

Property Condition Disclosure Form

Selle	r(s) Name					
Prop	erty Address					
Purpo	se of Statement:					
he se	tatement of certain conditions and information concerning the property known to the seller. This of a ler or by any agent representing the seller in this transaction. It is not a substitute for any inspection own independent professional inspections and environmental tests and also in encouraged to checomic descriptions.	ons or tests and the buy	er is end	ourage	d to obtair	
oartly,	ential real property" means real property improved by a one to four family dwelling used or occurs the home or residence of one or more persons, but shall not refer to (a) unimproved real propocondominium units or cooperative apartments or (c) property on a homeowners' association that is	erty upon which such s	wellings	are to b		
Seller	's Statement:					
author	eller makes the following representations to the buyer based upon the seller's actual knowledgizes his or her agent, if any, to provide a copy of this statement to a prospective buyer of the residibly the seller and are not the representations of the seller's agent.					
			YES	NO	NOT KNOWN	N/A
	General Information					
1.	How long have you owned the property?					
2.	How long have you occupied the property? What is the age of the structure or structures? (Note to buyer – If the structure was built before 1978					
3.	you are encouraged to investigate for the presence of lead based paint.)					1
4.	Does anybody other than yourself have a lease, easement or any other right to use any part of your property other than those stated in documents available in the public record, such as rights to use a road or path or cut trees or crops?					
5.	Does anybody else claim to own any part of your property? (If Yes, explain in space provided)					
6.	Has anyone denied you access to the property or made a formal legal claim challenging your title to the property? (If Yes, explain in space provided)					
7.	Are there any features of the property shared in common with adjoining land owners or a homeowners association, such as walls, fences or driveways? (If yes describe)					
8.	Are there any electric or gas utility surcharges for line extensions, special assessments or homeowner or other association fees that apply to the property?					
9.	Are there certificates of occupancy related to the property? (If no, explain below)					
	<u>Environmental</u>			_		
10.	Is any or all of the property located in a designated flood plain? (If yes, explain below)					
11.	Is any or all of the property located in a designated wetland? (If yes, explain below)					
12.	Is the property located in an agricultural district? (If yes, explain below)					
13.	Was the property ever the site of a landfill? (If yes, explain below)					
14.	Are there or have there ever been fuel storage tanks above or below ground on the property?					
	If yes, are they currently in use?					
	Are they leaking or have they ever leaked? (If yes, explain below)					
15.	Is there asbestos in the structure? (If Yes, state location or locations below)					
16.	Is lead plumbing present? (If Yes, state location or locations below)					
17.	Has a radon test been done? (If Yes, attach a copy of the report)					
18.	Has motor fuel, motor oil, home heating fuel, lubrication oil or any other petroleum product, methane gas, any hazardous or toxic substance spilled, leaked or otherwise been released on the property or from the property onto any other property? (If yes, describe below)					
19.	Has the property been tested for the presence of motor fuel, motor oil, home heating fuel, lubrication oil, or any other petroleum product, methane gas, or any hazardous or toxic substance? (If Yes, attach report(s))					
	Structural					
20.	Is there any rot or water damage to the structure or structures? (If yes, explain below)					
21.	Is there any fire or smoke damage to the structure or structures? (If yes, explain below)					
22.	Is there any termite, insect, rodent or pest infestation or damage? (If yes, explain below)					
23.	Has the property been tested for termite, insect rodent or pest infestation or damage? (If yes, please attach report(s))					
24.	What is the type of roof/roof covering (slate, asphalt, other.)?					
	Any known material defects?				Ш	
	How old is the roof?					
25.	Is there a transferable warrantee on the roof in effect now? (If yes, explain below) Are there any known material defects in any of the following structural systems: footings, beams, girders, lintels, columns or partitions? (If yes, explain below)					
	Machanical Systems & Sarvices					

What is the water source (circle all that apply) WELL MUNICIPAL PRIVATE OTHER

1	1								YES	NO	KNOW	1 14/2
	If municipal, is it metere	ed?										
27.	Has the water quality and/or	r flow rate	e heen	tastad? (If ve	as avnl	lain hal	ow)					
28.	What is the type of sewage PUBLIC SEWER PRIVA	system (Circle a	all that apply))		SW)			ı	1	
	If septic or cesspool											
	Age?											
	Date las	t pumpe	d?									
	Frequen	cy of pur	mping									
	Any kno	wn mate	rial defe	ects								
29.	Who is your electric service	provider										
	What is the amperage											
	Does it have circuit brea	ker or fus	ses									
	Public or private poles						L					_
	Any known material defe								Ш	Ш		
30.	Are there any flooding, drain portion of the property? (If				at resul	ted in s	tanding water on any					
31.	Does the basement have se	enage th	nat resu	ılte in etandir	na wate	r2 (If v	es evolain helow)					
										1	.1	
Are tr	nere any known material def	ects in a	NO	ne following NOT	y (if yes	s, expla	ain below. Use additional sh	YES	ary): NO	NO	т	N/A
				KNOWN						KNO	WN	
32.	Plumbing System?					41.	Floors?				ļ	
33.	Security System?					42.	Chimney/Fireplace or stove	? 🗆				
34.	Carbon monoxide detector?					43.	Patio/Deck?					
								П		П		П
35.	Smoke detector?					44.	Driveway?					
36.	Fire sprinkler system?					45.	Air conditioning?					
37.	Sump pump?					46.	Heating system?					
38.	Foundation/Slab?					47.	Hot water heater?					
39.	Interior walls/ceilings?					48.	The property is located in the	ne following sch	ool district			
	-	П			П	70.						
40.	Exterior walls or siding?]						
	Buyer is encouraged to check eller should use this area to fu			_						addition	al nanes	attacher
1116 3	eller stilould use triis area to to	ii ii iei ext	Jiaiii aii	y item above	5. II II C C	cssaiy,	, attaci i additional pages and	indicate nere the	e number of a	addition	ai pages	allaciic
Callar	's Certification:											
SELLI	ER CERTIFIES THAT THE I											
	ER'S ACTUAL KNOWLEDGI VLEDGE WHICH RENDERS											
PRAC	TICABLE, IN NO EVENT, H	HOWEVE	ER, SH	ALL A SEL	LER B	E REC	UIRED TO PROVIDE A RE	VISED PROPE	RTY COND	ITION I	DISCLO	SURE
SIAI	EMENT AFTER THE TRANSI	FER OF	IIILE	ORM THE	SELLEI	RIOI	HE BUYER OR OCCUPANC	Y BY THE BUYE	R, WHICHE	VER IS	EARLIE	R.
Seller							date _					
Seller							date _					
Buyer Buyer	<u>r's Acknowledgment:</u> acknowledges receipt of a c	copy of t	his stat	ement and	huveri	ınderet	ands that this information is	a statement of	certain cond	itions a	nd infor	mation
conce	rning the property known to the	he seller.	. It is no	t a warranty	of any	kind by						
other	inspections or testing of the pr	roperty o	r insped	ction of the p	ublic re	cords.						
Buyer							date					
Buyer							atch					
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