## SELLER'S PROPERTY DISCLOSURE STATEMENT

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of REALTORS®(PAR).

#### PROPERTY

SELLER

#### INFORMATION REGARDING THE REAL ESTATE SELLER DISCLOSURE LAW

Generally speaking, the Real Estate Seller Disclosure Law (68 P.S. §7301 et seq.) 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. 9
- 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. 13
- 6. Transfers by a corporation, partnership or other association to its shareholders, partners or other equity owners as part of a plan of 14 liquidation. 15
- 7. Transfer of a property to be demolished or converted to non-residential use. 16
- 8. Transfer of unimproved real property. 17
- 9. Transfers by a fiduciary during the administration of a decedent estate, guardianship, conservatorship or trust. 18
- 10. Transfers of new construction that has never been occupied when: 19
- a. The buyer has received a one-year warranty covering the construction; 20
- b. The building has been inspected for compliance with the applicable building code or, if none, a nationally recognized model 21 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 2.4 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. 2.6

While the Law requires certain disclosures, this statement includes disclosures beyond the basic requirements of the Law in an effort to 27 assist sellers in complying with seller disclosure requirements and to assist buyers in evaluating the property being considered. Sellers who 28 wish to see or use the basic disclosure form can find the form on the Web site of the Pennsylvania State Real Estate Commission. 29

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 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 rep-31 resentation by any listing real estate broker, any selling real estate broker, or their licensees. Buyer is encouraged to address concerns about the conditions of the property that may not be included in this Statement. This Statement does not relieve Seller of the obligation to disclose a material defect that may not be addressed on this form. 34

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 people on the property. The fact that a structural element, system or subsystem 36 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.

Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to 39 the property. Check unknown when the question does apply to the property but you are not sure of the answer. 40



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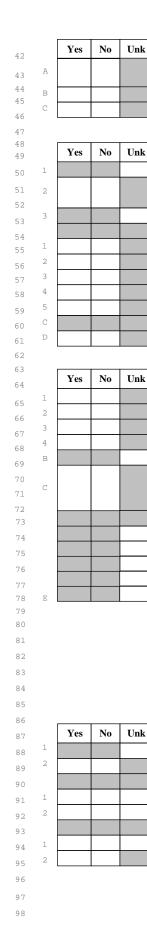
**Buyer's Initials** 

Date



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# 1. SELLER'S EXPERTISE

N/A

N/A

N/A

N/A

- (A) Does Seller possess expertise in contracting, engineering, architecture, environmental assessment or other areas related to the construction and conditions of the property and its improvements?
- (B) Is Seller the landlord for the property?
- (C) Is Seller a real estate licensee?

#### Explain any "yes" answers in section 1:

#### 2. OWNERSHIP/OCCUPANCY

### (A) Occupancy

- 1. When was the property most recently occupied?
- 2. Was the Seller the most recent occupant? If "no," when did the Seller most recently occupy the property?
- 3. How many persons most recently occupied the property?
- (B) Role of Individual Completing This Disclosure. Is the individual completing this form:
  - 1. The owner
  - 2. The executor
  - 3. The administrator
  - 4. The trustee
- 5. An individual holding power of attorney
- (C) When was the property purchased?

(D) Are you aware of any pets having lived in the house or other structures during your ownership? **Explain section 2 (if needed):** 

# 3. CONDOMINIUMS/PLANNED COMMUNITIES/OTHER HOMEOWNERS ASSOCIATIONS

(A) **Type.** Is the Property part of a(n):

- 1. Condominium
- 2. Homeowners association or planned community
- 3. Cooperative

#### (C) If "yes," are there any community services or systems that the association or community is responsible for supporting or maintaining? Explain:

- (D) If "yes," provide the following information about the association:
  - 1. Community Name
  - 2. Contact\_
  - 3. Mailing Address \_\_\_\_
  - 4. Telephone Number
- (E) How much is the capital contribution/initiation fee? \$

Notice to Buyer: 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.

#### 4. ROOF AND ATTIC

#### (A) Installation

- 1. When was the roof installed?
- 2. Do you have documentation (invoice, work order, warranty, etc.)?

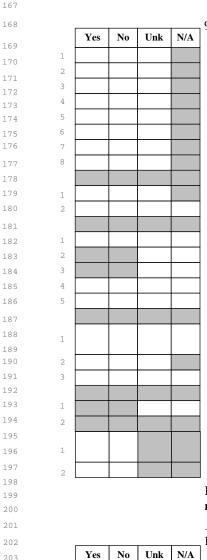
#### (B) Repair

- 1. Has the roof or any portion of it been replaced or repaired during your ownership?
- 2. If it has been replaced or repaired, was the existing roofing material removed?
- (C) Issues
  - 1. Has the roof ever leaked during your ownership?

