

# SELLER'S PROPERTY DISCLOSURE STATEMENT

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Property \_\_\_\_\_

address: \_\_\_\_\_

Seller name(s): \_\_\_\_\_ Date: \_\_\_\_\_

This statement is a disclosure of the condition of the property to the best of the Seller's knowledge as of the date below. It is not a warranty and is not a substitute for an inspection.

## Instructions

For each item, mark Yes (known problem), No (no known problem), or Unknown.

## Structural & Systems (Yes / No / Unknown)

Roof leaks or damage: \_\_\_\_\_ Foundation/slab problems: \_\_\_\_\_ Basement/crawlspace water: \_\_\_\_\_

Plumbing system issues: \_\_\_\_\_ Electrical system issues: \_\_\_\_\_ Heating/cooling issues: \_\_\_\_\_

Appliances included not working: \_\_\_\_\_ Known structural defects: \_\_\_\_\_

## Water, Pests & Environment (Yes / No / Unknown)

History of flooding/drainage: \_\_\_\_\_ Mold or moisture: \_\_\_\_\_ Termite/pest infestation: \_\_\_\_\_

Asbestos / radon / underground tank / other hazard: \_\_\_\_\_

## Lead-Based Paint (homes built before 1978)

Known lead-based paint or hazards present: \_\_\_\_\_ Records/reports provided to buyer: \_\_\_\_\_

(Federal law requires this disclosure and the EPA pamphlet for pre-1978 housing.)

## Title, Boundaries & Legal (Yes / No / Unknown)

Boundary/encroachment disputes: \_\_\_\_\_ Easements affecting use: \_\_\_\_\_ Unpermitted additions: \_\_\_\_\_

HOA / shared-cost obligations: \_\_\_\_\_

## Additional Explanations

Explain any 'Yes' answers: \_\_\_\_\_

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## Seller Certification

The Seller certifies the above is true and complete to the best of the Seller's knowledge.

Seller signature: \_\_\_\_\_ Date: \_\_\_\_\_

Buyer acknowledgment of receipt: \_\_\_\_\_ Date: \_\_\_\_\_

*DISCLAIMER: This template is provided for general informational purposes only and is not legal advice. Laws vary by state. Have the completed document reviewed by a licensed attorney and confirm local recording, witnessing, and notarization requirements before signing.*