

**SELLER'S PROPERTY DISCLOSURE STATEMENT**

**SPD**

1 **Property Address** \_\_\_\_\_ 1  
2 \_\_\_\_\_ 2  
3 **Seller** \_\_\_\_\_ 3

4 A seller must disclose to a buyer all known material defects about property being sold that are not readily observable. This disclosure 4  
5 statement is designed to assist Seller in complying with disclosure requirements and to assist Buyer in evaluating the property being 5  
6 considered. 6

7 This Statement discloses Seller's knowledge of the condition of the property as of the date signed by Seller and **is not a substitute for** 7  
8 **any inspections or warranties that Buyer may wish to obtain.** This Statement is not a warranty of any kind by Seller or a warranty or 8  
9 representation by any listing real estate broker, any selling real estate broker, or their licensees. Buyer is encouraged to address concerns 9  
10 about the conditions of the property that may not be included in this Statement. This Statement does not relieve Seller of the obligation 10  
11 to disclose a material defect that may not be addressed on this form. 11

12 A material defect is a problem with the property or any portion of it that would have a significant adverse impact on the value of the 12  
13 residential real property or that involves an unreasonable risk to people on the land. 13  
14 14

15 1. **SELLER'S EXPERTISE** Seller does not possess expertise in contracting, engineering, architecture, or other areas related to the 15  
16 construction and conditions of the property and its improvements, except as follows: \_\_\_\_\_ 16

17 **2. OCCUPANCY** 17

18 (a) Do you, Seller, currently occupy this property?  Yes  No 18  
19 If "no," when did you last occupy the property? \_\_\_\_\_ 19

20 (b) Have there been any pets living in the house or other structures during your ownership?  Yes  No 20  
21 If "yes," describe: \_\_\_\_\_ 21  
22 \_\_\_\_\_ 22

23 **3. ROOF** 23

24 (a) Date roof installed: \_\_\_\_\_ Documented?  Yes  No  Unknown 24

25 (b) Has the roof been replaced or repaired during your ownership?  Yes  No 25

26 (c) If "yes," were the existing shingles removed?  Yes  No  Unknown 26

27 (d) Has the roof ever leaked during your ownership?  Yes  No 27

28 (e) Do you know of any problems with the roof, gutters or downspouts?  Yes  No 28

29 Explain any "yes" answers that you give in this section: \_\_\_\_\_ 29  
30 \_\_\_\_\_ 30

31 **4. BASEMENTS AND CRAWL SPACES (Complete only if applicable)** 31

32 (a) Does the property have a sump pump?  Yes  No  Unknown 32

33 (b) Are you aware of any water leakage, accumulation, or dampness within the basement or crawl space?  Yes  No 33  
34 If "yes," describe in detail: \_\_\_\_\_ 34  
35 \_\_\_\_\_ 35

36 (c) Do you know of any repairs or other attempts to control any water or dampness problem in the basement or crawl space? 36  
37  Yes  No 37

38 If "yes," describe the location, extent, date, and name of the person who did the repair or control effort: \_\_\_\_\_ 38  
39 \_\_\_\_\_ 39

40 **5. TERMITES/WOOD-DESTROYING INSECTS, DRYROT, PESTS** 40

41 (a) Are you aware of any termites/wood-destroying insects, dryrot, or pests affecting the property?  Yes  No 41

42 (b) Are you aware of any damage to the property caused by termites/wood-destroying insects, dryrot, or pests?  Yes  No 42

43 (c) Is your property currently under contract by a licensed pest control company?  Yes  No 43

44 (d) Are you aware of any termite/pest control reports or treatments for the property in the last five years?  Yes  No 44

45 Explain any "yes" answers that you give in this section, including the name of any service/treatment provider, if applicable: \_\_\_\_\_ 45  
46 \_\_\_\_\_ 46

47 **6. STRUCTURAL ITEMS** 47

48 (a) Are you aware of any past or present water leakage in the house or other structures?  Yes  No 48

49 (b) Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, or other struc- 49  
50 tural components?  Yes  No 50

51 (c) Are you aware of any past or present problems with driveways, walkways, patios, or retaining walls on the property? 51  
52  Yes  No 52

