

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 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
4 material defects about the property being sold that are not readily observable. While the Law requires certain disclosures, this disclo-
5 sure statement covers common topics beyond the basic requirements of the Law in an effort to assist sellers in complying with disclo-
6 sure requirements and to assist buyers in evaluating the property being considered. Sellers who wish to see or use the basic disclosure
7 form can find the form on the Web site of the Pennsylvania State Real Estate Commission.

8 This Statement discloses Seller's knowledge of the condition of the property as of the date signed by Seller and is not a substitute
9 for any inspections or warranties that Buyer may wish to obtain. This Statement is not a warranty of any kind by Seller or a war-
10 ranty or representation by any listing real estate broker, any selling real estate broker, or their licensees. Buyer is encouraged to address
11 concerns about the conditions of the property that may not be included in this Statement. This Statement does not relieve Seller of the
12 obligation to disclose a material defect that may not be addressed on this form.

13 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
14 value of the property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or sub-
15 system 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.

16 1. SELLER'S EXPERTISE Seller does not possess expertise in contracting, engineering, architecture, environmental assessment or
17 other areas related to the construction and conditions of the property and its improvements, except as follows: _____

19 2. OWNERSHIP/OCCUPANCY

20 (a) Is the property currently occupied? ___ Yes ___ No If "yes," by whom? ___ Seller ___ Other occupants (tenants)

21 If property is not occupied, when was it last occupied? _____

22 (b) How long have you owned the property? _____

23 (c) Are you aware of any pets having lived in the house or other structures during your ownership? ___ Yes ___ No

24 If "yes," describe: _____

25 3. ROOF

26 (a) Date roof installed: _____ Documented? ___ Yes ___ No ___ Unknown

27 (b) Has the roof been replaced or repaired during your ownership? ___ Yes ___ No

28 If "yes," was the existing roofing material removed? ___ Yes ___ No ___ Unknown

29 (c) Has the roof ever leaked during your ownership? ___ Yes ___ No

30 (d) Are you aware of any problems with the roof, gutters, flashing or downspouts? ___ Yes ___ No

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

33 4. BASEMENTS AND CRAWL SPACES (Complete only if applicable)

34 (a) Does the property have a sump pump? ___ Yes ___ No ___ Unknown

35 If "yes," has it ever run? ___ Yes ___ No ___ Unknown Is it in working order? ___ Yes ___ No ___ Unknown

36 (b) Are you aware of any water leakage, accumulation, or dampness within the basement or crawl space? ___ Yes ___ No

37 (c) Do you know of any repairs or other attempts to control any water or dampness problem in the basement or crawl space? ___ Yes ___ No

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

40 5. TERMITES/WOOD-DESTROYING INSECTS, DRYROT, PESTS

41 (a) Are you aware of any termites/wood-destroying insects, dryrot, or pests affecting the property? ___ Yes ___ No

42 (b) Are you aware of any damage to the property caused by termites/wood-destroying insects, dryrot, or pests? ___ Yes ___ No

43 (c) Is your property currently under contract by a licensed pest control company? ___ Yes ___ No

44 (d) Are you aware of any termite/pest control reports or treatments for the property? ___ Yes ___ No

46 Explain any "yes" answers in this section, including the name of any service/treatment provider, if applicable: _____

48 6. STRUCTURAL ITEMS

49 (a) Are you aware of any past or present water leakage in the house or other structures? ___ Yes ___ No

50 (b) Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, or other
51 structural components? ___ Yes ___ No

52 (c) Are you aware of any past or present problems with driveways, walkways, patios, or retaining walls on the property? ___ Yes ___ No

53 (d) Is your property constructed with an Exterior Insulating Finishing System (EIFS), such as Dryvit or synthetic stucco?

54 ___ Yes ___ No ___ Unknown If yes, date installed, if known _____

55 (e) Are there any defects (including stains) in flooring or floor coverings? ___ Yes ___ No ___ Unknown

56 (f) Are you aware of any fire, storm, water or ice damage to the property? ___ Yes ___ No

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

58 Buyer Initials: _____ Date _____

Seller Initials: _____ Date _____

7. ADDITIONS/ALTERATIONS Have any additions, structural changes, or other alterations been made to the property during your ownership? Yes No

Table with 4 columns: If yes, list additions, structural changes, or alterations (use additional sheets if necessary), Approximate date of work, Were permits obtained? (Yes/No/Unknown), Were final inspections/approvals obtained? (Yes/No/Unknown)

Note to Buyer: The PA Construction Code Act, 35 P.S. §7210.101 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 changes made by 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.

