## **Property Condition Disclosure Statement**

Naı	ne of seller or sellers:			
Pro	perty address:			
	The Property Condition Disclosure Act requires the seller of residential real property to cause this disclosure tement or a copy thereof to be delivered to a buyer or buyer's agent prior to the signing by the buyer of a binding stract of sale.			
This state	rpose of Statement: s is a statement of certain conditions and information concerning the property known to the seller. This disclosure tement is not a warranty of any kind by the seller or by any agent representing the seller in this transaction. It is not abstitute for any inspections or tests and the buyer is encouraged to obtain his or her own independent professional pections and environmental tests and also is encouraged to check public records pertaining to the property.			
SEI SEI STA	KNOWINGLY FALSE OR INCOMPLETE STATEMENT BY THE SELLER ON THIS FORM MAY SUBJECT THE LLER TO CLAIMS BY THE BUYER PRIOR TO OR AFTER THE TRANSFER OF TITLE. IN THE EVENT A LLER FAILS TO PERFORM THE DUTY PRESCRIBED IN THIS ARTICLE TO DELIVER A DISCLOSURE ATEMENT PRIOR TO THE SIGNING BY THE BUYER OF A BINDING CONTRACT OF SALE, THE BUYER ALL RECEIVE UPON THE TRANSFER OF TITLE A CREDIT OF FIVE HUNDRED DOLLARS AGAINST THE REED UPON PURCHASE PRICE OF THE RESIDENTIAL REAL 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 dwellings 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.				
Ins	tructions to the seller:			
<ul> <li>(a) Answer all questions based upon your actual knowledge.</li> <li>(b) Attach additional pages with your signature if additional space is required.</li> <li>(c) Complete this form yourself.</li> <li>(d) If some items do not apply to your property, check "NA" (non-applicable). If you do not know the answer check "UNKN" (unknown).</li> </ul>				
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.				
Ge	neral 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			

- 4. Does anybody other than yourself have a lease, easement or any other right to use or occupy 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? Yes No UNKN NA
- 5. Does anybody else claim to own any part of your property? Yes No UNKN NA (if yes, explain below)

based paint.

- 6. Has anyone denied you access to the property or made a formal legal claim challenging your title to the property? Yes No UNKN NA (if yes, explain below)
- 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? Yes No UNKN NA (if yes describe below)
- 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? Yes No UNKN NA (if yes, explain below)
- 9. Are there certificates of occupancy related to the property? Yes No UNKN NA (if no, explain below)

## **Environmental**

**Note to Seller** - In this section, you will be asked questions regarding petroleum products and hazardous or toxic substances that you know to have been spilled, leaked or otherwise been released on the property or from the property onto any other property. Petroleum products may include, but are not limited to, gasoline, diesel fuel, home heating fuel, and lubricants. Hazardous or toxic substances are products that could pose short- or long-term danger to personal health or the environment if they are not properly disposed of, applied or stored. These include, but are not limited to, fertilizers, pesticides and insecticides, paint including paint thinner, varnish remover and wood preservatives, treated wood, construction materials such as asphalt and roofing materials, antifreeze and other automotive products, batteries, cleaning solvents including septic tank cleaners, household cleaners and pool chemicals and products containing mercury and lead.

**Note to Buyer** - If contamination of this property from petroleum products and/or hazardous or toxic substances is a concern to you, you are urged to consider soil and groundwater testing of this property.

- 10. Is any or all of the property located in a designated floodplain? Yes No UNKN NA (if yes, explain below)
- 11. Is any or all of the property located in a designated wetland? Yes No UNKN NA (if yes, explain below)
- 12. Is the property located in an agricultural district? Yes No UNKN NA (if yes, explain below)
- 13. Was the property ever the site of a landfill? Yes No UNKN NA (if yes, explain below)
- 14. Are there or have there ever been fuel storage tanks above or below the ground on the property? Yes No UNKN NA

If yes, are they currently in use? Yes No UNKN NA Location(s)

Are they leaking or have they ever leaked? Yes No UNKN NA (if yes, explain below)

- 15. Is there asbestos in the structure? Yes No UNKN NA (if yes, state location or locations below)
- 16. Is lead plumbing present? Yes No UNKN NA (if yes, state location or locations below)
- 17. Has a radon test been done? Yes No UNKN NA (if yes, attach a copy of the report)
- 18. Has motor fuel, motor oil, home heating fuel, lubricating oil or any other petroleum product, methane gas, or any hazardous or toxic substance spilled, leaked or otherwise been released on the property or from the property onto any other property? Yes No UNKN NA (if yes, describe below)
- 19. Has the property been tested for the presence of motor fuel, motor oil, home heating fuel, lubricating oil, or any other petroleum product, methane gas, or any hazardous or toxic substance?

