S. Geological Survey (USGS) Aggregator

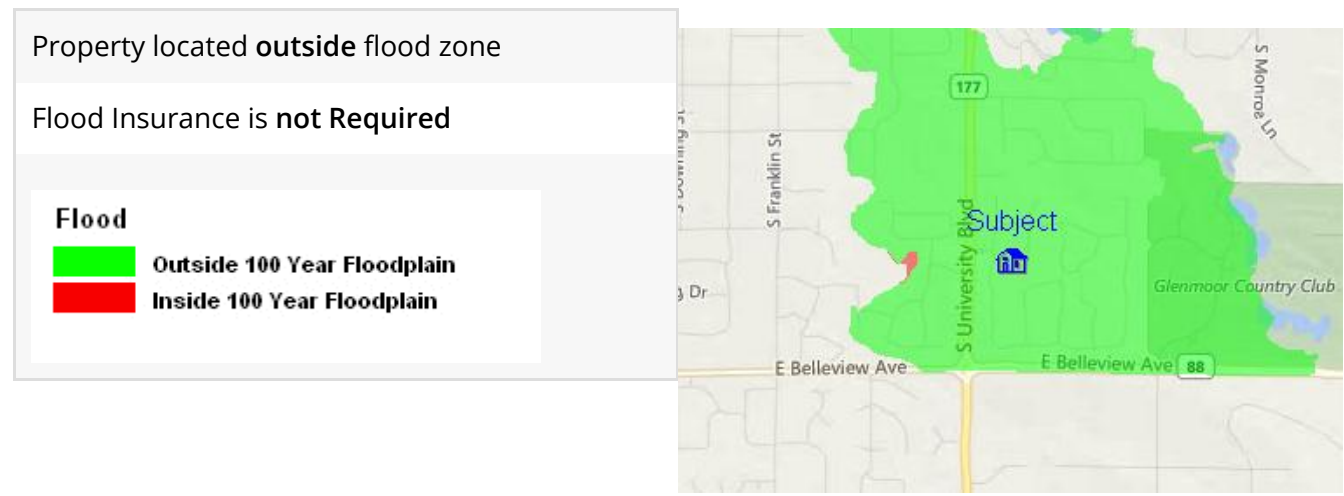
The following list identifies certain natural features, potential hazards, climatic and environmental factors within the listed geographic region that could affect the property. This is not a list of actual events (see below for local events) but provides information based on analysis of long-term data collected for the region.

*SFHA: Special Flood Hazard Area
 **FIPS: Federal Information Processing Standard

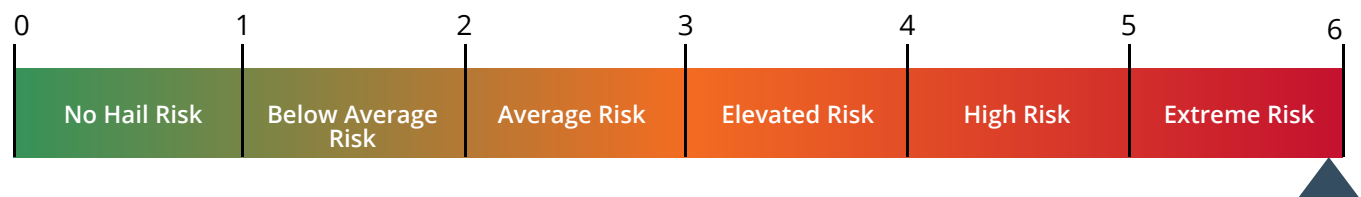
Earthquake Fault Proximity



Flood Zone Proximity



Hail Exposure Index



HowLoud Report

*The Soundscore™ value is out of 100.
 *Vehicle Activity is based on vehicle sound during the daytime on weekdays.

77*
 Active

Soundscore™

Soundscore™ is a value for the aggregate noise level at a location (out of 100). The higher the Soundscore™, the lower the overall noise level. It takes into account the intensity and time of day/week of noise due to vehicle traffic, air traffic and unique local sources such as gas stations, bars/restaurants, schools, etc.

