Seller Disclosure Prep Worksheet

Use this to collect what you know and the records you have before you complete Colorado seller disclosures. Answer only from your own knowledge and records. Write "do not know" where that is true.

Property address: _____ Date: _____ Prepared by: _____

	Your figure or answer
A. THE FORM	
1. Current Seller's Property Disclosure form obtained from (agent or Division of Real Estate) and date	
2. Who will review it with me (agent or attorney)	
B. WATER, RADON AND LAND	
3. Source of potable water (well, water provider or neither); well permit number if a well	
4. Radon: tests run (dates, results), mitigation system installed (yes / no, by whom)	
5. Any known methamphetamine lab use or testing (yes / no, documents)	
6. Oil, gas or mineral estate information I know about	
C. DISTRICTS AND ASSOCIATIONS	
7. Special taxing district or metropolitan district (name, website)	
8. HOA or common interest community (name, dues, documents on hand)	
9. Known transportation project near the property (source of information)	
D. CONDITION AND RECORDS	
10. Inspection, sewer, roof or other reports and their dates	
11. Repairs done and receipts; warranty papers	
12. Notices from the city, county or utilities	
E. BUILT BEFORE 1978?	
13. Year built; any known lead-based paint records or hazards	
14. EPA lead pamphlet and warning statement ready (yes / no)	
F. OPEN QUESTIONS	
15. Items I do not know and who could tell me (title company, prior owner, HOA)	
16. Questions for my attorney or agent	

Remember: Colorado statutes in article 35.7 of title 38 require specific seller disclosures, including the source of potable water, known radon information, methamphetamine lab use the seller knows about, special taxing districts and, in some cases, oil and gas and metropolitan district information. Federal law adds lead-based paint disclosure for homes built before 1978. Forms change, so use the current version.

General information only, not legal advice. Laws change and depend on your situation. Confirm everything with a Colorado attorney or another qualified professional before you act.

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