

FreeUSFSBO

Seller's Property Condition Disclosure Template

General-purpose worksheet for conditions actually known by the seller.

Property Address: _____

Seller(s): _____

This is a general-purpose disclosure template, not a state-specific statutory form. Disclosure duties vary by state and circumstance. This form does not replace a professional inspection or legal advice.

Mark Yes, No, Unknown, or Not Applicable. Add explanations where appropriate.

A. Roof

Condition / Question	Yes	No	Unk.	N/A
Current or previous roof leaks				
Previous roof repairs				
Storm or wind damage				
Insurance claims involving the roof				

Approximate roof age: _____

Explanation / details: _____

B. Foundation and Structure

Condition / Question	Yes	No	Unk.	N/A
Foundation movement or settlement				
Cracks in foundation, walls, or ceilings				
Structural repairs				
Termite or wood-destroying insect damage				
Previous termite treatment				

C. Water or Moisture

Condition / Question	Yes	No	Unk.	N/A
Water intrusion				
Flooding				
Drainage problems				
Standing water beneath or around the home				
Mold or mildew problems				
Previous water-related repairs				

Seller's Property Condition Disclosure - Continued

D. Plumbing

Condition / Question	Yes	No	Unk.	N/A
Plumbing leaks				
Low water pressure				
Water heater problems				
Septic system problems				

Water source: ☐ Public ☐ Well ☐ Other _____ Sewer: ☐ Public ☐ Septic

Explanation / details:

E. Electrical

Condition / Question	Yes	No	Unk.	N/A
Electrical problems				
Non-working outlets or switches				
Electrical system modifications				
Generator or solar equipment				

F. Heating and Air Conditioning

Condition / Question	Yes	No	Unk.	N/A
Heating system problems				
Air-conditioning problems				
Known ductwork problems				

Heating type: _____ Age: ____ A/C type: _____ Age: ____

Explanation / details:

G. Appliances

Condition / Question	Yes	No	Unk.	N/A
Known appliance not operating properly				

Remaining: ☐ Refrigerator ☐ Range/Oven ☐ Dishwasher ☐ Microwave ☐ Washer ☐ Dryer ☐ Other _____

Explanation / details:

H. Property and Land

Condition / Question	Yes	No	Unk.	N/A
Boundary disputes				
Encroachments				
Easements				
Shared driveways				
HOA restrictions				
Drainage problems				
Underground tanks				
Other property disputes				

Seller's Property Condition Disclosure - Continued

I. Insurance or Damage

Condition / Question	Yes	No	Unk.	N/A
Fire damage				
Storm damage				
Flood damage				
Prior insurance claims				
Major repairs				

J. Other Known Conditions

List any other known defect, problem, repair, or condition that may materially affect the property:

Seller Certification

The seller represents that the information above is based on the seller's actual knowledge as of the date signed. This disclosure is not a warranty or guarantee and does not replace inspections or investigations by the buyer.

Seller Signature	_____	Date	_____
Seller Signature	_____	Date	_____
Buyer Acknowledgment	_____	Date	_____
Buyer Acknowledgment	_____	Date	_____

For informational and organizational purposes only. State and local disclosure requirements vary. Consider consulting a qualified real estate attorney or other appropriate professional.