

**SELLER'S PROPERTY DISCLOSURE STATEMENT**

**SPD**

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of REALTORS® (PAR)

1 **PROPERTY** \_\_\_\_\_  
2 **SELLER:** \_\_\_\_\_

3 \_\_\_\_\_  
4 The Real Estate Seller Disclosure Law (68 P.S. §7301 et seq.) requires that a seller of a property must disclose to a buyer all known  
5 material defects about the property being sold that are not readily observable. While the Law requires certain disclosure, this disclosure  
6 statement covers common topics beyond the basic requirements of the Law in an effort to assist sellers in complying with disclosure  
7 requirements and to assist buyers in evaluating the property being considered. Sellers who wish to see or use the basic disclosure form can find  
8 the form on the Web site of the Pennsylvania State Real Estate Commission.

9 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 any**  
10 **inspections or warranties that Buyer may wish to obtain.** This Statement is not a warranty of any kind by Seller or a warranty or  
11 representation by any listing real estate broker, any selling real estate broker, or their licensees. Buyer is encouraged to address concerns about  
12 the conditions of the property that may not be included in this Statement. This Statement does not relieve Seller of the obligation to disclose a  
13 material defect that may not be addressed on this form.

14 A Material Defect is a problem with a residential real property or any portion of it that would have a significant adverse impact on the  
15 value of the property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem  
16 is at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a materials defect.

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

20 **2. OCCUPANCY/OWNERSHIP**

- 21 (a) Is the property currently occupied?  Yes  No If "yes", by whom?  Seller  Other occupants (tenants)  
22 If property is not occupied, when was it last occupied? \_\_\_\_\_  
23 (b) How long have owned the property? \_\_\_\_\_  
24 (c) Are you aware of any pets having lived in the house or other structures during your ownership?  Yes  No  
25 If "yes," describe: \_\_\_\_\_

26 **3. ROOF**

- 27 (a) Date roof installed : \_\_\_\_\_ Documented?  Yes  No  Unknown  
28 (b) Has the roof been replaced or repaired during your ownership?  Yes  No  
29 If "yes," was the existing roofing material removed?  Yes  No  Unknown  
30 (c) Has the roof ever leaked during your ownership?  Yes  No  
203 2) Do you access the property from a private road or lane?  Yes  No  
204 If yes, do you have a recorded right of way or maintenance agreement?  Yes  No  
205 3) Are you aware of any shared or common areas (e.g., driveways, bridges, docks, walls, etc.) or maintenance agreements?  
206  Yes  No

207 **Explain any "yes" answers in this section:** \_\_\_\_\_  
208 \_\_\_\_\_

209 **17. HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES**

- 210 (a) Are you aware of any underground tanks (other than home heating fuel or septic tanks disclosed above)?  Yes  No  
211 (b) Are you aware of any past or present hazardous substances present on the property (structure or soil) such as, but not limited to asbestos,  
212 or polychlorinated biphenyls (PCBs), etc.?  Yes  No  
213 (c) Are you aware of sewage sludge (or then commercially available fertilizer products) being spread on the property, or have you  
214 received written notice of sewage sludge being spread on an adjacent property?  Yes  No  
215 (d) Are you aware of any test for mold, fungi, or indoor air quality in the property?  Yes  No  
216 (e) Other than general household cleaning, have you taken any efforts to control or remediate mold or mold-like substances in the  
217 property?  Yes  No

218 **Note to Buyer:** Individuals may be affected differently, or not at all, by mold contamination. If mold contamination or indoor air quality  
219 is a concern, buyers are encouraged to engage the services of a qualified professional to do testing. Information on this issue is available  
220 from the United States Environmental Protection Agency and may be obtained by contacting IAQ INFO, P.O. Box 37133, Washington,  
221 D.C. 20013-7133, 1-800-438-4318.

- 222 (f) Are you aware of any dumping on the property?  Yes  No  
223 (g) Have your received written notice regarding the presence of an environmental hazard or biohazard on you property or any adjacent  
224 property  Yes  No  
225 (h) Are you aware of any test for radon gas that have been performed in any buildings on the property?  Yes  No  
226 If "yes," list date, type, and results of all tests below: