

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 Address _____

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 disclosure
5 statement covers common topics beyond the basic requirements of the Law in an effort to assist sellers in complying with disclosure requirements
6 and to assist buyers in evaluating the property being considered. Sellers who wish to see or use the basic disclosure form can find the form on the
7 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 for
9 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
10 representation by any listing real estate broker, any selling real estate broker, or their licensees. Buyer is encouraged to address concerns
11 about the conditions of the property that may not be included in this Statement. This Statement does not relieve Seller of the obligation to
12 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 subsystem
15 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 other
17 areas related to the construction and conditions of the property and its improvements, except as follows: _____

19 2. 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:
32 _____

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:
39 _____

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

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

47 6. STRUCTURAL ITEMS

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

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

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

52 (d) Is your property constructed with an Exterior Insulating Finishing System (EIFS), such as Dryvit or synthetic stucco?
53 [] Yes [] No [] Unknown If yes, date installed, if known _____

54 (e) Are there any defects (including stains) in flooring or floor coverings? [] Yes [] No [] Unknown

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

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

58 Buyer Initials: _____ Date _____ SPD Page 1 of 6 Seller Initials: _____ Date _____



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

| 61 | 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) |
|----|---|-----------------------------|--|--|
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68 **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
69 altering properties. Buyers should check with the municipality to determine if permits and/or approvals were necessary for disclosed work and if so,
70 whether they were obtained. Where required permits were not obtained, the municipality might require the current owner to upgrade or remove
71 changes made by prior owners. Buyers can have the property inspected by an expert in codes compliance to determine if issues exist. Expanded title
72 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.

73 **8. WATER SUPPLY**

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

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

89 _____
90 _____

91 **9. SEWAGE SYSTEM**

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

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

108 _____

109 **10. PLUMBING SYSTEM**

- 110 (a) Type of plumbing (check all that apply): Copper Galvanized Lead PVC Polybutylene pipe (PB)
111 Mixed Unknown Other (explain): _____
- 112 (b) Are you aware of any problems with any of your plumbing fixtures (e.g., including but not limited to: kitchen, laundry, or bathroom
113 fixtures; wet bars; etc.)? Yes No
114 If "yes," explain: _____

115 **11. DOMESTIC WATER HEATING**

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

120 **Buyer Initials:** _____ **Date** _____ **SPD Page 2 of 6** **Seller Initials:** _____ **Date** _____

121 **12. AIR CONDITIONING SYSTEM**

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

129 **13. HEATING SYSTEM**

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

144 **Are you aware of any problems or repairs needed regarding any item in this section?** Yes No
 145 **If "yes," explain:** _____
 146 _____

147 **14. ELECTRICAL SYSTEM**

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

153 **15. OTHER EQUIPMENT AND APPLIANCES**

154 **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**
 155 **mean it is included in the Agreement of Sale. Terms of the Agreement of Sale negotiated between Buyer and Seller will**
 156 **determine which items, if any, are included in the purchase of the Property.**

- 157 (a) Electric Garage Door Opener Number of Transmitters _____ Keyless Entry
 158 (b) Smoke Detectors How many? _____ Location(s) _____
 159 (c) Security Alarm System Owned Leased (Lease Information _____)
 160 (d) Lawn Sprinkler(s) How many? _____ Automatic Timer
 161 (e) Swimming Pool Hot Tub/Spa Pool/Spa Heater Pool/Spa Cover Whirlpool/Tub
 162 Pool/Spa Equipment and Accessories (list): _____
 163 (f) Refrigerator(s) Range/Oven Microwave Oven Dishwasher Trash Compactor
 164 Garbage Disposal Chest Freezer Washer Dryer Intercom
 165 (g) Ceiling fan(s) How many? _____ Location(s) _____
 166 (h) Awnings Attic Fan(s) Satellite Dish Storage Shed Deck(s) Electric Animal Fence
 167 (i) Other: _____

168 **Are you aware of any problems or repairs needed regarding any item in this section?** Yes No
 169 **If "yes," explain:** _____
 170 _____

171 **16. LAND (SOILS, DRAINAGE, FLOODING AND BOUNDARIES)**

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

178 **Note to Buyer:** The property may be subject to mine subsidence damage. Maps of the counties and mines where mine subsidence
 179 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).

180 **Buyer Initials:** _____ **Date** _____ **SPD Page 3 of 6** **Seller Initials:** _____ **Date** _____

- 181 4) Is the property, or a portion of it, preferentially assessed for tax purposes, or subject to limited development rights?
 182 Yes No If "yes", check all that apply below:
 183 **Farmland and Forest Land Assessment Act** - 72 P.S. §5490.1 et seq. (Clean and Green Program)
 184 **Open Space Act** - 16 P.S. §11941 et seq.
 185 **Agricultural Area Security Law** - 3 P.S. §901 et seq. (Development Rights)
 186 Other _____

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

190 **Explain any "yes" answers in this section:** _____
 191

192 (b) **Flooding/Drainage**

- 193 1) Is any part of this property located in a wetlands area or a FEMA flood zone? Yes No Unknown
 194 2) Do you know of any past or present drainage or flooding problems affecting the property? Yes No

195 **Explain any "yes" answers in this section, including dates and extent of flooding:** _____
 196

