



Wright Kingdom Real Estate
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 Wright Kingdom, Inc. DBA Wright Kingdom Real Estate

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission (SPD 19-8-07) (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: _____
 Property Address: 2478 Concord Cr. Lafayette CO 80026-3422
 Seller: Alexander M. Nicholson

I. IMPROVEMENTS

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		X		
2	Moisture and/or water problems		X		
3	Damage due to termites, other insects or rodents		X		
4	Damage due to hail, wind, fire or flood		X		
5	Cracks, heaving or settling problems		X		
6	Exterior wall or window problems		X		
7	Exterior Artificial Stucco (EIFS)		X		
8	Any additions or alterations made		X		
9	Building code violations		X		

HOA
 Covenants

B.	ROOF	Yes	No	Do Not Know	COMMENTS
1	Roof problems			X	HOA covers roof
2	Roof material: _____ Age _____ Roof material: _____ Age _____				
3	Roof leak: Past		X		
4	Roof leak: Present		X		
5	Damage to roof: Past		X		
6	Damage to roof: Present		X		N/A - HOA covers roof
7	Roof under warranty until _____. Transferable		X		N/A - HOA covers roof
8	Roof work done while under current roof warranty		X		N/A - HOA covers roof
9	Skylight problems				N/A
10	Gutter or downspout problems		X		N/A - HOA covers

IN WORKING CONDITION

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

IN WORKING CONDITION

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

		IN WORKING CONDITION			Age If Known	COMMENTS
E.	MECHANICAL	Yes	No	Do Not Know		
1	Air conditioning:	X				
	Evaporative cooler					N/A
	Window units					N/A
	Central	X				
	Computer room					N/A
2	Attic/Whole house fan					N/A
3	Vent fans					N/A
4	Humidifier					N/A
5	Air purifier					N/A
6	Sauna					N/A
7	Hot tub or spa					N/A
8	Steam room/shower					N/A
9	Pool					N/A
10	Heating system: Type <u>GAS</u> Fuel _____ Type _____ Fuel _____	X				
11	Water heater: Number of _____ Fuel type: _____ Capacity _____	X				
12	Fireplace: Type <u>GAS</u> Fuel _____	X				Serviced w/in last 2 months
13	Fireplace insert	X				" " " "
14	Stove: Type _____ Fuel _____					
15	When was fireplace/wood stove, chimney/flue last cleaned: Date <u>March 2008</u> <input type="checkbox"/> Do Not Know					
16	Fuel tanks: <input type="checkbox"/> Owned <input type="checkbox"/> Leased					N/A
17	Radiant heating system: <input type="checkbox"/> Interior <input type="checkbox"/> Exterior Hose type _____					N/A
18	Overhead door					N/A
19	Entry gate system					N/A
20	Elevator/escalators					N/A
21	Lift/hoist/crane					N/A