

**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 **INFORMATION REGARDING THE REAL ESTATE SELLER DISCLOSURE LAW**

4 Generally speaking, the Real Estate Seller Disclosure Law (68 P.S. §7301 et seq.) requires that before an agreement of sale is signed, the  
5 seller in a residential real estate transfer must make certain disclosures regarding the property to potential buyers in a form defined by the  
6 law. A residential real estate transfer is defined as a sale, exchange, installment sales contract, lease with an option to buy, grant or other  
7 transfer of an interest in real property where **NOT LESS THAN ONE AND NOT MORE THAN FOUR RESIDENTIAL DWELLING**  
8 **UNITS** are involved. The Law defines a number of exceptions where the disclosures do not have to be made:

- 9 1. Transfers that are the result of a court order.
- 10 2. Transfers to a mortgage lender that result from a buyer's default and subsequent foreclosure sales that result from default.
- 11 3. Transfers from a co-owner to one or more other co-owners.
- 12 4. Transfers made to a spouse or direct descendant.
- 13 5. Transfers between spouses that result from divorce, legal separation, or property settlement.
- 14 6. Transfers by a corporation, partnership or other association to its shareholders, partners or other equity owners as part of a plan of  
15 liquidation.
- 16 7. Transfer of a property to be demolished or converted to non-residential use.
- 17 8. Transfer of unimproved real property.
- 18 9. Transfers by a fiduciary during the administration of a decedent estate, guardianship, conservatorship or trust.
- 19 10. Transfers of new construction that has never been occupied when:
  - 20 a. The buyer has received a one-year warranty covering the construction;
  - 21 b. The building has been inspected for compliance with the applicable building code or, if none, a nationally recognized model  
22 building code; and
  - 23 c. A certificate of occupancy or a certificate of code compliance has been issued for the dwelling.

24 In addition to these exceptions, disclosures for condominiums and cooperatives are limited to the seller's particular unit(s). Disclosures  
25 regarding common areas or facilities are not required, as those elements are already addressed in the laws that govern the resale of condo-  
26 minium and cooperative interests.

27 While the Law requires certain disclosures, this statement includes disclosures beyond the basic requirements of the Law in an effort to  
28 assist sellers in complying with seller disclosure requirements and to assist buyers in evaluating the property being considered. Sellers who  
29 wish to see or use the basic disclosure form can find the form on the Web site of the Pennsylvania State Real Estate Commission.

30 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**  
31 **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 rep-  
32 resentation by any listing real estate broker, any selling real estate broker, or their licensees. Buyer is encouraged to address concerns about  
33 the condition of the property that may not be included in this Statement. This Statement does not relieve Seller of the obligation to disclose  
34 a **material defect** that may not be addressed on this form.

35 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  
36 value of the property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem  
37 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.

38  
39 **Check yes, no, unknown (unk) or not applicable (N/A) for each question.** Be sure to check N/A when a question does not apply to  
40 the property. Check unknown when the question does apply to the property but you are not sure of the answer.

41 Seller's Initials \_\_\_\_\_ / \_\_\_\_\_ Date \_\_\_\_\_

**SPD Page 1 of 10**

Buyer's Initials \_\_\_\_\_ / \_\_\_\_\_ Date \_\_\_\_\_



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1/16

	Yes	No	Unk	N/A
A				
B				
C				

**1. SELLER'S EXPERTISE**

- (A) Does Seller possess expertise in contracting, engineering, architecture, environmental assessment or other areas related to the construction and conditions of the property and its improvements?
- (B) Is Seller the landlord for the property?
- (C) Is Seller a real estate licensee?

Explain any "yes" answers in Section 1: \_\_\_\_\_

	Yes	No	Unk	N/A
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**2. OWNERSHIP/OCCUPANCY**

- (A) **Occupancy**
  - 1. When was the property most recently occupied? \_\_\_\_\_
  - 2. Was the Seller the most recent occupant? If "no," when did the Seller most recently occupy the property? \_\_\_\_\_
  - 3. How many persons most recently occupied the property? \_\_\_\_\_
- (B) **Role of Individual Completing This Disclosure.** Is the individual completing this form:
  - 1. The owner
  - 2. The executor
  - 3. The administrator
  - 4. The trustee
  - 5. An individual holding power of attorney
- (C) When was the property purchased? \_\_\_\_\_
- (D) Are you aware of any pets having lived in the house or other structures during your ownership? \_\_\_\_\_

Explain section 2 (if needed): \_\_\_\_\_

	Yes	No	Unk	N/A
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**3. CONDOMINIUMS/PLANNED COMMUNITIES/OTHER HOMEOWNERS ASSOCIATIONS**