2. Are you aware of any current/past problems with the roof, gutters, flashing or downspouts? Explain any "yes" answers in section 4, including the location and extent of any problem(s) and any repair or remediation efforts:

100						5. B	ASEMENTS AND CRAWLS	PACES				
101		Yes	No	Unk	N/A	.) (.	A) Sump Pump					
102	1						<ol> <li>Does the property have a sump pit? If yes, how many?</li> <li>Does the property have a sump pump? If yes, how many?</li> </ol>					
103	2								v many?			
104	3						<ul><li>3. If it has a sump pump, has it ever run?</li><li>4. If it has a sump pump, is the sump pump in working order?</li></ul>					
105	4							he sump pump in work	ing order?			
106				ļ		. (.	B) Water Infiltration					
107	1						1. Are you aware of any wat	er leakage, accumulatio	n, or dampness within	the basement or crawl		
108							space?					
109	2						2. Do you know of any repa		control any water or dar	mpness problem in		
110						-	the basement or crawl spa					
111	3						3. Are the downspouts or gu					
112						_	ain any "yes" answers in this	section, including the	location and extent of	any problem(s) and an		
113						repa	ir or remediation efforts:					
114						6 7	TERMITES/WOOD-DESTRO	OVING INSECTS DR	VROT PESTS			
115		Yes	No	Unk	N/A		A)Status					
116	1						1. Are you aware of any tern	nites/wood-destroving i	nsects, dryrot, or pests a	affecting the property?		
117	2						2. Are you aware of any dan					
118	-					c d	B) Treatment	Ge ensea of winnes	in the state of the moore	, <u></u> j, or posto.		
119	1						1. Is your property currently	under contract by a lice	ensed pest control com	any?		
120	2					1	2. Are you aware of any term	•				
121						Expl	ain any "yes" answers in sect		-			
122							ble:					
						1						
123		Yes	No	Unk	N/A		TRUCTURAL ITEMS					
124	A					(.	A) Are you aware of any past o	<u>^</u>	-	other problems with		
125							walls, foundations, or other			,. ,		
126	В					(.	B) Are you aware of any past o	r present problems with	driveways, walkways,	patios, or retaining		
127	d						walls on the property?					
128	С					(	C) Are you aware of any past o		on in the house or othe	r structures, other than		
129						the roof, basement or crawl spaces? (D) <b>Stucco and Exterior Synthetic Finishing Systems</b>						
130	1											
131	1						1. Is your property constructed with stucco?					
132	2						2. Is your property constructed with an Exterior Insulating Finishing System (EIFS), such as Dryvit or synthetic stucco, synthetic brick or synthetic stone?					
133	3					1	3. If "yes," when was it insta	• •	metic stone?			
134	E						E) Are you aware of any fire, st	form water or ice dama	ge to the property?			
135	F						F) Are you aware of any defect			σs?		
136						•	ain any "yes" answers in sect	· · · · ·	0	0		
137 138							ir or remediation efforts:			- <b>J F</b> - 0.00000 (0) 00000 000- <b>J</b>		
139		Yes	No	Unk	N/A	1	ADDITIONS/ALTERATIONS	S				
140						1	A) Have any additions, structur		prations been made to th	ne property during your		
141	A						ownership? Itemize and dat	0		ie property during your		
142	В						B) Are you aware of any privat			monantry other than		
143	D						zoning codes?	e or public architectural	review control of the p	property other than		
							Zonnig Coues:					
144					۲. ۸	lition	structural	Approvimate data	Were permits	Final inspections/		
145							structural	Approximate date	obtained?	approvals obtained?		
145					cha	ige, oi	r alteration	of work	(Yes/No/Unknown)	(Yes/No/Unknown)		
J												
147												
148												
149												
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152									•			
153							□ A sheet describing other a	additions and alteration	ns is attached.			
154	Selle-	Tu:44-1	la	,		Det-			von's Initials	Data		
154	Seller's	initia	IS	/		Date_	SPD P	age 3 of 10 Bu	yer's Initials/	Date		

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. 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. Note to Buyer: According to the PA Stormwater Managment Act, each municipality must enact a Storm Water Management Plan for drainage control and flood reduction. The municipality where the property is located may impose restrictions on impervious or semi-pervious surfaces added to the property. Buyers should contact the local office charged with overseeing the Stormwater Managment Plan to determine if the prior addition of impervious or semi-pervious areas, such as walkways, decks, and swimming pools, might affect your ability to make future changes.