8. WATER SUPPLY

- (a) What is the source of your drinking water? Public Water Well on Property Community Water None Other (explain):
(b) When was your water last tested? Test results: If your drinking water source is not public, is the pumping system in working order? Yes No If "no," explain:
(c) Do you have a softener, filter, or other treatment system? Yes No If you do not own the system, explain:
(d) Have you ever had a problem with your water supply? Yes No
(e) Has your well ever run dry? Yes No Not Applicable
(f) Is there a well on the property not used as the primary source of drinking water? Yes No If yes, is the well capped? Yes No
(g) Is the water system shared? Yes No
(h) Are you aware of any leaks or other problems, past or present, relating to the water supply, pumping system, and related items? Yes No

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

9. SEWAGE SYSTEM

- (a) What is the type of sewage system? Public Sewer Individual On-lot Sewage Disposal System Individual On-lot Sewage Disposal System in Proximity to Well Community Sewage Disposal System Ten-acre Permit Exemption Holding Tank None None Available/Permit Limitations in Effect Other type of sewage system (explain):
(b) If Individual On-lot sewage system, what type? Cesspool Drainfield Unknown Other (specify):
(c) Are there any septic tanks on the Property? Yes No Unknown If "yes," what type of tank(s)? Metal/steel Cement/concrete Fiberglass Unknown Other (specify):
(d) When was the on-site sewage disposal system last serviced?
(e) Are there any sewage pumps located on the property? Yes No If yes, type(s) of pump(s) Are pump(s) in working order? Yes No Who is responsible for maintenance of sewage pumps?
(f) Is the sewage system shared? Yes No
(g) Are you aware of any past or present leaks, backups, or other problems relating to the sewage system and related items? Yes No

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

10. PLUMBING SYSTEM

- (a) Type of plumbing (check all that apply): Copper Galvanized Lead PVC Polybutylene pipe (PB) Mixed Unknown Other (explain):
(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; etc.)? Yes No If "yes," explain:

11. DOMESTIC WATER HEATING

- (a) Type of water heating: Electric Natural Gas Fuel Oil Propane Solar Summer/Winter Hook-Up Other (explain):
(b) Are you aware of any problems with any water heater or related equipment? Yes No If "yes," explain:

121 **12. AIR CONDITIONING SYSTEM** 121
 122 (a) Type of air conditioning: Central Air Wall Units Window Units None 122
 123 Other (explain): _____ 123
 124 Number of window units included in sale _____ Location(s) _____ 124
 125 (b) Age of Central Air Conditioning System: _____ Unknown Date last serviced, if known _____ 125
 126 (c) List any areas of the house that are not air conditioned: _____ 126
 127 (d) Are you aware of any problems with any item in this section? Yes No 127
 128 If "yes," explain: _____ 128

129 **13. HEATING SYSTEM** 129
 130 (a) Type(s) of heating fuel(s) (check all that apply): Electric Fuel Oil Natural Gas Propane 130
 131 Coal Wood Other: _____ 131
 132 (b) Type(s) of heating system(s) (check all that apply): Forced Hot Air Hot Water Heat Pump 132
 133 Electric Baseboard Steam Wood Stove (How many?) Coal Stove (How many?) 133
 134 Other: _____ 134
 135 (c) Age of Heating System: _____ Unknown Date last serviced, if known _____ 135
 136 (d) Are there any fireplaces? Yes No If "yes," how many? _____ Are they working? Yes No 136
 137 (e) Are there any chimneys (from a fireplace, water heater or any other heating system)? Yes No 137
 138 If "yes," how many? _____ When were they last cleaned? _____ Unknown _____ 138
 139 Are they working? Yes No If "no," explain: _____ 139
 140 (f) List any areas of the house that are not heated: _____ 140
 141 (g) Are you aware of any heating fuel tanks on the property? Yes No 141
 142 Location(s), including underground tank(s): _____ 142
 143 If you do not own the tanks, explain: _____ 143
 144 Are you aware of any problems or repairs needed regarding any item in this section? Yes No 144
 145 If "yes," explain: _____ 145
 146 _____ 146

147 **14. ELECTRICAL SYSTEM** 147
 148 (a) Type of Electrical System: Fuses Circuit Breakers How Many Amps? _____ Unknown 148
 149 (b) Are you aware of any knob and tube wiring in the home? Yes No 149
 150 Are you aware of any problems or repairs needed in the electrical system? Yes No 150
 151 If "yes," explain: _____ 151

