

Property Condition Disclosure Form

Seller(s) Name _____

Property Address _____

Purpose of Statement:

This statement of certain conditions and information concerning the property known to the seller. This disclosure statement is not a warranty of any kind by the seller or by any agent representing the seller in this transaction. It is not a substitute for any inspections or tests and the buyer is encouraged to obtain his or her own independent professional inspections and environmental tests and also in encouraged to check public records pertaining to the property.

“Residential real property” means real property improved by a one to four family dwelling used or occupied, or intended to be used or occupied, wholly or partly, as the home or residence of one or more persons, but shall not refer to (a) unimproved real property upon which such swellings are to be constructed or (b) condominium units or cooperative apartments or (c) property on a homeowners’ association that is not owned in fee simple by the seller.

Seller’s Statement:

The seller makes the following representations to the buyer based upon the seller’s actual knowledge at the time of signing this document. The seller authorizes his or her agent, if any, to provide a copy of this statement to a prospective buyer of the residential real property. The following are representations made by the seller and are not the representations of the seller’s agent.

YES	NO	NOT KNOWN	N/A
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General Information

1.	How long have you owned the property?
2.	How long have you occupied the property?
3.	What is the age of the structure or structures? (Note to buyer – If the structure was built before 1978 you are encouraged to investigate for the presence of lead based paint.)
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)

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Environmental

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))

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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?
	How old is the roof?
	Is there a transferable warrantee on the roof in effect now? (If yes, explain below)
25.	Are there any known material defects in any of the following structural systems: footings, beams, girders, lintels, columns or partitions? (If yes, explain below)

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Mechanical Systems & Services

26	What is the water source (circle all that apply) WELL MUNICIPAL PRIVATE OTHER
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	If municipal, is it metered?
27.	Has the water quality and/or flow rate been tested? (If yes, explain below)
28.	What is the type of sewage system (Circle all that apply) PUBLIC SEWER PRIVATE SEWER SEPTIC CESSPOOL
	If septic or cesspool
	Age?
	Date last pumped?
	Frequency of pumping
	Any known material defects
29.	Who is your electric service provider
	What is the amperage
	Does it have circuit breaker or fuses
	Public or private poles
	Any known material defects? (If yes, explain below)
30.	Are there any flooding, drainage or grading problems that resulted in standing water on any portion of the property? (If yes, explain below)
31.	Does the basement have seepage that results in standing water? (If yes, explain below)

YES	NO	NOT KNOWN	N/A
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Are there any known material defects in any of the following (if yes, explain below. Use additional sheets if necessary):

	YES	NO	NOT KNOWN	N/A		YES	NO	NOT KNOWN	N/A
32.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	41.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
33.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
34.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	43.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
35.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	44.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
36.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	45.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
37.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	46.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
38.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	47.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
39.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	48.	The property is located in the following school district			
40.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					

Note: Buyer is encouraged to check public records concerning the property (e.g. tax records and wetland and flood plain maps)

The seller should use this area to further explain any item above. If necessary, attach additional pages and indicate here the number of additional pages attached.

Seller's Certification:

SELLER CERTIFIES THAT THE INFORMATION IN THIS PROPERTY CONDITION DISCLOSURE STATEMENT IS TRUE AND COMPLETE TO THE SELLER'S ACTUAL KNOWLEDGE AS OF THE DATE SIGNED BY THE SELLER. IF A SELLER OF RESIDENTIAL REAL PROPERTY ACQUIRES KNOWLEDGE WHICH RENDERS MATERIALLY INACCURATE A PROPERTY CONDITION DISCLOSURE STATEMENT TO THE BUYER AS SOON AS PRACTICABLE, IN NO EVENT, HOWEVER, SHALL A SELLER BE REQUIRED TO PROVIDE A REVISED PROPERTY CONDITION DISCLOSURE STATEMENT AFTER THE TRANSFER OF TITLE FROM THE SELLER TO THE BUYER OR OCCUPANCY BY THE BUYER, WHICHEVER IS EARLIER.

Seller _____ date _____

Seller _____ date _____

Buyer's Acknowledgment:

Buyer acknowledges receipt of a copy of this statement and buyer understands that this information is a statement of certain conditions and information concerning the property known to the seller. It is not a warranty of any kind by the seller or seller's agent and is not a substitute for any home, pest, radon or other inspections or testing of the property or inspection of the public records.

Buyer _____ date _____

Buyer _____ date _____