- (A) **Type.** Is the Property part of a(n):
  - 1. Condominium
  - 2. Homeowners association or planned community
  - 3. Cooperative
  - 4. Other type of association or community \_\_\_\_\_
- (B) If "yes," how much are the fees? \$ \_\_\_\_\_, paid ( Monthly)( Quarterly)( Yearly)
- (C) If "yes," are there any community services or systems that the association or community is responsible for supporting or maintaining? Explain: \_\_\_\_\_
- (D) If "yes," provide the following information about the association:
  - 1. Community Name \_\_\_\_\_
  - 2. Contact \_\_\_\_\_
  - 3. Mailing Address \_\_\_\_\_
  - 4. Telephone Number \_\_\_\_\_
- (E) How much is the capital contribution/initiation fee? \$ \_\_\_\_\_

*Notice to Buyer: A buyer of a resale unit in a condominium, cooperative, or planned community must receive a copy of the declaration (other than the plats and plans), the by-laws, the rules or regulations, and a certificate of resale issued by the association in the condominium, cooperative, or planned community. Buyers may be responsible for capital contributions, initiation fees or similar one-time fees in addition to regular monthly maintenance fees. The buyer will have the option of canceling the agreement with the return of all deposit monies until the certificate has been provided to the buyer and for five days thereafter or until conveyance, whichever occurs first.*

	Yes	No	Unk	N/A
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**4. ROOF AND ATTIC**

- (A) **Installation**
  - 1. When was the roof installed? \_\_\_\_\_
  - 2. Do you have documentation (invoice, work order, warranty, etc.)?
- (B) **Repair**
  - 1. Has the roof or any portion of it been replaced or repaired during your ownership?
  - 2. If it has been replaced or repaired, was the existing roofing material removed?
- (C) **Issues**
  - 1. Has the roof ever leaked during your ownership?
  - 2. Are you aware of any current/past problems with the roof, gutters, flashing or downspouts?

Explain any "yes" answers in section 4, including the location and extent of any problem(s) and any repair or remediation efforts: \_\_\_\_\_

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**5. BASEMENTS AND CRAWL SPACES**

	Yes	No	Unk	N/A
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**(A) Sump Pump**

- Does the property have a sump pit? If yes, how many? \_\_\_\_\_
- Does the property have a sump pump? If yes, how many? \_\_\_\_\_
- If it has a sump pump, has it ever run?
- If it has a sump pump, is the sump pump in working order?

**(B) Water Infiltration**

- Are you aware of any water leakage, accumulation, or dampness within the basement or crawl space?
- Do you know of any repairs or other attempts to control any water or dampness problem in the basement or crawl space?
- Are the downspouts or gutters connected to a public system? \_\_\_\_\_

**Explain any "yes" answers in this section, including the location and extent of any problem(s) and any repair or remediation efforts:** \_\_\_\_\_

**6. TERMITES/WOOD-DESTROYING INSECTS, DRYROT, PESTS**

	Yes	No	Unk	N/A
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**(A) Status**

- Are you aware of any termites/wood-destroying insects, dryrot, or pests affecting the property?
- Are you aware of any damage caused by termites/wood-destroying insects, dryrot, or pests?

**(B) Treatment**

- Is your property currently under contract by a licensed pest control company?
- Are you aware of any termite/pest control reports or treatments for the property?

**Explain any "yes" answers in section 6, including the name of any service/treatment provider, if applicable:** \_\_\_\_\_

**7. STRUCTURAL ITEMS**

	Yes	No	Unk	N/A
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**(A)** Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, or other structural components?

**(B)** Are you aware of any past or present problems with driveways, walkways, patios, or retaining walls on the property?

**(C)** Are you aware of any past or present water infiltration in the house or other structures, other than the roof, basement or crawl spaces?

**(D) Stucco and Exterior Synthetic Finishing Systems**

- Is your property constructed with stucco?
- Is your property constructed with an Exterior Insulating Finishing System (EIFS), such as Dryvit or synthetic stucco, synthetic brick or synthetic stone?
- If "yes," when was it installed? \_\_\_\_\_

**(E)** Are you aware of any fire, storm, water or ice damage to the property?

**(F)** Are you aware of any defects (including stains) in flooring or floor coverings?

**Explain any "yes" answers in section 7, including the location and extent of any problem(s) and any repair or remediation efforts:** \_\_\_\_\_

**8. ADDITIONS/ALTERATIONS**

	Yes	No	Unk	N/A
A				
B				

**(A)** Have any additions, structural changes, or other alterations been made to the property during your ownership? Itemize and date all additions/alterations below.

