

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

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

14 A Material Defect is a problem with a residential real property or any portion of it that would have a significant adverse
15 impact on the value of the property or that involves an unreasonable risk to people on the property. The fact that a structural
16 element, system or subsystem is at or beyond the end of the normal useful life of such a structural element, system or
17 subsystem is not by itself a material defect.

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

21 2. OCCUPANCY/OWNERSHIP

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

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

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

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

26 If "yes," describe: _____

27 3. ROOF

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

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

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

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

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

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

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

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

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

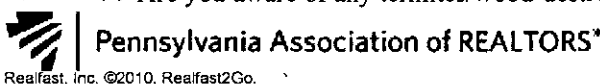
39 (b) Are you aware of any water leakage, accumulation, or dampness within the basement or crawl space?
40 Yes No

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

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

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

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



48 (b) Are you aware of any damage to the property caused by termites/wood-destroying insects, dryrot, or pests?

49 Yes No

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

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

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

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54 **6. STRUCTURAL ITEMS**

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

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

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

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

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

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

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

66

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

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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)

78 *Note to Buyer: The PA Construction Code Act, 35 P.S. §7210.101 et seq. (effective 2004), and local codes establish*
79 *standards for building and altering properties. Buyers should check with the municipality to determine if permits and/or*
80 *approvals were necessary for disclosed work and if so, whether they were obtained. Where required permits were not*
81 *obtained, the municipality might require the current owner to upgrade or remove changes made by prior owners. Buyers*
82 *can have the property inspected by an expert in codes compliance to determine if issues exist. Expanded title insurance*
83 *policies may be available for Buyers to cover the risk of work done to the property by previous owners without a permit or*
84 *approval.*

85 **8. WATER SUPPLY**

86 (a) What is the source of your drinking water? Public Water Well on Property Community Water None
87 Other (explain): _____

88 (b) When was your water last tested? _____ Test results? _____

89 If your drinking water source is not public, is the pumping system in working order? Yes No

90 If "no," explain: _____

91 (c) Do you have a softener, filter, or other treatment system? Yes No

92 If you do not own the system, explain: _____

93 (d) Have you ever had a problem with your water supply? Yes No

94 (e) Has your well ever run dry? Yes No Not Applicable

95 (f) Is there a well on the property not used as the primary source of drinking water? Yes No

96 If yes, is the well capped? Yes No

97 (g) Is the water system shared? Yes No

98 (h) Are you aware of any leaks or other problems, past or present, relating to the water supply, pumping system, and
99 related items? Yes No

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

102 _____
103 _____

104 **9. SEWAGE SYSTEM**

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

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

123 _____
124 **10. PLUMBING SYSTEM**

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

130 **11. DOMESTIC WATER HEATING**

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

136 **12. AIR CONDITIONING SYSTEM**

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

144 **13. HEATING SYSTEM**

- 145 (a) Type(s) of heating fuel(s) (check all that apply): Electric Fuel Oil Natural Gas Propane Coal
146 Wood Other: _____
- 147 (b) Type(s) of heating system(s) (check all that apply): Forced Hot Air Hot Water Heat Pump
148 Electric Baseboard Steam Wood Stove (How many? _____) Coal Stove (How many? _____)
149 Other: _____
- 150 (c) Age of Heating System: _____ Unknown Date last serviced, if known _____

- 151 (d) Are there any fireplaces? Yes No If "yes," how many? _____ Are they working? Yes No
 152 (e) Are there any chimneys (from a fireplace, water heater or any other heating system)? Yes No
 153 If "yes," how many? _____ When were they last cleaned? _____ Unknown
 154 Are they working? Yes No If "no," explain: _____
 155 (f) List any areas of the house that are not heated: _____
 156 (g) Are you aware of any heating fuel tanks on the property? Yes No
 157 Location(s), including underground tank(s): _____
 158 If you do not own the tanks, explain: _____
 159 Are you aware of any problems or repairs needed regarding any item in this section? Yes No
 160 If "yes," explain: _____
 161 _____

162 **14. ELECTRICAL SYSTEM**

- 163 (a) Type of Electrical System: Fuses Circuit Breakers How Many Amps? _____ Unknown
 164 (b) Are you aware of any knob and tube wiring in the home? Yes No
 165 Are you aware of any problems or repairs needed regarding any item in this section? Yes No
 166 If "yes," explain: _____
 167 _____

167 **15. OTHER EQUIPMENT AND APPLIANCES**

- 168 This section must be completed for each item that will, or may, be sold with the property. The fact that an item is
 169 listed does not mean it is included in the Agreement of Sale. Terms of the Agreement of Sale negotiated between
 170 Buyer and Seller will determine which items, if any, are included in the purchase of the Property.
 171 (a) Electric Garage Door Opener Number of Transmitters _____ Keyless Entry
 172 (b) Smoke Detectors How many? _____ Location(s) _____
 173 (c) Security Alarm System Owned Leased (Lease Information _____)
 174 (d) Lawn Sprinkler(s) How many? _____ Automatic Timer _____
 175 (e) Swimming Pool Hot Tub/Spa Pool/Spa Heater Pool/Spa Cover Whirlpool/Tub
 176 Pool/Spa Equipment and Accessories (list): _____
 177 (f) Refrigerator(s) Range/Oven Microwave Oven Dishwasher Trash Compactor Garbage
 178 Disposal
 179 Chest Freezer Washer Dryer Intercom
 180 (g) Ceiling Fan(s) How many? _____ Location(s) _____
 181 (h) Awnings Attic Fan(s) Satellite Dish Storage Shed Deck(s) Electric Animal Fence
 182 (i) Other: _____
 183 _____

