



# The United Sludge-Free Alliance PA Seller's Disclosure

## 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 disclosures, 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 material defect.

17 1. **SELLER'S EXPERTISE** Seller does not possess expertise in contracting, engineering, architecture, or other areas related 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  \_\_\_\_\_  
22 If property is not occupied, when was it last occupied? \_\_\_\_\_

23 (b) How long have you owned the property? \_\_\_\_\_  
24 (c) Are you aware of any easements, encroachments, or other interests affecting the property?  Yes  No  
25 If "yes," \_\_\_\_\_

26 (c) Are you aware of any easements, encroachments, or other interests affecting the property and ordering an Abstract of Title or searching the records in the Office of the  
27 If "yes," \_\_\_\_\_

28 2) Do you access the property from a private road or lane?  Yes  No  
29 If yes, do you have a recorded right of way or maintenance agreement?  Yes  No

30 3) Are you aware of any shared or common areas (e.g., driveways, bridges, docks, walls, etc.) or maintenance agreements?  
31  Yes  No

32 Explain any "yes" answers in this section: \_\_\_\_\_  
33

### 34 17. HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES

35 (a) Are you aware of any underground tanks (other than home heating fuel or septic tanks disclosed above)?  Yes  No

36 (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,  
37 polychlorinated biphenyls (PCBs), etc.?  Yes  No

38 (c) Are you aware of sewage sludge (other than commercially available fertilizer products) being spread on the property, or have you  
39 received written notice of sewage sludge being spread on an adjacent property?  Yes  No

40 (d) Are you aware of any tests for mold, fungi, or indoor air quality in the property?  Yes  No

41 (e) Other than general household cleaning, have you taken any efforts to control or remediate mold or mold-like substances in the  
42 property?  Yes  No

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

47 (f) Are you aware of any dumping on the property?  Yes  No

48 (g) Have you received written notice regarding the presence of an environmental hazard or biohazard on your property or any adjacent  
49 property?  Yes  No

50 (h) Are you aware of any tests for radon gas that have been performed in any buildings on the property?  Yes  No  
51 If "yes," list date, type, and results of all tests below:

52 PREPARED BY:  
53 SELLER'S PROPERTY DISCLOSURE STATEMENT, 3/06 . Pennsylvania Association of REALTORS®  
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55 Seller(s) \_\_\_\_\_