53 (d) Is your property constructed with an Exterior Insulating Finishing System (EIFS), such as drivit or synthetic stucco? 53  
54  Yes  No  Unknown 54

55 If "yes," describe any known problems: \_\_\_\_\_ 55  
56 \_\_\_\_\_ 56  
57 \_\_\_\_\_ 57  
58 \_\_\_\_\_ 58

59 (e) Are there any defects in flooring, including stains?  Yes  No  Unknown 59  
60 If "yes," explain: \_\_\_\_\_ 60  
61 \_\_\_\_\_ 61  
62 Explain any "yes" answers that you give in this section. When explaining reports to control or repair, please describe the loca- 62  
63 tion and extent of the problem, and the date and person by whom the work was done, if known: \_\_\_\_\_ 63  
64 \_\_\_\_\_ 64

65 7. ADDITIONS/REMODELS Have you made any additions, structural changes, or other alterations to the property?  Yes  No 65  
66 If "yes," describe: \_\_\_\_\_ 66  
67 \_\_\_\_\_ 67

68 8. WATER AND SEWAGE 68  
69 (a) What is the source of your drinking water?  Public Water  On-Site Water (Well on Property) 69  
70  Community Water  None  Other (explain) \_\_\_\_\_ 70  
71 (b) If your drinking water source is not public: 71  
72 When was your water last tested? \_\_\_\_\_ What was the result of the test? \_\_\_\_\_ 72  
73 Is the pumping system in working order?  Yes  No 73  
74 If "no," explain: \_\_\_\_\_ 74  
75 (c) Do you have a softener, filter, or other purification system?  Yes  No 75  
76 If "yes," is the system  Leased  Owned 76  
77 (d) What is the type of sewage system?  Public Sewer  Individual On-lot Sewage Disposal System 77  
78  Individual On-lot Sewage Disposal System in Proximity to Well  Community Sewage Disposal System 78  
79  Ten-acre Permit Exemption  Holding Tank  None  None Available/Permit Limitations in Effect 79  
80 If Individual On-lot, what type?  Cesspool  Drainfield  Unknown  Other (specify): \_\_\_\_\_ 80  
81 Is there a septic tank on the Property?  Yes  No  Unknown 81  
82 If "yes," what is the type of tank?  Metal/steel  Cement/concrete  Fiberglass  Unknown 82  
83  Other (specify): \_\_\_\_\_ 83  
84 Other type of sewage system (explain): \_\_\_\_\_ 84  
85 \_\_\_\_\_ 85  
86 (e) When was the on-site sewage disposal system last serviced? \_\_\_\_\_ 86  
87 (f) Is there a sewage pump?  Yes  No 87  
88 If "yes," is it in working order?  Yes  No 88  
89 (g) Is either the water or sewage system shared?  Yes  No 89  
90 If "yes," explain: \_\_\_\_\_ 90  
91 (h) Are you aware of any leaks, backups, or other problems relating to any of the plumbing, water, and sewage-related items? 91  
92  Yes  No 92  
93 If "yes," explain: \_\_\_\_\_ 93

94 9. PLUMBING SYSTEM 94  
95 (a) Type of plumbing:  Copper  Galvanized  Lead  PVC  Unknown 95  
96  Other (explain): \_\_\_\_\_ 96  
97 (b) Are you aware of any problems with any of your plumbing fixtures (e.g., including but not limited to: kitchen, laundry, or bath- 97  
98 room fixtures; wet bars; hot water heater; etc.)?  Yes  No 98  
99 If "yes," explain: \_\_\_\_\_ 99