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#### 9. WATER SUPPLY

(A) **Source.** Is the source of your drinking water (check all that apply):

- 1 Public
- 2. A well on the property
- 3. Community water
- 4. A holding tank
- 5. A cistern
- 6. A spring
- 7. Other
- 8. No water service (explain):
- (B) Bypass Valve (for properties with multiple sources of water)
  - 1. Does your water source have a bypass valve?
  - 2. If "yes," is the bypass valve working?
- (C) Well
  - 1. Has your well ever run dry?
  - 2. Depth of Well
  - 3. Gallons per minute , measured on (date)
  - 4. Is there a well used for something other than the primary source of drinking water?
  - 5. If there is an unused well, is it capped?

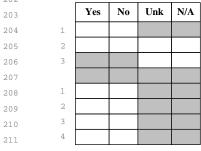
#### (D) **Pumping and Treatment**

- 1. If your drinking water source is not public, is the pumping system in working order? If "no," "no," explain:
- 2. Do you have a softener, filter, or other treatment system?
- 3. Is the softener, filter, or other treatment system leased? From whom?
- (E) General
  - 1. When was your water last tested? \_\_\_\_\_ Test results: \_\_\_\_\_
  - 2. Is the water system shared? With whom?

(F) Issues

- 1. Are you aware of any leaks or other problems, past or present, relating to the water supply, pumping system, and related items?
- 2. Have you ever had a problem with your water supply?

#### Explain any "yes" answers in section 9, including the location and extent of any problem(s) and any repair or remediation efforts:



#### 10. SEWAGE SYSTEM

#### (A) General

- 1. Is your property served by a sewage system (public, private or community)?
- 2. If no, is it due to availability or permit limitations?
- 3. When was the sewage system installed (or date of connection, if public)?
- (B) **Type** Is your property served by:
  - 1. Public (if "yes," continue to E, F and G below)
  - 2. Community (non- public)
  - 3. An individual on-lot sewage disposal system
  - 4. Other, explain:

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Buyer's Initials / Date

213		Yes	No	Unk	N/A	
214						(C) Individual On-lot Sewage Disposal System. Is your sewage system (check all that apply):
215	1					1. Within 100 feet of a well
216	2					2. Subject to a ten-acre permit exemption
217	3					3. A holding tank
218	4					4. A drainfield
219	5					5. Supported by a backup or alternate drainfield, sandmound, etc.
220	6					6. A cesspool
221	7					7. Shared
222	8					8. Other, explain:
223						(D) Tanks and Service
224	1					1. Are there any metal/steel septic tanks on the Property?
25	2					2. Are there any cement/concrete septic tanks on the Property?
26	3					3. Are there any fiberglass septic tanks on the Property?
27	4					4. Are there any other types of septic tanks on the Property?
28	5					5. Where are the septic tanks located?
29	6					6. How often is the on-lot sewage disposal system serviced?
30	7					7. When was the on-lot sewage disposal system last serviced?
31	-					(E) Abandoned Individual On-lot Sewage Disposal Systems and Septic
32	1					1. Are you aware of any abandoned septic systems or cesspools on your property?
33	2					2. Have these systems or cesspools been closed in accordance with the municipality's ordinance?
34	1					(F) Sewage Pumps
35	1 2					1. Are there any sewage pumps located on the property?
36	2					2. What type(s) of pump(s)?
37	4					3. Are pump(s) in working order?
38	-1					4. Who is responsible for maintenance of sewage pumps?
	1					(G) Issues
39	T					<ol> <li>Is any waste water piping not connected to the septic/sewer system?</li> <li>Are you aware of any past or present leaks, backups, or other problems relating to the sewage</li> </ol>
40	2					system and related items?
41						Explain any "yes" answers in section 10, including the location and extent of any problem(s) and an
242 243						repair or remediation efforts:
44						
45						11. PLUMBING SYSTEM
46		Yes	No	Unk	N/A	(A) Material(s). Are the plumbing materials (check all that apply):
47	1					1. Copper
48	2					2. Galvanized
49	3					3. Lead
50	4					4. PVC
51	5					5. Polybutylene pipe (PB)
52	6					6. Cross-linked polyethylene (PEX)
53	7					7. Other
54	в					(B) Are you aware of any problems with any of your plumbing fixtures (e.g., including but not limited
55	_					to: kitchen, laundry, or bathroom fixtures; wet bars; exterior faucets; etc.)?
56						If "yes," explain:
57						12. DOMESTIC WATERHEATING
58		Yes	No	Unk	N/A	(A) <b>Type(s).</b> Is your water heating (check all that apply):
59	1					1. Electric
60	2					2. Natural gas
61	3					3. Fuel oil
62	4					4. Propane
63	5					5. Solar
64	6					6. Geothermal
65	7					
66	8					<ul> <li>7. Other</li> <li>8. Is your water heating a summer-winter hook-up (integral system, hot water from the boiler, etc.</li> </ul>
67	В					(B) How many water heaters are there? When were they installed?
68	С					(C) Are you aware of any problems with any water heater or related equipment?
0.6.0		L			1	If "yes," explain:
						• · · 1
269 270						