152 **15. OTHER EQUIPMENT AND APPLIANCES** 152
 153 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 153
 154 not mean it is included in the Agreement of Sale. Terms of the Agreement of Sale negotiated between Buyer and Seller will 154
 155 determine which items, if any, are included in the purchase of the Property. 155
 156 (a) Electric Garage Door Opener Number of Transmitters _____ Keyless Entry _____ 156
 157 (b) Smoke Detectors How many? _____ Location(s) _____ 157
 158 (c) Security Alarm System Owned Leased (Lease Information _____) 158
 159 (d) Lawn Sprinkler(s) How many? _____ Automatic Timer _____ 159
 160 (e) Swimming Pool Hot Tub/Spa Pool/Spa Heater Pool/Spa Cover Whirlpool/Tub 160
 161 Pool/Spa Equipment and Accessories (list): _____ 161
 162 (f) Refrigerator(s) Range/Oven Microwave Oven Dishwasher Trash Compactor 162
 163 Garbage Disposal Chest Freezer Washer Dryer Intercom 163
 164 (g) Ceiling Fan(s) How many? _____ Location(s) _____ 164
 165 (h) Awnings Attic Fan(s) Satellite Dish Storage Shed Deck(s) Electric Animal Fence 165
 166 (i) Other: _____ 166
 167 Are you aware of any problems or repairs needed regarding any item in this section? Yes No 167
 168 If "yes," explain: _____ 168

169 **16. LAND (SOILS, DRAINAGE, FLOODING AND BOUNDARIES)** 169
 170 (a) Land/Soils 170
 171 1) Are you aware of any fill or expansive soil on the property? Yes No 171
 172 2) Are you aware of any sliding, settling, earth movement, upheaval, subsidence, or earth stability problems that have 172
 173 occurred on or affect the property? Yes No 173
 174 3) Are you aware of any existing, past or proposed mining, strip-mining, or any other excavations that might affect this 174
 175 property? Yes No 175

176 *Note to Buyer: The property may be subject to mine subsidence damage. Maps of the counties and mines where mine subsidence* 176
 177 *damage may occur and mine subsidence insurance are available through: Department of Environmental Protection, Mine Subsidence* 177
 178 *Insurance Fund, 25 Technology Drive, California Technology Park, Coal Center, PA 15423 (800) 922-1678 (within Pennsylvania) or* 178
 179 *(724) 769-1100 (outside Pennsylvania).* 179

180 **Buyer Initials:** _____ **Date** _____ **SPD Page 3 of 5** **Seller Initials:** _____ **Date** _____ 180

4) Is the property, or a portion of it, preferentially assessed for tax purposes, or subject to limited development rights?

Yes No If "yes", check all that apply below:

Farmland and Forest Land Assessment Act - 72 P.S. §5490.1 et seq. (Clean and Green Program)

Open Space Act - 16 P.S. §11941 et seq.

Agricultural Area Security Law - 3 P.S. §901 et seq. (Development Rights)

Other

Note to Buyer: Pennsylvania has enacted the Right to Farm Act (3 P.S. § 951-957) in an effort to limit the circumstances under which agricultural operations may be subject to nuisance suits or ordinances. Buyers are encouraged to investigate whether any agricultural operations covered by the Act operate in the vicinity of the property.

Explain any "yes" answers in this section:

(b) Flooding/Drainage

1) Is any part of this property located in a wetlands area or a FEMA flood zone? Yes No Unknown

2) Do you know of any past or present drainage or flooding problems affecting the property? Yes No

Explain any "yes" answers in this section, including dates and extent of flooding:

(c) Boundaries

1) Do you know of any encroachments, boundary line disputes, or easements affecting the property? Yes No

Note to Buyer: Most properties have easements running across them for utility services and other reasons. In many cases, the easements do not restrict the ordinary use of the property, and Seller may not be readily aware of them. Buyers may wish to determine the existence of easements and restrictions by examining the property and ordering an Abstract of Title or searching the records in the Office of the Recorder of Deeds for the county before entering into an agreement of sale.

2) Do you access the property from a private road or lane? Yes No

If yes, do you have a recorded right of way or maintenance agreement? Yes No

3) Are you aware of any shared or common areas (e.g., driveways, bridges, docks, walls, etc.) or maintenance agreements?

Yes No

Explain any "yes" answers in this section:

17. HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES

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

(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 or polychlorinated biphenyls (PCBs), etc.? Yes No

(c) 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? Yes No

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

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

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

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

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

(h) Are you aware of any tests for radon gas that have been performed in any buildings on the property? Yes No

If "yes," list date, type, and results of all tests below:

DATE TYPE OF TEST RESULTS (picocuries/liter or working levels) NAME OF TESTING SERVICE

(i) Are you aware of any radon removal system on the property? Yes No

If "yes," list date installed and type of system, and whether it is in working order below:

DATE INSTALLED TYPE OF SYSTEM PROVIDER WORKING ORDER?