100 10. HEATING AND AIR CONDITIONING 100  
101 (a) Type of air conditioning:  Central Electric  Central Gas  Wall  None 101  
102 Number of window units included in sale \_\_\_\_\_ Location \_\_\_\_\_ 102  
103 (b) List any areas of the house that are not air conditioned: \_\_\_\_\_ 103  
104 \_\_\_\_\_ 104  
105 (c) Type of heating:  Electric  Fuel Oil  Natural Gas  Propane (On-site) 105  
106 Are there wood or coal burning stoves?  Yes  No If "yes," how many? \_\_\_\_ Are they working?  Yes  No 106  
107 Are there any fireplaces?  Yes  No If "yes," how many? \_\_\_\_ Are they working?  Yes  No 107  
108 Other types of heating systems (explain): \_\_\_\_\_ 108  
109 \_\_\_\_\_ 109  
110 (d) Are there any chimneys?  Yes  No If "yes," how many? \_\_\_\_ Are they working?  Yes  No 110  
111 When were they last cleaned? \_\_\_\_\_ 111  
112 (e) List any areas of the house that are not heated: \_\_\_\_\_ 112  
113 \_\_\_\_\_ 113  
114 (f) Type of water heating:  Electric  Gas  Solar  Other: \_\_\_\_\_ 114  
115 (g) Are you aware of any underground fuel tanks on the property?  Yes  No 115  
116 If "yes," describe: \_\_\_\_\_ 116  
117 If tanks are not owned, explain: \_\_\_\_\_ 117  
118 (h) Are you aware of any problems with any item in this section?  Yes  No 118  
119 If "yes," explain: \_\_\_\_\_ 119

121 11. **ELECTRICAL SYSTEM** Are you aware of any problems or repairs needed in the electrical system?  Yes  No 121  
122 If "yes," explain: \_\_\_\_\_ 122  
123 12. **OTHER EQUIPMENT AND APPLIANCES INCLUDED IN SALE (Complete only if applicable)** 123  
124 Equipment and appliances ultimately included in the sale will be determined by negotiation and according to the terms of the 124  
125 Agreement of Sale. 125  
126 (a)  Electric Garage Door Opener No. of Transmitters \_\_\_\_\_ 126  
127 (b)  Smoke Detectors How many? \_\_\_\_\_ Location \_\_\_\_\_ 127  
128 (c)  Security Alarm System  Owned  Leased  Lease Information \_\_\_\_\_ 128  
129 (d)  Lawn Sprinkler No. \_\_\_\_\_  Automatic Timer 129  
130 (e)  Swimming Pool  Pool Heater  Spa/Hot Tub 130  
131 Pool/Spa Equipment (list): \_\_\_\_\_ 131  
132 (f)  Refrigerator  Range  Microwave Oven  Dishwasher  Trash Compactor  Garbage Disposal 132  
133 (g)  Washer  Dryer 133  
134 (h)  Intercom 134  
135 (i)  Ceiling fans No. \_\_\_\_\_ Location \_\_\_\_\_ 135  
136 (j)  Other: \_\_\_\_\_ 136  
137 Are any items in this section in need of repair or replacement?  Yes  No  Unknown 137  
138 If "yes," explain: \_\_\_\_\_ 138  
139 13. **LAND (SOILS, DRAINAGE, AND BOUNDARIES)** 139  
140 (a) Are you aware of any fill or expansive soil on the property?  Yes  No 140  
141 (b) Are you aware of any sliding, settling, earth movement, upheaval, subsidence, or earth stability problems that have occurred on 141  
142 or affect the property?  Yes  No 142  
143 *Note to Buyer: The property may be subject to mine subsidence damage. Maps of the counties and mines where mine subsidence 143*  
144 *damage may occur and mine subsidence insurance are available through: Department of Environmental Protection, Mine Subsi- 144*  
145 *dence Insurance Fund, 3913 Washington Road, McMurray, PA 15317 (800) 922-1678 (within Pennsylvania) or (724) 941-7100 145*  
146 *(outside Pennsylvania).* 146  
147 (c) Are you aware of any existing or proposed mining, strip-mining, or any other excavations that might affect this property? 147  
148  Yes  No 148  
149 (d) To your knowledge, is this property, or part of it, located in a flood zone or wetlands area?  Yes  No 149  
150 (e) Do you know of any past or present drainage or flooding problems affecting the property?  Yes  No 150  
151 (f) Do you know of any encroachments, boundary line disputes, or easements?  Yes  No 151  
152 *Note to Buyer: Most properties have easements running across them for utility services and other reasons. In many cases, the 152*  
153 *easements do not restrict the ordinary use of the property, and Seller may not be readily aware of them. Buyers may wish to 153*  
154 *determine the existence of easements and restrictions by examining the property and ordering an Abstract of Title or searching 154*  
155 *the records in the Office of the Recorder of Deeds for the county before entering into an Agreement of Sale.* 155  
156 (g) Are you aware of any shared or common areas (e.g., driveways, bridges, docks, walls, etc.) or maintenance agreements? 156  
157  Yes  No 157  
158 Explain any "yes" answers that you give in this section: \_\_\_\_\_ 158  
159 \_\_\_\_\_ 159  
160 14. **HAZARDOUS SUBSTANCES** 160  
161 (a) Are you aware of any underground tanks (other than fuel tanks) or hazardous substances present on the property (structure or soil) 161  
162 such as, but not limited to, asbestos, Polychlorinated biphenyls (PCBs), Ureaformaldehyde Foam Insulation (UFFI), etc.? 162  
163  Yes  No 163  
164 (b) To your knowledge, has the property been tested for any hazardous substances?  Yes  No 164  
165 (c) Do you know of any other environmental concerns that might impact upon the property?  Yes  No 165  
166 Explain any "yes" answers that you give in this section: \_\_\_\_\_ 166  
167 \_\_\_\_\_ 167  
168 (d) Do you know of any tests for radon gas that have been performed in any buildings on the property?  Yes  No 168  
169 If "yes," list date, type, and results of all tests below: 169  
170 DATE TYPE OF TEST RESULTS (picocuries/liter or working levels) NAME OF TESTING SERVICE 170  
171 \_\_\_\_\_ 171  
172 \_\_\_\_\_ 172  
173 \_\_\_\_\_ 173  
174 (e) Are you aware of any radon removal system on the property?  Yes  No 174  
175 If "yes," list date installed and type of system, and whether it is in working order below: 175  
176 DATE INSTALLED TYPE OF SYSTEM PROVIDER WORKING ORDER 176  
177 \_\_\_\_\_  Yes  No 177  
178 \_\_\_\_\_  Yes  No 178  
179 \_\_\_\_\_  Yes  No 179  
180 \_\_\_\_\_ 180  
181 \_\_\_\_\_ 181  
182 \_\_\_\_\_ 182