272						13. HEATING SYSTEM
273		Yes	No	Unk	N/A	(A) <b>Fuel Type(s).</b> Is your heating source (check all that apply):
274	1					1. Electric
275	2					2. Natural gas
76	3					3. Fuel oil
77	4					4. Propane
78	5					5. Geothermal
79	б					6. Coal
80	7					7. Wood
81	8					8. Other
82						(B) <b>System</b> Type(s) (check all that apply):
83	1					1. Forced hot air
84	2					2. Hot water
85	3					3. Heat pump
86	4					4. Electric baseboard
87	5					5. Steam
88	б					6. Radiant
89	7					7. Wood stove(s) How many?         8. Coal stove(s) How many?
90	8					8. Coal stove(s) How many?
91	9					9. Other
92						(C) Status
93	1					1. When was your heating system(s) installed?
94	2					2. When was the heating system(s) last serviced?
95	3					3. How many heating zones are in the property?
96	4					4. Is there an additional and/or backup heating system? Explain:
97						(D) Fireplaces
98	1					1. Are there any fireplace(s)? How many?
99	2					2. Are all fireplace(s) working?
00	3					<ul> <li>3. Fireplace types(s) (wood, gas, electric, etc.):</li> <li>4. Were the fireplace(s) installed by a professional contractor or manufacturer's representative?</li> </ul>
01	4					4. Were the fireplace(s) installed by a professional contractor or manufacturer's representative?
02	5					5. Are there any chimney(s) (from a fireplace, water heater or any other heating system)?
03	6					6. How many chimney(s)? When were they last cleaned?
04	7					7. Are the chimney(s) working? If "no," explain:
05	Ε					(E) List any areas of the house that are not heated:
06						(F) Heating Fuel Tanks
07	1					1. Are you aware of any heating fuel tank(s) on the property?
08	2					2. Location(s), including underground tank(s):
09	3					3. If you do not own the tank(s), explain:
10 11	P					Are you aware of any problems or repairs needed regarding any item in section 13? If "yes," explains
12						14. AIR CONDITIONING SYSTEM
13		Yes	No	Unk	N/A	
14	1					1. Central air
15	1					2. Wall units
16	3					3. Window units
17	4					4. Other
18	5					5. None
19						(B) Status
20	1					1. When was the central air conditioning system installed?
20	2					2. When was the central air conditioning system last serviced?
	3				-	3. How many air conditioning zones are in the property?
22	C					(C) List any areas of the house that are not air conditioned:
23 24	P					Are you aware of any problems with any item in section 14? If "yes," explain:
25						
26		Yes	No	Unk	N/A	15. ELECTRICAL SYSTEM (A) Type(s)
27		105	110		IN/A	1. Does the electrical system have fuses?
28	1		+			
29	2					2. Does the electrical system have circuit breakers?

	Yes	No	Unk	N/A	
В					
С					
P					A

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(B) What is the system amperage?

(C) Are you aware of any knob and tube wiring in the home?

Are you aware of any problems or repairs needed in the electrical system? If "yes," explain: \_

#### **16. OTHER EQUIPMENT AND APPLIANCES**

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

Item	Yes	No	Item	Yes	No
Electric garage door opener			Trash compactor		
Garage transmitters			Garbage disposal		
Keyless entry			Stand-alone freezer		
Smoke detectors			Washer		
Carbon monoxide detectors			Dryer		
Security alarm system			Intercom		
Interior fire sprinklers			Ceiling fans		
In-ground lawn sprinklers			A/C window units		
Sprinkler automatic timer			Awnings		
Swimming pool			Attic fan(s)		
Hot tub/spa			Satellite dish		
Deck(s)			Storage shed		
Pool/spa heater			Electric animal fence		
Pool/spa cover			Other:		
Whirlpool/tub			1.		
Pool/spa accessories			2.		
Refrigerator(s)			3.		
Range/oven			4.		
Microwave oven			5.		
Dishwasher			6.		