**(B)** Are you aware of any private or public architectural review control of the property other than zoning codes?

Addition, structural change, or alteration	Approximate date of work	Were permits obtained? (Yes/No/Unknown)	Final inspections/ approvals obtained? (Yes/No/Unknown)

**A sheet describing other additions and alterations is attached.**

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**Note to Buyer:** The PA Construction Code Act, 35 P.S. §7210 et seq. (effective 2004), and local codes establish standards for building and altering properties. Buyers should check with the municipality to determine if permits and/or approvals were necessary for disclosed work and if so, whether they were obtained. Where required permits were not obtained, the municipality might require the current owner to upgrade or remove changed made by the prior owners. Buyers can have the property inspected by an expert in codes compliance to determine if issues exist. Expanded title insurance policies may be available for Buyers to cover the risk of work done to the property by previous owners without a permit or approval.

**Note to Buyer:** According to the PA Stormwater Management Act, each municipality must enact a Storm Water Management Plan for drainage control and flood reduction. The municipality where the property is located may impose restrictions on impervious or semi-pervious surfaces added to the property. Buyers should contact the local office charged with overseeing the Stormwater Management Plan to determine if the prior addition of impervious or semi-pervious areas, such as walkways, decks, and swimming pools, might affect your ability to make future changes.

**9. WATER SUPPLY**

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- (A) **Source.** Is the source of your drinking water (check all that apply):
  1. Public
  2. A well on the property
  3. Community water
  4. A holding tank
  5. A cistern
  6. A spring
  7. Other \_\_\_\_\_
  8. No water service (explain): \_\_\_\_\_
- (B) **Bypass Valve** (for properties with multiple sources of water)
  1. Does your water source have a bypass valve?
  2. If "yes," is the bypass valve working?
- (C) **Well**
  1. Has your well ever run dry?
  2. Depth of Well \_\_\_\_\_
  3. Gallons per minute \_\_\_\_\_, measured on (date) \_\_\_\_\_
  4. Is there a well used for something other than the primary source of drinking water?
  5. If there is an unused well, is it capped?
- (D) **Pumping and Treatment**
  1. If your drinking water source is not public, is the pumping system in working order? If "no," explain: \_\_\_\_\_
  2. Do you have a softener, filter, or other treatment system?
  3. Is the softener, filter, or other treatment system leased? From whom? \_\_\_\_\_
- (E) **General**
  1. When was your water last tested? \_\_\_\_\_ Test results: \_\_\_\_\_
  2. Is the water system shared? With whom? \_\_\_\_\_
- (F) **Issues**
  1. Are you aware of any leaks or other problems, past or present, relating to the water supply, pumping system, and related items?
  2. Have you ever had a problem with your water supply?

**Explain any "yes" answers in section 9, including the location and extent of any problem(s) and any repair or remediation efforts:** \_\_\_\_\_

**10. SEWAGE SYSTEM**

	Yes	No	Unk	N/A
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- (A) **General**
  1. Is your property served by a sewage system (public, private or community)?
  2. If no, is it due to availability or permit limitations?
  3. When was the sewage system installed (or date of connection, if public)? \_\_\_\_\_
- (B) **Type** Is your property served by:
  1. Public (if "yes," continue to D through G below)
  2. Community (non-public)
  3. An individual on-lot sewage disposal system
  4. Other, explain: \_\_\_\_\_

	Yes	No	Unk	N/A
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214	1			
215	2			
216	3			
217	4			
218	5			
219	6			
220	7			
221	8			
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223	1			
224	2			
225	3			
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227	5			
228	6			
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231	1			
232	2			
233				
234	1			
235	2			
236	3			
237	4			
238				
239	1			
240	2			
241				

- (C) **Individual On-lot Sewage Disposal System.** Is your sewage system (check all that apply):
1. Within 100 feet of a well
  2. Subject to a ten-acre permit exemption
  3. A holding tank
  4. A drainfield
  5. Supported by a backup or alternate drainfield, sandmound, etc.
  6. A cesspool
  7. Shared
  8. Other, explain: \_\_\_\_\_
- (D) **Tanks and Service**
1. Are there any metal/steel septic tanks on the Property?
  2. Are there any cement/concrete septic tanks on the Property?
  3. Are there any fiberglass septic tanks on the Property? \_\_\_\_\_
  4. Are there any other types of septic tanks on the Property? \_\_\_\_\_
  5. Where are the septic tanks located? \_\_\_\_\_
  6. How often is the on-lot sewage disposal system serviced? \_\_\_\_\_
  7. When was the on-lot sewage disposal system last serviced? \_\_\_\_\_
- (E) **Abandoned Individual On-lot Sewage Disposal Systems and Septic**
1. Are you aware of any abandoned septic systems or cesspools on your property?
  2. Have these systems or cesspools been closed in accordance with the municipality's ordinance?
- (F) **Sewage Pumps**
1. Are there any sewage pumps located on the property?
  2. What type(s) of pump(s)? \_\_\_\_\_
  3. Are pump(s) in working order?
  4. Who is responsible for maintenance of sewage pumps? \_\_\_\_\_
- (G) **Issues**
1. Is any waste water piping not connected to the septic/sewer system?
  2. Are you aware of any past or present leaks, backups, or other problems relating to the sewage system and related items?

