

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 _____

3 Seller _____

4 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
5 material defects about the property being sold that are not readily observable. While the Law requires certain disclosures, this disclosure
6 statement covers common topics beyond the basic requirements of the Law in an effort to assist sellers in complying with disclosure
7 requirements and to assist buyers in evaluating the property being considered. Sellers who wish to see or use the basic disclosure form
8 can find the form on the Web site of the Pennsylvania State Real Estate 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 substitute for
10 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
11 representation by any listing real estate broker, any selling real estate broker, or their licensees. Buyer is encouraged to address concerns
12 about the conditions of the property that may not be included in this Statement. This Statement does not relieve Seller of the obligation
13 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 impact on the
15 value of the property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem
16 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.

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

20 2. OWNERSHIP/OCCUPANCY

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

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

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

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

25 if "yes," describe: _____

26 3. ROOF

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

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

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

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

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

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

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

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

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

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

38 (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

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

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

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

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

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

45 (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:

59 Buyer Initials: _____ Date _____ SPD Page 1 of 5 Seller Initials: _____ Date _____



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60 7. **ADDITIONS/REMODELS** Have you made any additions, structural changes, or other alterations to the property? Yes No
61 If "yes," describe: _____
62 _____

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

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

80 9. **SEWAGE SYSTEM**
81 (a) What is the type of sewage system? Public Sewer Individual On-Lot Sewage Disposal System
82 Individual On-Lot Sewage Disposal System in Proximity to Well Community Sewage Disposal System
83 Ten-acre Permit Exemption Holding Tank None None Available/Permit Limitation in Effect
84 Other type of sewage system (explain): _____
85 _____
86 (b) If Individual On-lot sewage system, what type? Cesspool Drainfield Unknown
87 Other (specify): _____
88 (c) Are there any septic tanks on the Property? Yes No Unknown
89 If "yes," what type of tank(s)? Metal/steel Cement/concrete Fiberglass Unknown
90 Other (specify): _____
91 (d) When was the on-site sewage disposal system last serviced? _____
92 (e) Are there any sewage pumps located on the property? Yes No
93 If yes, type(s) of pump(s) _____ Are pump(s) in working order? Yes No
94 Who is responsible for maintenance of sewage pumps? _____
95 (f) Is the sewage system shared? Yes No
96 (g) Are you aware of any past or present leaks, backups, or other problems relating to the sewage system and related items?
97 Yes No

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

100 10. **PLUMBING SYSTEM**
101 (a) Type of plumbing (check all that apply): Copper Galvanized Lead PVC Polybutylene Pipe (PB) Mixed
102 Unknown Other (explain): _____
103 (b) Are you aware of any problems with any of your plumbing fixtures (e.g., including but not limited to: kitchen, laundry, or bathroom
104 fixtures; wet bars; etc)? Yes No
105 If "yes," explain: _____

106 11. **DOMESTIC WATER HEATING**
107 (a) Type of water heating: Electric Natural Gas Fuel Oil Propane Solar Summer/Winter Hook-Up
108 Other (explain): _____
109 (b) Are you aware of any problems with any water heater or related equipment? Yes No
110 If "yes," explain: _____

111 12. **AIR CONDITIONING SYSTEM**
112 (a) Type of air conditioning: Central Air Wall Units Window Units None
113 Other (explain): _____
114 Number of window units included in sale _____ Location(s) _____
115 (b) Age of Central Air Conditioning System: _____ Unknown Date last serviced, if known _____
116 (c) List any areas of the house that are not air conditioned: _____
117 _____
118 (d) Are you aware of any problems with any item in this section? Yes No
119 If "yes," explain: _____

120 **Buyer Initials:** _____ **Date** _____ **SPD Page 2 of 5** **Seller Initials:** _____ **Date** _____

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

136 **Are you aware of any problems or repairs needed regarding any item in this section?** Yes No

137 **If "yes," explain:** _____

138

139 **14. ELECTRICAL SYSTEM**

140 (a) Type of Electrical System: Fuses Circuit Breakers How Many Amps? _____ Unknown

141 (b) Are you aware of any knob and tube wiring in the home? Yes No

142 **Are you aware of any problems or repairs needed in the electrical system?** Yes No

143 **If "yes," explain:** _____

144 **15. OTHER EQUIPMENT AND APPLIANCES**

145 **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**

146 **not mean it is included in the Agreement of Sale. Terms of the Agreement of Sale negotiated between Buyer and Seller will**

147 **determine which items, if any, are included in the purchase of the Property.**