Traffic	22 - Active
Airport	0 - Calm
Local	0 - Calm



Area Events

Data Source: Federal Emergency Management Agency (FEMA)
Effective Dates: 1/1/1959 - 6/1/2014

This list contains major natural disasters registered by the Federal Emergency Management Agency (FEMA), and provides insight into the kinds of severe weather possible in the area. The information provides insight into previously severe earthquakes, wildfires, floods, tornadoes and hurricanes that affect thousands of homes annually. Understanding the historic natural disasters in the area can provide insight into areas of focus when inspecting your home.

4 Area Events Since Construction

Natural catastrophes - including earthquakes wildfires floods tornadoes and hurricanes - affect thousands of U.S. homes annually. Was your dream home once damaged? Understanding as much as possible regarding the history of your next property is crucial to making an informed decision.

Event Type	Name	Started	Ended	Duration	County
Flood	SEVERE STORMS, FLOODING, LANDSLIDES, AND MUDSLIDES	9/11/2013	9/30/2013	19 days	Arapahoe (County)
Snow	SNOW	12/18/2006	12/22/2006	4 days	Arapahoe (County)
Snow	SNOW	3/17/2003	3/20/2003	3 days	Arapahoe (County)
Fire	WILDFIRES	4/23/2002	8/6/2002	105 days	Arapahoe (County)



Utilities

The following information provides general information on certain public services, local utility services and rates. Service availability is subject to actual property location and other factors. All rates are subject to change and do not reflect actual costs to consumers.

Data Source (gas prices): Real Time / Proprietary

Data Source (cell service): Federal Communications Commission (FCC) / Proprietary

Data Source (utility providers): Various / Undisclosed

Local Gas Prices

Shell	\$2.59 / Gal.	1.3 miles
7-Eleven	\$2.62 / Gal.	1.6 miles
Valero	\$2.55 / Gal.	1.6 miles
7-Eleven	\$2.55 / Gal.	1.9 miles
7-Eleven	\$2.21 / Gal.	1.9 miles

Cell Service

Cell service levels are not currently available at this location.

Cable TV & Broadband Providers

Comcast Of California/colorado/florida/oregon Inc
Cams Cable And Media Services
DISH Network
DIRECT TV

Electric Utilities

Public Service Co of Colorado
Mountain View Elec Assn, Inc
Morgan County Rural Elec Assn
Intermountain Rural Elec Assn



Nearby school, district and contact information grouped by grade level.

Combined Schools

ST. MARY'S ACADEMY		4545 S UNIVERSITY BLVD - (0.39 mi.)	
School Type:	Combined	Phone Number:	(303) 762 - 8300
Grade Range:	K - 12th	Supply Expense / Student:	
Enrollment:	730	Total Expense / Student:	
Advanced Placement:	No	Kindergarten:	Yes
District:	ARCHDIOCESE OF DENVER		

ASPEN ACADEMY		5859 S UNIVERSITY BLVD - (1.24 mi.)	
School Type:	Combined	Phone Number:	(303) 346 - 3500
Grade Range:	Pre-K - 8th	Supply Expense / Student:	
Enrollment:	360	Total Expense / Student:	
Advanced Placement:	No	Kindergarten:	Yes
District:			

ALL SOULS SCHOOL		4951 S PENNSYLVANIA ST - (1.31 mi.)	
School Type:	Combined	Phone Number:	(303) 789 - 2155
Grade Range:	Pre-K - 8th	Supply Expense / Student:	
Enrollment:	300	Total Expense / Student:	
Advanced Placement:	No	Kindergarten:	Yes
District:	ARCHDIOCESE OF DENVER		

Elementary Schools

CHERRY HILLS VILLAGE ELEMENTARY SCHOOL

2400 E QUINCY AVE - (0.63 mi.)

School Type:	Elementary	Phone Number:	(720) 747 - 2700
Grade Range:	K - 5th	Supply Expense / Student:	\$5,779
Enrollment:	615	Total Expense / Student:	
Advanced Placement:	No	Kindergarten:	Yes
District:	CHERRY CREEK, SCHOOL DISTRICT NO. 5		

FIELD ELEMENTARY SCHOOL

5402 S SHERMAN WAY - (1.50 mi.)

School Type:	Elementary	Phone Number:	(303) 347 - 4475
Grade Range:	K - 5th	Supply Expense / Student:	\$5,627
Enrollment:	427	Total Expense / Student:	
Advanced Placement:	No	Kindergarten:	Yes
District:	LITTLETON SCHOOL DISTRICT NO. 6		

