

Property Condition & Age Inventory



Property Address: [7542 Nikau Dr Niwot CO](#)

HOA

HOA Contact Information (name, phone, email, website):

[ACCU c/o Tim Atkins, 303-733-1121, support@accuinc.com](#)

HOA Dues: [\\$146.28](#)

How Often are Dues Due?: [Quarterly](#)

What Does the HOA Dues Cover: [Common area maintenance](#)

Providers:

Gas Provider: [Xcel](#)

Electric Provider: [Xcel](#)

Water Provider: [Lefthand Water](#)

Sewer Provider: [Niwot Sanitation](#)

Trash Provider: [Western Disposal](#)

Cable/Internet Provider: [Comcast](#)

Operating Costs

Gas (Average Monthly Bill): [75](#)

Electric (Average Monthly Bill): [50](#)

Water (Average Monthly Bill): [75](#)

Sewer (Average Monthly Bill): [100](#)

Trash (Average Monthly Bill):

Maintenance Items

Roof (Type and Age): Asphalt composition shingle Installed 2019

Roof Warranty Transferable: Unaware of warranty

Exterior (Age/Type/Last Painted):

1978 last painted in 2019

Furnace Age: 2022

Water Heater Age: 2024

A/C Age: 2022

Is Your Home Mitigated For Radon? No

When Was Your Home Mitigated For Radon?

Do You Have a Sump Pump? No

When Was The Last Time You Heard It Work?

Appliance Age Information

Oven: 2019

Range: N/A

Cooktop: 2019

Dishwasher: 2013

Microwave: Unk

A/C Age: 2022

General Home Updates:

New Driveway:

New Windows:

New Exterior Doors:

New Interior Doors:

New Carpet:

Home Items:

Do You Have an Active Doorbell Camera? [No](#)

Will You Be Taking the Doorbell Camera with You When The Home Sells?

[N/A](#)

Do You Have Any Other Cameras At The Property?

[No](#)

Is There A Lawn Sprinkler System?

[Yes](#)

List Any Items That You Are Leaving Behind (Washer/Dryer, Lawn Swings/Ornaments, Curtains):

[Blinds, curtains, microwave, washer/dryer](#)

Other Than Private Property, List Items That You're Planning To Take With You (Specific Light Fixtures, Mirrors, Curtains, Speakers, Etc.)

[Mirror in master bath](#)

Any Other Information About The Property/Neighborhood That Would Be Beneficial For The Buyers To Know?:

[Carlson sprinklers can handle system start up and shut down. 303-666-5143. Candcshopkeeper@gmail.com.](#)