148 (a) Electric Garage Door Opener Number of Transmitters _____ Keyless Entry

149 (b) Smoke Detectors How many? _____ Location(s) _____

150 (c) Security Alarm System Owned Leased (Lease Information _____)

151 (d) Lawn Sprinkler(s) How many? _____ Automatic Timer

152 (e) Swimming Pool Hot Tub/Spa Pool/Spa Heater Pool/Spa Cover Whirlpool/Tub

153 Pool/Spa Equipment and Accessories (list): _____

154 (f) Refrigerator(s) Range/Oven Microwave Oven Dishwasher Trash Compactor Garbage Disposal

155 Chest Freezer Washer Dryer Intercom

156 (g) Ceiling Fan(s) How many? _____ Location(s) _____

157 (h) Awnings Attic Fan(s) Satellite Dish Storage Shed Deck(s) Electric Animal Fence

158 (i) Other: _____

159 **Are you aware of any problems or repairs needed regarding any item in this section?** Yes No

160 **If "yes," explain:** _____

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

162 (a) **Land/Soils**

163 1) Are you aware of any fill or expansive soil on the property? Yes No

164 2) Are you aware of any sliding, settling, earth movement, upheaval, subsidence, or earth stability problems that have

165 occurred on or affect the property? Yes No

166 3) Are you aware of any existing, past or proposed mining, strip-mining, or any other excavations that might affect this

167 property? Yes No

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

169 damage may occur and mine subsidence insurance are available through: Department of Environmental Protection, Mine Subsidence

170 Insurance Fund, 25 Technology Drive, California Technology Park, Coal Center, PA 15423 (800) 922-1678 (within Pennsylvania)

171 or (724) 769-1100 (outside Pennsylvania).

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

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

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

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

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

177 Other _____

178 **Note to Buyer:** Pennsylvania has enacted the Right to Farm Act (3 P.S. § 951-957) in an effort to limit the circumstances under

179 which agricultural operations may be subject to nuisance suits or ordinances. Buyers are encouraged to investigate whether any

180 agricultural operations covered by the Act operate in the vicinity of the property.

181 **Explain any "yes" answers in this section:** _____

182 _____

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

184 (b) **Flooding/Drainage**
185 1) Is any part of this property located in a wetlands area or a FEMA flood zone? ___ Yes ___ No ___ Unknown
186 2) Do you know of any past or present drainage or flooding problems affecting the property? ___ Yes ___ No
187 **Explain any "yes" answers in this section, including dates and extent of flooding:** _____
188 _____

189 (c) **Boundaries**
190 1) Do you know of any encroachments, boundary line disputes, or easements affecting the property? ___ Yes ___ No
191 *Note to Buyer: Most properties have easements running across them for utility services and other reasons. In many cases, the*
192 *easements do not restrict the ordinary use of the property, and Seller may not be readily aware of them. Buyer may wish to*
193 *determine the existence of easements and restrictions by examining the property and ordering an Abstract of Title or searching*
194 *the records in the Office of the Recorder of Deeds for the county before entering into an agreement of sale.*
195 2) Do you access the property from a private road or lane? ___ Yes ___ No
196 If yes, do you have a recorded right of way or maintenance agreement? ___ Yes ___ No
197 3) Are you aware of any shared or common areas (e.g., driveways, bridges, docks, walls, etc.) or maintenance agreements?
198 ___ Yes ___ No
199 **Explain any "yes" answers in this section:** _____
200 _____

201 **17. HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES**
202 (a) Are you aware of any underground tanks (other than home heating fuel or septic tanks disclosed above)? ___ Yes ___ No
203 (b) Are you aware of any past or present hazardous substances present on the property (structure or soil) such as, but not limited
204 to, asbestos or polychlorinated biphenyls (PCBs), etc? ___ Yes ___ No
205 (c) Are you aware of sewage sludge (other than commercially available fertilizer products) being spread on the property, or have you
206 received written notice of sewage sludge being spread on an adjacent property? ___ Yes ___ No
207 (d) Are you aware of any tests for mold, fungi, or indoor air quality in the property? ___ Yes ___ No
208 (e) Other than general household cleaning, have you taken any efforts to control or remediate mold or mold-like substances in the
209 property? ___ Yes ___ No
210 *Note to Buyer: Individuals may be affected differently, or not at all, by mold contamination. If mold contamination or indoor air quality*
211 *is a concern, buyers are encouraged to engage the services of a qualified professional to do testing. Information on this issue is*
212 *available from the United States Environmental Protection Agency and may be obtained by contacting IAQ INFO, P.O. Box 37133,*
213 *Washington, D.C. 20013-7133, 1-800-438-4318.*
214 (f) Are you aware of any dumping on the property? ___ Yes ___ No
215 (g) Have you received written notice regarding the presence of an environmental hazard or biohazard on your property or any
216 adjacent property? ___ Yes ___ No
217 (h) Are you aware of any tests for radon gas that have been performed in any buildings on the property? ___ Yes ___ No
218 If "yes," list date, type, and results of all tests below:
219