Are you aware of any problems or repairs needed regarding any item in section 16? If "yes," explain:

No Unk

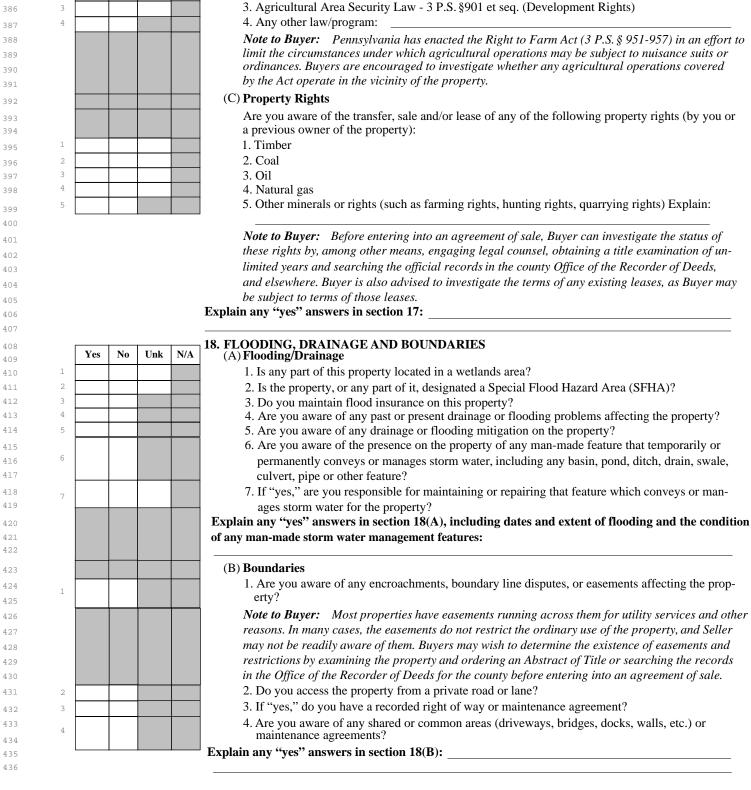
#### 17. LAND/SOILS (A) **Property**

- 1. Are you aware of any fill or expansive soil on the property?
- 2. Are you aware of any sliding, settling, earth movement, upheaval, subsidence, sinkholes or earth stability problems that have occurred on or affect the property?
- 3. 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?
- 4. Are you aware of any existing, past or proposed mining, strip-mining, or any other excavations that might affect this property?

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

Yes N/A 2 3

Buyer's Initials / Date



(B) Preferential Assessment and Development Rights

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

development rights under the:

Is the property, or a portion of it, preferentially assessed for tax purposes, or subject to limited

