

Seller Property Information Statement (SPIS)

Disclaimer: This sample Seller Property Information Statement (SPIS) is provided for informational purposes only and does not constitute legal advice. Real estate disclosure rules vary by province and territory. All parties should seek legal advice before signing. Startritehomes.com is not a brokerage and does not represent buyers or sellers.

Property Information

Address: _____

Province/Territory: _____

Year Built: _____

Occupancy

☐ Owner-occupied ☐ Tenant-occupied ☐ Vacant

Structural/General Condition

Any known structural issues? ☐ Yes ☐ No ☐ Unknown

Details: _____

Renovations

Renovations/additions in past 10 years? ☐ Yes ☐ No

If yes, list details and permits: _____

Roof

Approximate age: _____ years

Any known leaks/issues? ☐ Yes ☐ No

Details: _____

Heating/Cooling

Heating Type: _____ Age: _____ Issues? ☐ Yes ☐ No

Cooling Type: _____ Age: _____ Issues? ☐ Yes ☐ No

Plumbing/Electrical

Plumbing type(s): _____ Issues? ☐ Yes ☐ No

Electrical amperage: _____ Known issues? ☐ Yes ☐ No

Details: _____

Water/Sewer

Water supply: ☐ Municipal ☐ Well ☐ Other

Sewer: ☐ Municipal ☐ Septic ☐ Other

Any issues? ☐ Yes ☐ No

Details: _____

Environmental/Hazards

Check if known: ☐ Asbestos ☐ UFFI ☐ Radon ☐ Mould ☐ Flooding ☐ Underground Oil Tank

Details: _____

Title/Legal

Any easements, encroachments, zoning/bylaw issues? ☐ Yes ☐ No

If condo/strata: Documents available? ☐ Yes ☐ No

Details: _____

Insurance/Claims

Any fire, flood, or insurance claims? ☐ Yes ☐ No

Details: _____

Inclusions/Rentals

Included items (appliances, fixtures, etc.):

Any rented items (HWT, furnace, etc.)? ☐ Yes ☐ No

Details: _____

Additional Material Facts

Disclose any other known issues or defects:

Acknowledgements & Signatures

Seller(s): _____ Date: _____

Seller(s): _____ Date: _____

Buyer acknowledges receipt (optional): _____ Date: _____

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