  Yes No UNKN NA (if yes, attach report(s))

## Structural

- 20. Is there any rot or water damage to the structure or structures? Yes No UNKN NA (if yes, explain below)
- 21. Is there any fire or smoke damage to the structure or structures? Yes No UNKN NA (if yes, explain below)
- 22. Is there any termite, insect, rodent or pest infestation or damage? Yes No UNKN NA (if yes, explain below)

23.	Yes No UNKN NA (if yes, plea	or termite, insect, rodent or pest infestation or damage? ase attach report(s))			
24.	Any known material defect	overing (slate, asphalt, other.)?s?  rantee on the roof in effect now? Yes No UNKN NA (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. Yes No UNKN NA (if yes, explain below)				
Mec	nanical Systems & Services				
26.	What is the water source (circle all that apply - well, private, municipal, other)? If municipal, is it metered? Yes No UNKN NA				
27.	. Has the water quality and/or flow rate been tested? Yes No UNKN NA (if yes, describe below)				
28.	8. What is the type of sewage system (circle all that apply – public sewer, private sewer, septic or cesspool)?  If septic or cesspool, age?  Date last pumped?  Frequency of pumping?  Any known material defects? Yes No UNKN NA (if yes, explain below)				
29.	What is the amperage? Does it have circuit breake	rs or fuses?s? Yes No UNKN NA (if yes, explain below)			
30.	Are there any flooding, drainage or grading problems that resulted in standing water on any portion of the property? Yes No UNKN NA (if yes, state locations and explain below)				
31.	Does the basement have seep	page that results in standing water? Yes No UNKN NA (if yes, explain below)			
Are t	here any known material defects	in any of the following (if yes, explain below. Use additional sheets if necessary):			
33. S 34. C 35. S 36. F 37. S 38. F 39. II 40. E 41. F 42. C 43. F 44. E 45. A	Plumbing system? Security system? Carbon monoxide detector? Since sprinkler system? Sump pump? Soundation/slab? Interior walls/ceilings? Exterior walls or siding? Chimney/fireplace or stove? Patio/deck? Oriveway? Interior conditioner? Heating system? Hot water heater?	Yes No UNKN NA			
	he property is located in the follo				

plain maps)		
The seller should use this area to further explain any ite here the number of additional pages attached.	em above. If necessary, at	ttach additional pages and indicate
Seller's Certification: SELLER CERTIFIES THAT THE INFORMATION IN TH TRUE AND COMPLETE TO THE SELLER'S ACTUAL F IF A SELLER OF RESIDENTIAL REAL PROPERTY ACTUAL F INACCURATE A PROPERTY CONDITION DISCLOSU SHALL DELIVER A REVISED PROPERTY CONDITION PRACTICABLE. IN NO EVENT, HOWEVER, SHALL A PROPERTY CONDITION DISCLOSURE STATEMENT THE BUYER OR OCCUPANCY BY THE BUYER, WHICE	KNOWLEDGE AS OF TH CQUIRES KNOWLEDGE RE STATEMENT PROVI N DISCLOSURE STATEM SELLER BE REQUIRED AFTER THE TRANSFER	E DATE SIGNED BY THE SELLER. WHICH RENDERS MATERIALLY DED PREVIOUSLY, THE SELLER MENT TO THE BUYER AS SOON AS TO PROVIDE A REVISED
Seller	date	
Seller	date	
Buyer's Acknowledgment: Buyer acknowledges receipt of a copy of this statement certain conditions and information concerning the prope seller or seller's agent and is not a substitute for any hor inspection of the public records.	erty known to the seller. It	is not a warranty of any kind by the
Buyer	date	
Buyer	date	-

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