CHERRELYN ELEMENTARY SCHOOL

4500 S LINCOLN ST - (1.60 mi.)

School Type:	Elementary	Phone Number:	(303) 761 - 2102
Grade Range:	K - 5th	Supply Expense / Student:	\$6,293
Enrollment:	240	Total Expense / Student:	
Advanced Placement:	No	Kindergarten:	Yes
District:	ENGLEWOOD SCHOOL DISTRICT NO. 1		

PEABODY ELEMENTARY SCHOOL

3128 E MAPLEWOOD AVE - (1.73 mi.)

School Type:	Elementary	Phone Number:	(303) 347 - 4625
Grade Range:	K - 5th	Supply Expense / Student:	\$5,627
Enrollment:	425	Total Expense / Student:	
Advanced Placement:	No	Kindergarten:	Yes
District:	LITTLETON SCHOOL DISTRICT NO. 6		

Senior High Schools

KENT DENVER SCHOOL		4000 E QUINCY AVE - (1.13 mi.)	
School Type:	Senior High	Phone Number:	(303) 770 - 7660
Grade Range:	6th - 12th	Supply Expense / Student:	
Enrollment:	650	Total Expense / Student:	
Advanced Placement:	No	Kindergarten:	No
District:			

LITTLETON HIGH SCHOOL		199 E LITTLETON BLVD - (1.81 mi.)	
School Type:	Senior High	Phone Number:	(303) 347 - 7700
Grade Range:	9th - 12th	Supply Expense / Student:	\$5,627
Enrollment:	1339	Total Expense / Student:	
Advanced Placement:	Yes	Kindergarten:	No
District:	LITTLETON SCHOOL DISTRICT NO. 6		

ENGLEWOOD HIGH SCHOOL		3800 S LOGAN ST - (1.90 mi.)	
School Type:	Senior High	Phone Number:	(303) 806 - 2266
Grade Range:	9th - 12th	Supply Expense / Student:	\$6,293
Enrollment:	632	Total Expense / Student:	
Advanced Placement:	Yes	Kindergarten:	No
District:	ENGLEWOOD SCHOOL DISTRICT NO. 1		

Junior High Schools

ENGLEWOOD MIDDLE SCHOOL		300 W CHENANGO AVE - (1.74 mi.)	
School Type:	Junior High	Phone Number:	(303) 781 - 7817
Grade Range:	7th - 8th	Supply Expense / Student:	\$6,293
Enrollment:	320	Total Expense / Student:	
Advanced Placement:	No	Kindergarten:	No
District:	ENGLEWOOD SCHOOL DISTRICT NO. 1		

WEST MIDDLE SCHOOL		5151 S HOLLY ST - (1.89 mi.)	
School Type:	Junior High	Phone Number:	(720) 554 - 5100
Grade Range:	6th - 8th	Supply Expense / Student:	\$5,779
Enrollment:	1200	Total Expense / Student:	
Advanced Placement:	No	Kindergarten:	No
District:	CHERRY CREEK, SCHOOL DISTRICT NO. 5		

ENGLEWOOD LEADERSHIP ACADEMY		3800 S LOGAN ST - (1.90 mi.)	
School Type:	Junior High	Phone Number:	(303) 806 - 7150
Grade Range:	6th - 8th	Supply Expense / Student:	\$6,293
Enrollment:	85	Total Expense / Student:	
Advanced Placement:	No	Kindergarten:	No
District:	ENGLEWOOD SCHOOL DISTRICT NO. 1		

This report includes regional or property-specific data and information obtained from a variety of sources. Housefax does not create, verify or validate the sources or content of this information. In some cases, analyses, rankings, estimates, and quantitative or qualitative coding may be included with this information. This is for illustrative purposes only and should not be interpreted as providing all current or historical details associated with the property or predictions of future events or conditions. Furthermore, neither this report nor a home inspection contains all the information or records of conditions or events that have or may affect a property. Additional research of all existing sources, invasive and comprehensive testing and additional physical inspections of the property may identify other issues, conditions, or events that have occurred, currently exist, or may affect the property in the future, and which may be of interest or concern. All questions or inquiries about information in third-party reports should be directed to the source of the information.



Housefax instantly performs a nationwide search of millions of property records from thousands of sources to produce this easy-to-use Property History Report. Along with a professional home inspection, seller's disclosure and repair documentation, use this report to make a better decision about your next home.