197 (c) **Boundaries**

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

199 *Note to Buyer: Most properties have easements running across them for utility services and other reasons. In many cases, the easements*
 200 *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*
 201 *of easements and restrictions by examining the property and ordering an Abstract of Title or searching the records in the Office of the*
 202 *Recorder of Deeds for the county before entering into an agreement of sale.*

- 203 2) Do you access the property from a private road or lane? Yes No
 204 If yes, do you have a recorded right of way or maintenance agreement? Yes No
 205 3) Are you aware of any shared or common areas (e.g., driveways, bridges, docks, walls, etc.) or maintenance agreements?
 206 Yes No

207 **Explain any "yes" answers in this section:** _____
 208

209 **17. HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES**

- 210 (a) Are you aware of any underground tanks (other than home heating fuel or septic tanks disclosed above)? Yes No
 211 (b) Are you aware of any past or present hazardous substances present on the property (structure or soil) such as, but not limited
 212 to, asbestos or polychlorinated biphenyls (PCBs), etc.? Yes No
 213 (c) Are you aware of sewage sludge (other than commercially available fertilizer products) being spread on the property, or have you
 214 received written notice of sewage sludge being spread on an adjacent property? Yes No
 215 (d) Are you aware of any tests for mold, fungi, or indoor air quality in the property? Yes No
 216 (e) Other than general household cleaning, have you taken any efforts to control or remediate mold or mold-like substances in the
 217 property? Yes No

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

- 222 (f) Are you aware of any dumping on the property? Yes No
 223 (g) Have you received written notice regarding the presence of an environmental hazard or biohazard on your property or any
 224 adjacent property? Yes No
 225 (h) Are you aware of any tests for radon gas that have been performed in any buildings on the property? Yes No

226 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 |
|-------|--------------|--|-------------------------|
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |

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

231 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? |
|----------------|----------------|----------|--|
| _____ | _____ | _____ | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| _____ | _____ | _____ | <input type="checkbox"/> Yes <input type="checkbox"/> No |

- 235 (j) If property was constructed, or if construction began, before 1978, you must disclose any knowledge of lead-based paint on the
 236 property. Are you aware of any lead-based paint or lead-based paint hazards on the property? Yes No
 237 If "yes," explain how you know of it, where it is, and the condition of those lead-based paint surfaces: _____
 238

- 239 (k) If property was constructed, or if construction began, before 1978, you must disclose any reports or records of lead-based paint or
 240 lead-based paint hazards on the property. Are you aware of any reports or records regarding lead-based paint or lead-based paint
 241 hazards on the property? Yes No
 242 If "yes," list all available reports and records: _____

243 **Buyer Initials:** _____ **Date** _____ **SPD Page 4 of 6** **Seller Initials:** _____ **Date** _____

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

246 **Explain any "yes" answers in this section:** _____
 247 _____
 248 _____
 249 _____

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

251 T y p e : Condominium Cooperative Homeowner Association or Planned Community
 252 Other: _____

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

259 **19. MISCELLANEOUS**

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

273 A material defect is a problem with a residential real property or any portion of it that would have a significant adverse impact on
 274 the value of the property or that involves an unreasonable risk to people on the property. The fact that a structural element, system
 275 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
 276 material defect.

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

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

284 **WITNESS** _____ **SELLER** _____ **DATE** _____

285 **WITNESS** _____ **SELLER** _____ **DATE** _____

286 **WITNESS** _____ **SELLER** _____ **DATE** _____

287 **EXECUTOR, ADMINISTRATOR, TRUSTEE SIGNATURE BLOCK**

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

292 **RECEIPT AND ACKNOWLEDGEMENT BY BUYER**

293 **The undersigned Buyer acknowledges receipt of this Disclosure Statement. Buyer acknowledges that this Statement is not a warranty**
 294 **and that, unless stated otherwise in the sales contract, Buyer is purchasing this property in its present condition. It is Buyer's**
 295 **responsibility to satisfy himself or herself as to the condition of the property. Buyer may request that the property be inspected, at**
 296 **Buyer's expense and by qualified professionals, to determine the condition of the structure or its components.**

297 **WITNESS** _____ **BUYER** _____ **DATE** _____

298 **WITNESS** _____ **BUYER** _____ **DATE** _____

299 **WITNESS** _____ **BUYER** _____ **DATE** _____

300 **Buyer Initials:** _____ **Date** _____ **SPD Page 5 of 6** **Seller Initials:** _____ **Date** _____

INFORMATION REGARDING THE REAL ESTATE SELLER DISCLOSURE LAW

Generally speaking, the Real Estate Seller Disclosure Law requires that before an agreement of sale is signed, the seller in a residential real estate transfer must make certain disclosures regarding the property to potential buyers in a form defined by the law. A residential real estate transfer is defined as a sale, exchange, installment sales contract, lease with an option to buy, grant or other transfer of an interest in real property where **NOT LESS THAN ONE AND NOT MORE THAN FOUR RESIDENTIAL DWELLING UNITS** are involved.

The Law defines a number of exceptions where the disclosures do not have to be made:

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

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

Buyer Initials: _____ Date _____

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Seller Initials: _____ Date _____