



The Judicial Title Insurance Agency LLC

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.

Legend table with columns: YES, NO, NOT KNOWN, N/A

General Information

Table with 9 rows of questions regarding property ownership, age, leases, access, and occupancy.

Three empty rectangular boxes for handwritten answers to questions 1, 2, and 3.

Response grid for questions 4 through 9, with columns for YES, NO, NOT KNOWN, and N/A.

Environmental

Table with 10 rows of questions regarding flood plains, wetlands, agricultural districts, landfills, fuel storage tanks, asbestos, lead plumbing, radon, and petroleum products.

Response grid for questions 10 through 19, with columns for YES, NO, NOT KNOWN, and N/A.

Structural

Table with 6 rows of questions regarding rot, fire, termite, roof type, material defects, and structural systems.

One empty rectangular box for handwritten answer to question 24.

One empty rectangular box for handwritten answer to question 24.

Response grid for question 20, with columns for YES, NO, NOT KNOWN, and N/A.

Response grid for questions 21 through 25, with columns for YES, NO, NOT KNOWN, and N/A.

Mechanical Systems & Services

Table with 1 row of question 26 regarding water source (WELL, MUNICIPAL, PRIVATE, OTHER).

	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
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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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 _____