- 183 (f) If property was constructed, or if construction began, before 1978, you must disclose any knowledge of lead-based paint on the 183  
 184 property. Are you aware of any lead-based paint or lead-based paint hazards on the property?  Yes  No 184  
 185 If "yes," explain how you know of it, where it is, and the condition of those lead-based paint surfaces: \_\_\_\_\_ 185  
 186 \_\_\_\_\_ 186
- 187 (g) If property was constructed, or if construction began, before 1978, you must disclose any reports or records of lead-based paint 187  
 188 or lead-based paint hazards on the property. Are you aware of any reports or records regarding lead-based paint or lead-based 188  
 189 paint hazards on the property?  Yes  No 189  
 190 If "yes," list all available reports and records: \_\_\_\_\_ 190  
 191 \_\_\_\_\_ 191

192 **15. CONDOMINIUMS AND OTHER HOMEOWNER ASSOCIATIONS (Complete only if applicable)** 192  
 193 Type:  Condominium  Cooperative  Homeowner Association or Planned Community 193  
 194 Other \_\_\_\_\_ 194

195 *Notice regarding Condominiums, Cooperatives, and Planned Communities: According to Section 3407 of the Uniform Condo-* 195  
 196 *minium Act [68 Pa. C.S. §3407 (relating to resale of units) and 68 Pa. C.S. §4409 (relating to resale of cooperative interests)] and* 196  
 197 *Section 5407 of the Uniform Planned Community Act [68 Pa. C.S. §5407 (relating to resale of units)], a buyer of a resale unit in a* 197  
 198 *condominium, cooperative, or planned community must receive a copy of the declaration (other than the plats and plans), the by-* 198  
 199 *laws, the rules or regulations, and a certificate of resale issued by the association in the condominium, cooperative, or planned com-* 199  
 200 *munity. The buyer will have the option of canceling the agreement with the return of all deposit monies until the certificate has been* 200  
 201 *provided to the buyer and for five days thereafter or until conveyance, whichever occurs first.* 201