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

220 _____
221 _____
222 (i) Are you aware of any radon removal system on the property? ___ Yes ___ No
223 If "yes," list date installed and type of system, and whether it is in working order below:
224

DATE INSTALLED	TYPE OF SYSTEM	PROVIDER	WORKING ORDER?
_____	_____	_____	___ Yes ___ No
_____	_____	_____	___ Yes ___ No

225 _____
226 _____
227 (j) If property was constructed, or if construction began, before 1978, you must disclose any knowledge of lead-based paint on the
228 property. Are you aware of any lead-based paint or lead-based paint hazards on the property? ___ Yes ___ No
229 If "yes," explain how you know of it, where it is, and the condition of those lead-based paint surfaces: _____
230 _____
231 (k) If property was constructed, or if construction began, before 1978, you must disclose any reports or records of lead-based paint
232 or lead-based paint hazards on the property. Are you aware of any reports or records regarding lead-based paint or lead-based
233 paint hazards on the property? ___ Yes ___ No
234 If "yes," list all available reports and records: _____
235 (l) Are you aware of testing on the property for any other hazardous substances or environmental concerns? ___ Yes ___ No
236 (m) Are you aware of any other hazardous substances or environmental concerns that might impact upon the property?
237 ___ Yes ___ No

238 **Explain any "yes" answers in this section:** _____
239 _____
240 _____
241 _____

242 **Buyer Initials:** _____ **Date** _____ **SPD Page 4 of 5** **Seller Initials:** _____ **Date** _____

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

244 Type: Condominium Cooperative Homeowner Association or Planned Community

245 Other: _____

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

252 19. MISCELLANEOUS

253 (a) Are you aware of any historic preservation restriction or ordinance or archeological designation associated with the property?

254 Yes No

255 (b) Are you aware of any existing or threatened legal action affecting the property? Yes No

256 (c) Are you aware of any violations of federal, state, or local laws or regulations relating to this property? Yes No

257 (d) Are you aware of any public improvement, condominium or homeowner association assessments against the property that remain
258 unpaid or of any violations of zoning, housing, building, safety or fire ordinances that remain uncorrected? Yes No

259 (e) Are you aware of any judgment, encumbrance, lien (for example, co-maker or equity loan), overdue payment on a support obligation,
260 or other debt against this property that cannot be satisfied by the proceeds of this sale? Yes No

261 (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
262 property? Yes No

263 (g) Are you aware of any insurance claims filed relating to the property? Yes No

264 (h) Are you aware of any material defects to the property, dwelling, or fixtures which are not disclosed elsewhere on this form?

265 Yes No

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

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

271 _____

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

277 WITNESS _____ SELLER _____ DATE _____

278 WITNESS _____ SELLER _____ DATE _____

279 WITNESS _____ SELLER _____ DATE _____

280 EXECUTOR, ADMINISTRATOR, TRUSTEE SIGNATURE BLOCK

281 According to the provisions of the Real Estate Seller Disclosure Law, the undersigned executor, administrator or trustee is not required to fill
282 out a Seller's Property Disclosure Statement. The executor, administrator or trustee, must, however, disclose any known material defect(s) of
283 the property.

284 _____ DATE _____

285 RECEIPT AND ACKNOWLEDGEMENT BY BUYER

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

290 WITNESS _____ BUYER _____ DATE _____

291 WITNESS _____ BUYER _____ DATE _____

292 WITNESS _____ BUYER _____ DATE _____

INFORMATION REGARDING THE REAL ESTATE SELLER DISCLOSURE LAW

294 Generally speaking, the Real Estate Seller Disclosure Law requires that before an agreement of sale is signed, the seller in a residential real
295 estate transfer must make certain disclosures regarding the property to potential buyers in a form defined by the law. A residential real estate
296 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
297 property where **NOT LESS THAN ONE AND NOT MORE THAN FOUR RESIDENTIAL DWELLING UNITS** are involved.

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

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

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