- 183 Are you aware of any problems or repairs needed regarding any item in this section? Yes No
 184 If "yes," explain: _____
 185 _____

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

- 186 (a) Land/Soils
 187 1) Are you aware of any fill or expansive soil on the property? Yes No
 188 2) Are you aware of any sliding, settling, earth movement, upheaval, subsidence, or earth stability problems that
 189 have occurred on or affect the property? Yes No
 190 3) Are you aware of any existing, past or proposed mining, strip-mining, or any other excavations that might affect
 191 this property? Yes No
 192 *Note to Buyer: The property may be subject to mine subsidence damage. Maps of the counties and mines where mine*
 193 *subsidence damage may occur and mine subsidence insurance are available through: Department of Environmental*
 194 *Protection, Mine Subsidence Insurance Fund, 25 Technology Drive, California Technology Park, Coal Center, PA 15423*
 195 *(800) 922-1678 (within Pennsylvania) or (724) 769-1100 (outside Pennsylvania).*
 196 4) Is the property, or a portion of it, preferentially assessed for tax purposes, or subject to limited development
 197 rights?
 198 Yes No If "yes," check all that apply below:
 199 Farmland and Forest Land Assessment Act - 72 P.S. §5490.1 et seq. (Clean and Green Program)
 200 Open Space Act - 16 P.S. §11941 et seq.
 201 Agricultural Area Security Law - 3 P.S. §901 et seq. (Development Rights)

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

207 5) Are you aware of sewage sludge (other than commercially available fertilizer products) being spread on the
208 property, or have you received written notice of sewage sludge being spread on an adjacent property? Yes
209 No

210 6) Are you aware of the transfer, sale and/or lease of any of the following property rights (by you or a previous
211 owner of the property)? Timber Coal Oil Natural Gas Other minerals

212 *Note to Buyer: Before entering into an agreement of sale, Buyer can investigate the status of these rights by, among*
213 *other means, engaging legal counsel, obtaining a title examination of unlimited years and searching the official*
214 *records in the county Office of the Recorder of Deeds, and elsewhere. Buyer is also advised to investigate the terms of*
215 *any existing leases, as Buyer may be subject to terms of those leases.*

216 **Explain any "yes" answers in this section:** _____
217 _____

218 **(b) Flooding/Drainage**

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

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

223 **(c) Boundaries**

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

226 *Note to Buyer: Most properties have easements for utility services and other reasons. These easements generally do not*
227 *restrict the ordinary use of the property and Seller may not be aware of them. Before entering into an agreement of sale,*
228 *Buyers can investigate the existence of easements and similar restrictions by ordering an Abstract of Title or searching*
229 *the official records in the county Office of the Recorder of Deeds.*

230 2) Do you access the property from a private road or lane? Yes No
231 If yes, do you have a recorded right of way or maintenance agreement? Yes No

232 3) Are you aware of any shared or common areas (e.g., driveways, bridges, docks, walls, etc.) or maintenance
233 agreements? Yes No

234 **Explain any "yes" answers in this section:** _____
235 _____

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

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

239 (b) Are you aware of any past or present hazardous substances present on the property (structure or soil) such as, but not
240 limited to asbestos, or polychlorinated biphenyls (PCBs), etc.? Yes No

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

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

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

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

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

251 (g) Are you aware of any tests for radon gas that have been performed in any buildings on the property? Yes No
252 If "yes," list date, type, and results of all tests below:

253 DATE TYPE OF TEST RESULTS (picocuries/liter or working levels) NAME OF TESTING SERVICE
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- (h) 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? |
|----------------|----------------|----------|--|
| _____ | _____ | _____ | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| _____ | _____ | _____ | <input type="checkbox"/> Yes <input type="checkbox"/> No |
- (i) 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: _____
- (j) 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: _____
- (k) Are you aware of testing on the property for any hazardous substances or environmental concerns? Yes No
- (l) Are you aware of any other hazardous substances or environmental concerns that might impact upon the property? Yes No

Explain any "yes" answers in this section: _____

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

Type: Condominium Cooperative Homeowner Association or Planned Community
Other: _____

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

19. MISCELLANEOUS

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

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 value of the property or that involves an unreasonable risk to

307 people on the property. The fact that a structural element, system or subsystem is at or beyond the end of the normal
308 useful life of such a structural element, system or subsystem is not by itself a material defect.

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

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

317
WITNESS _____ SELLER _____ DATE _____

318 **EXECUTOR, ADMINISTRATOR, TRUSTEE SIGNATURE BLOCK**
319
320 According to the provisions of the Real Estate Seller Disclosure Law, the undersigned executor, administrator or trustee is
321 not required to fill out a Seller's Property Disclosure Statement. The executor, administrator or trustee, must, however,
322 disclose any known material defect(s) of the property.
323
324 _____ DATE _____
325
326

327 **RECEIPT AND ACKNOWLEDGEMENT BY BUYER**
328
329 The undersigned Buyer acknowledges receipt of this Disclosure Statement. Buyer acknowledges that this Statement is not a
330 warranty and that, unless stated otherwise in the sales contract, Buyer is purchasing this property in its present condition. It is
331 Buyer's responsibility to satisfy himself or herself as to the condition of the property. Buyer may request that the property be
332 inspected, at Buyer's expense and by qualified professionals, to determine the condition of the structure or its components.
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WITNESS _____ BUYER _____ 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.