202 **16. MISCELLANEOUS** 202

- 203 (a) Are you aware of any historic preservation restriction or ordinance or archeological designation associated with the property? 203  
 204  Yes  No 204
- 205 (b) Are you aware of any existing or threatened legal action affecting the property?  Yes  No 205
- 206 (c) Do you know of any violations of federal, state, or local laws or regulations relating to this property?  Yes  No 206
- 207 (d) Are you aware of any public improvement, condominium or homeowner association assessments against the property that remain 207  
 208 unpaid or of any violations of zoning, housing, building, safety or fire ordinances that remain uncorrected?  Yes  No 208
- 209 (e) Are you aware of any judgment, encumbrance, lien (for example, co-maker or equity loan), overdue payment on a support obli- 209  
 210 gation, or other debt against this property that cannot be satisfied by the proceeds of this sale?  Yes  No 210
- 211 (f) Are you aware of any reason, including a defect in title, that would prevent you from giving a warranty deed or conveying title to the 211  
 212 property?  Yes  No 212
- 213 (g) Are you aware of any material defects to the property, dwelling, or fixtures which are not disclosed elsewhere on this form? 213  
 214  Yes  No 214

215 A material defect is a problem with the property or any portion of it that would have a significant adverse impact on the value of 215  
 216 the residential real property or that involves an unreasonable risk to people on the land. 216

217 Explain any "yes" answers that you give in this section: \_\_\_\_\_ 217  
 218 \_\_\_\_\_ 218

219 \_\_\_\_\_ 219

220 **The undersigned Seller represents that the information set forth in this disclosure statement is accurate and complete to the best** 220  
 221 **of Seller's knowledge. Seller hereby authorizes the Listing Broker to provide this information to prospective buyers of the prop-** 221  
 222 **erty and to other real estate licensees. SELLER ALONE IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION** 222  
 223 **CONTAINED IN THIS STATEMENT. Seller shall cause Buyer to be notified in writing of any information supplied on this form** 223  
 224 **which is rendered inaccurate by a change in the condition of the property following completion of this form.** 224

225 \_\_\_\_\_ 225

226 **WITNESS** \_\_\_\_\_ **SELLER** \_\_\_\_\_ **DATE** \_\_\_\_\_ 226  
 227 **WITNESS** \_\_\_\_\_ **SELLER** \_\_\_\_\_ **DATE** \_\_\_\_\_ 227  
 228 **WITNESS** \_\_\_\_\_ **SELLER** \_\_\_\_\_ **DATE** \_\_\_\_\_ 228

229 \_\_\_\_\_ 229

230 **EXECUTOR, ADMINISTRATOR, TRUSTEE SIGNATURE BLOCK** 230

231 According to the provisions of the "Real Estate Seller Disclosure Act," the undersigned executor, administrator or trustee is not required to fill out a Seller's Property 231  
 232 Disclosure Statement. The executor, administrator or trustee, must, however, disclose any known material defect(s) of the property. 232

233 \_\_\_\_\_ **DATE** \_\_\_\_\_ 233  
 234 \_\_\_\_\_ 234

235 \_\_\_\_\_ 235

236 **RECEIPT AND ACKNOWLEDGEMENT BY BUYER** 236

237 **The undersigned Buyer acknowledges receipt of this Disclosure Statement. Buyer acknowledges that this Statement is not a warranty and that, unless** 237  
 238 **stated otherwise in the sales contract, Buyer is purchasing this property in its present condition. It is Buyer's responsibility to satisfy himself or herself as** 238  
 239 **to the condition of the property. Buyer may request that the property be inspected, at Buyer's expense and by qualified professionals, to determine the con-** 239  
 240 **dition of the structure or its components.** 240

241 **WITNESS** \_\_\_\_\_ **BUYER** \_\_\_\_\_ **DATE** \_\_\_\_\_ 241  
 242 **WITNESS** \_\_\_\_\_ **BUYER** \_\_\_\_\_ **DATE** \_\_\_\_\_ 242  
 243 **WITNESS** \_\_\_\_\_ **BUYER** \_\_\_\_\_ **DATE** \_\_\_\_\_ 243