Explain any "yes" answers in section 10, including the location and extent of any problem(s) and any repair or remediation efforts: \_\_\_\_\_

	Yes	No	Unk	N/A
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247	1			
248	2			
249	3			
250	4			
251	5			
252	6			
253	7			
254	B			

- 11. PLUMBING SYSTEM**
- (A) **Material(s).** Are the plumbing materials (check all that apply):
1. Copper
  2. Galvanized
  3. Lead
  4. PVC
  5. Polybutylene pipe (PB)
  6. Cross-linked polyethylene (PEX)
  7. Other \_\_\_\_\_
- (B) Are you aware of any problems with any of your plumbing fixtures (e.g., including but not limited to: kitchen, laundry, or bathroom fixtures; wet bars; exterior faucets; etc.)? If "yes," explain: \_\_\_\_\_

	Yes	No	Unk	N/A
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260	1			
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266	7			
267	8			
268	B			
269	C			
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- 12. DOMESTIC WATER HEATING**
- (A) **Type(s).** Is your water heating (check all that apply):
1. Electric
  2. Natural gas
  3. Fuel oil
  4. Propane
  5. Solar
  6. Geothermal
  7. Other: \_\_\_\_\_
  8. Is your water heating a summer-winter hook-up (integral system, hot water from the boiler, etc.)?
- (B) How many water heaters are there? \_\_\_\_\_ When were they installed? \_\_\_\_\_
- (C) Are you aware of any problems with any water heater or related equipment? If "yes," explain: \_\_\_\_\_

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**13. HEATING SYSTEM**

(A) **Fuel Type(s).** Is your heating source (check all that apply):

1. Electric
2. Natural gas
3. Fuel oil
4. Propane
5. Geothermal
6. Coal
7. Wood
8. Other \_\_\_\_\_

(B) **System Type(s)** (check all that apply):

1. Forced hot air
2. Hot water
3. Heat pump
4. Electric baseboard
5. Steam
6. Radiant
7. Wood stove(s) How many? \_\_\_\_\_
8. Coal stove(s) How many? \_\_\_\_\_
9. Other: \_\_\_\_\_

(C) **Status**

1. When was your heating system(s) installed? \_\_\_\_\_
2. When was the heating system(s) last serviced? \_\_\_\_\_
3. How many heating zones are in the property? \_\_\_\_\_
4. Is there an additional and/or backup heating system? Explain: \_\_\_\_\_

(D) **Fireplaces**

1. Are there any fireplace(s)? How many? \_\_\_\_\_
2. Are all fireplace(s) working?
3. Fireplace types(s) (wood, gas, electric, etc.): \_\_\_\_\_
4. Were the fireplace(s) installed by a professional contractor or manufacturer's representative?
5. Are there any chimney(s) (from a fireplace, water heater or any other heating system)?
6. How many chimney(s)? \_\_\_\_\_ When were they last cleaned? \_\_\_\_\_
7. Are the chimney(s) working? If "no," explain: \_\_\_\_\_

(E) List any areas of the house that are not heated: \_\_\_\_\_

(F) **Heating Fuel Tanks**

1. Are you aware of any heating fuel tank(s) on the property?
2. Location(s), including underground tank(s): \_\_\_\_\_
3. If you do not own the tank(s), explain: \_\_\_\_\_

**Are you aware of any problems or repairs needed regarding any item in section 13? If "yes," explain:** \_\_\_\_\_

**14. AIR CONDITIONING SYSTEM**

(A) **Type(s).** Is the air conditioning (check all that apply):

1. Central air
2. Wall units
3. Window units
4. Other \_\_\_\_\_
5. None

(B) **Status**

1. When was the central air conditioning system installed? \_\_\_\_\_
2. When was the central air conditioning system last serviced? \_\_\_\_\_
3. How many air conditioning zones are in the property? \_\_\_\_\_