Yes No Yes No

(j) If property was constructed, or if construction began, before 1978, you must disclose any knowledge of lead-based paint on the property. Are you aware of any lead-based paint or lead-based paint hazards on the property? Yes No

If "yes," explain how you know of it, where it is, and the condition of those lead-based paint surfaces:

(k) If property was constructed, or if construction began, before 1978, you must disclose any reports or records of lead-based paint or lead-based paint hazards on the property. Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on the property? Yes No

If "yes," list all available reports and records:

- 244 (l) Are you aware of testing on the property for any other hazardous substances or environmental concerns ? Yes No 244
- 245 (m) Are you aware of any other hazardous substances or environmental concerns that might impact upon the property? 245
- 246 Yes No 246

247 Explain any "yes" answers in this section: _____ 247

248 _____ 248

249 _____ 249

250 _____ 250

251 **18. CONDOMINIUMS AND OTHER HOMEOWNER ASSOCIATIONS (Complete only if applicable)** 251

252 Type: Condominium Cooperative Homeowner Association or Planned Community 252

253 Other: _____ 253

254 *Notice regarding Condominiums, Cooperatives, and Planned Communities: A buyer of a resale unit in a condominium, coopera-* 254

255 *tive, or planned community must receive a copy of the declaration (other than the plats and plans), the by-laws, the rules or regula-* 255

256 *tions, and a certificate of resale issued by the association in the condominium, cooperative, or planned com-* 256

257 *munity. Buyers may be responsible for capital contributions, initiation fees or similar one-time fees in addition to regular monthly* 257

258 *maintenance fees. The buyer will have the option of canceling the agreement with the return of all deposit monies until the certificate* 258

259 *has been provided to the buyer and for five days thereafter or until conveyance, whichever occurs first.* 259

260 **19. MISCELLANEOUS** 260

- 261 (a) Are you aware of any historic preservation restriction or ordinance or archeological designation associated with the property? 261
- 262 Yes No 262
- 263 (b) Are you aware of any existing or threatened legal action affecting the property? Yes No 263
- 264 (c) Are you aware of any violations of federal, state, or local laws or regulations relating to this property? Yes No 264
- 265 (d) Are you aware of any public improvement, condominium or homeowner association assessments against the property that remain 265
- 266 unpaid or of any violations of zoning, housing, building, safety or fire ordinances that remain uncorrected? Yes No 266
- 267 (e) Are you aware of any judgment, encumbrance, lien (for example, co-maker or equity loan), overdue payment on a support obli- 267
- 268 gation, or other debt against this property that cannot be satisfied by the proceeds of this sale? Yes No 268
- 269 (f) Are you aware of any reason, including a defect in title, that would prevent you from giving a warranty deed or conveying title to the 269
- 270 property? Yes No 270
- 271 (g) Are you aware of any insurance claims filed relating to the property? Yes No 271
- 272 (h) Are you aware of any material defects to the property, dwelling, or fixtures which are not disclosed elsewhere on this form? 272
- 273 Yes No 273

274 A material defect is a problem with a residential real property or any portion of it that would have a significant adverse impact 274

275 on the value of the property or that involves an unreasonable risk to people on the property. The fact that a structural element, 275

276 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 276

277 itself a material defect 277

278 Explain any "yes" answers in this section: _____ 278

279 _____ 279

280 The undersigned Seller represents that the information set forth in this disclosure statement is accurate and complete to the best 280

281 of Seller's knowledge. Seller hereby authorizes the Listing Broker to provide this information to prospective buyers of the prop- 281

282 erty and to other real estate licensees. SELLER ALONE IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION 282

283 CONTAINED IN THIS STATEMENT. Seller shall cause Buyer to be notified in writing of any information supplied on this form 283

284 which is rendered inaccurate by a change in the condition of the property following completion of this form. 284

285 WITNESS _____ SELLER _____ DATE _____ 285

286 WITNESS _____ SELLER _____ DATE _____ 286

287 WITNESS _____ SELLER _____ DATE _____ 287

288 **EXECUTOR, ADMINISTRATOR, TRUSTEE SIGNATURE BLOCK** 288

289 According to the provisions of the Real Estate Seller Disclosure Law, the undersigned executor, administrator or trustee is not required 289

290 to fill out a Seller's Property Disclosure Statement. The executor, administrator or trustee, must, however, disclose any known mate- 290

291 rial defect(s) of the property. 291

292 _____ DATE _____ 292

293 **RECEIPT AND ACKNOWLEDGEMENT BY BUYER** 293

294 The undersigned Buyer acknowledges receipt of this Disclosure Statement. Buyer acknowledges that this Statement is not a 294

295 warranty and that, unless stated otherwise in the sales contract, Buyer is purchasing this property in its present condition. It 295

296 is Buyer's responsibility to satisfy himself or herself as to the condition of the property. Buyer may request that the property 296

297 be inspected, at Buyer's expense and by qualified professionals, to determine the condition of the structure or its components. 297

298 WITNESS _____ BUYER _____ DATE _____ 298

299 WITNESS _____ BUYER _____ DATE _____ 299