(C) List any areas of the house that are not air conditioned: \_\_\_\_\_

**Are you aware of any problems with any item in section 14? If "yes," explain:** \_\_\_\_\_

**15. ELECTRICAL SYSTEM**

(A) **Type(s)**

1. Does the electrical system have fuses?
2. Does the electrical system have circuit breakers?

	Yes	No	Unk	N/A
1				
2				

	Yes	No	Unk	N/A
331 B				
332 C				
333 P				

(B) What is the system amperage? \_\_\_\_\_  
 (C) Are you aware of any knob and tube wiring in the home?  
**Are you aware of any problems or repairs needed in the electrical system? If "yes," explain:**

**16. OTHER EQUIPMENT AND APPLIANCES**

This section must be completed for each item that will, or may, be sold with the property. **The fact that an item is listed does not mean it is included in the Agreement of Sale.** Terms of the Agreement of Sale negotiated between Buyer and Seller will determine which items, if any, are included in the purchase of the Property.

Item	Yes	No		Item	Yes	No
Electric garage door opener				Trash compactor		
Garage transmitters				Garbage disposal		
Keyless entry				Stand-alone freezer		
Smoke detectors				Washer		
Carbon monoxide detectors				Dryer		
Security alarm system				Intercom		
Interior fire sprinklers				Ceiling fans		
In-ground lawn sprinklers				A/C window units		
Sprinkler automatic timer				Awnings		
Swimming pool				Attic fan(s)		
Hot tub/spa				Satellite dish		
Deck(s)				Storage shed		
Pool/spa heater				Electric animal fence		
Pool/spa cover				Other:		
Whirlpool/tub				1.		
Pool/spa accessories				2.		
Refrigerator(s)				3.		
Range/oven				4.		
Microwave oven				5.		
Dishwasher				6.		

**Are you aware of any problems or repairs needed regarding any item in section 16? If "yes," explain:**

	Yes	No	Unk	N/A
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365 2				
366 3				
367 4				

**17. LAND/SOILS**

- (A) **Property**
- Are you aware of any fill or expansive soil on the property?
  - Are you aware of any sliding, settling, earth movement, upheaval, subsidence, sinkholes or earth stability problems that have occurred on or affect the property?
  - Are you aware of sewage sludge (other than commercially available fertilizer products) being spread on the property, or have you received written notice of sewage sludge being spread on an adjacent property?
  - Are you aware of any existing, past or proposed mining, strip-mining, or any other excavations that might affect this property?

*Note to Buyer: The property may be subject to mine subsidence damage. Maps of the counties and mines where mine subsidence damage may occur and mine subsidence insurance are available through: Department of Environmental Protection, Mine Subsidence Insurance Fund, 25 Technology Drive, California Technology Park, Coal Center, PA 15423 (800) 922-1678 (within Pennsylvania) or (724) 769-1100 (outside Pennsylvania).*







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	Yes	No	Unk	N/A
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(C) Legal

1. Are you aware of any violations of federal, state, or local laws or regulations relating to this property?
2. Are you aware of any existing or threatened legal action affecting the property?

(D) Additional Material Defects

1. Are you aware of any material defects to the property, dwelling, or fixtures which are not disclosed elsewhere on this form?

*Note to Buyer: 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 value of the property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem 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.*

2. After completing this form, if Seller becomes aware of additional information about the property, including through inspection reports from a buyer, the Seller must update the Seller's Property Disclosure Statement and/or attach the inspection(s). These inspection reports are for informational purposes only.

**Explain any "yes" answers in section 20:** \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

21. ATTACHMENTS

(A) The following are part of this Disclosure if checked:

- Seller's Property Disclosure Statement Addendum (PAR Form SDA)
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

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

SELLER \_\_\_\_\_ DATE \_\_\_\_\_  
 SELLER \_\_\_\_\_ DATE \_\_\_\_\_  
 SELLER \_\_\_\_\_ DATE \_\_\_\_\_

EXECUTOR, ADMINISTRATOR, TRUSTEE SIGNATURE BLOCK

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

DATE \_\_\_\_\_

RECEIPT AND ACKNOWLEDGEMENT BY BUYER

The undersigned Buyer acknowledges receipt of this Disclosure Statement. Buyer acknowledges that this Statement is not a warranty and that, unless 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 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 condition of the structure or its components.

BUYER \_\_\_\_\_ DATE \_\_\_\_\_  
 BUYER \_\_\_\_\_ DATE \_\_\_\_\_  
 BUYER \_\_\_\_\_ DATE \_\_\_\_\_