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

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Yes

No

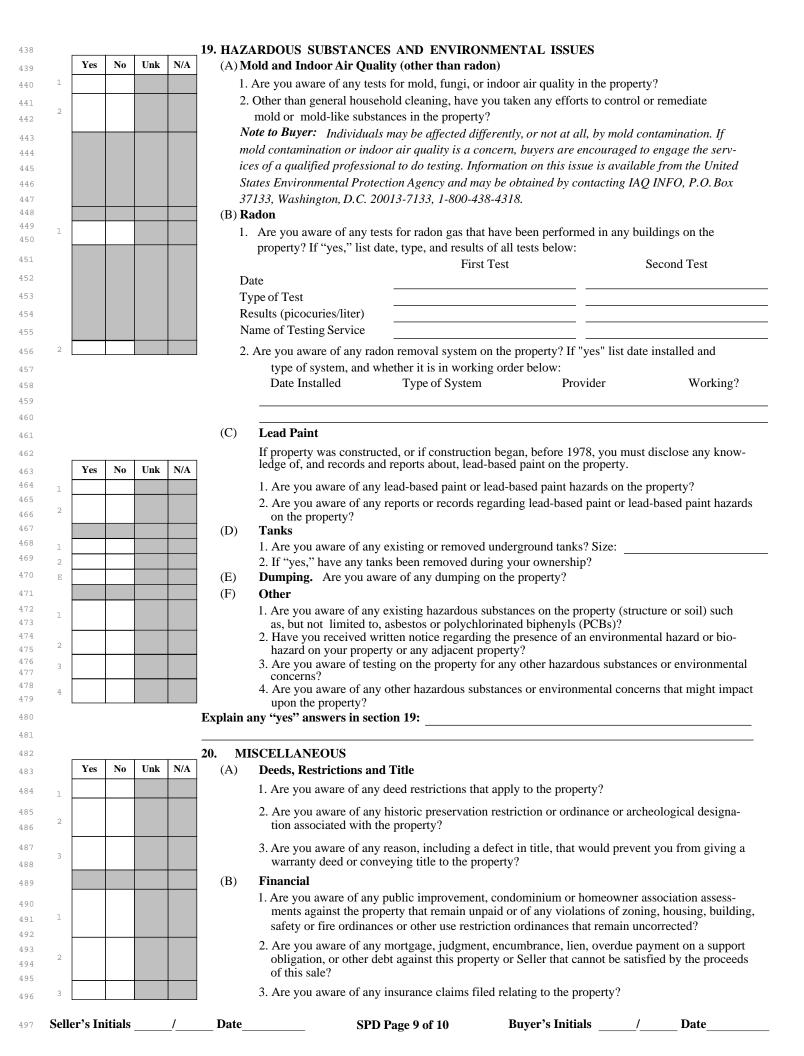
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N/A

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Buyer's Initials /

Date



498	Yes	No	Unk	N/A	(C) Legal
499	1				1. Are you aware of any violations of federal, state, or local laws or regulations relating to this
500	_				property?
501	2				2. Are you aware of any existing or threatened legal action affecting the property?
502					(D) Additional Material Defects
503 504	1				<ol> <li>Are you aware of any material defects to the property, dwelling, or fixtures which are not disclosed elsewhere on this form?</li> </ol>
505					Note to Buyer: A material defect is a problem with a residential real property or any portion of
506					it that would have a significant adverse impact on the value of the property or that involves an
507					unreasonable risk to people on the property. The fact that a structural element, system or sybsys- tem is at or beyond the end of the normal useful life of such a structural element, system or sub-
508					system is not by itself a material defect.
509					2. After completing this form, if Seller becomes aware of additional information about the
510 511					<b>property</b> , including through inspection reports from a buyer, the Seller must update the
512					Seller's Property Disclosure Statement and/or attach the inspection(s). These inspection reports
513					are for informational purposes only.
514				E	Explain any "yes" answers in section 20:
515				-	
516		_		-	
517 <b>2</b> 1			MENT		
518	(A) <b>T</b>			-	rt of this Disclosure if checked:
519					Disclosure Statement Addendum (PAR Form SDA)
520					
521					
522	_	-			
		0		-	resents that the information set forth in this disclosure statement is accurate and complete to the best
524	of Seller	's kno	owledg	ge.''Selle	r hereby authorizes the Listing Broker to provide this information to prospective buyers of the prop-
525	erty and	l to ot	her re	al estate	licensees."SELLER ALONE IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION
526	CONTA	INE	) IN T	HIS STA	ATEMENT. Seller shall cause Buyer to be notified in writing of any information supplied on this
					curate by a change in the condition of the property following completion of this form.
528	SELLE	R			DATE
529	SELLE	R			DATE

EXECUTOR, ADMINISTRATOR, TRUSTEE SIGNATURE BLOCK 531 According to the provisions of the Real Estate Seller Disclosure Law, the undersigned executor, administrator or trustee is not required 532 to fill out a Seller's Property Disclosure Statement. The executor, administrator or trustee, must, however, disclose any known mate-533 rial defect(s) of the property. 534 535

536	RECEIPT AND ACKNOWLEDGE
537	The undersigned Buyer acknowledges receipt of this Disclosure Statement
538	warranty and that, unless stated otherwise in the sales contract, Buyer is
539	is Buyer's responsibility to satisfy himself or herself as to the condition of
540	be inspected, at Buyer's expense and by qualified professionals, to determ
541	BUYER
542	BUYER
543	BUYER

t."Buyer acknowledges that this Statement is not a purchasing this property in its present condition."It the property."Buyer may request that the property ine the condition of the structure or its components.

DATE

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DATE\_\_\_\_\_

DATE

DATE\_\_\_\_\_

RECEIPT AND ACKNOWLEDGEMENT BY BUYER
lges receipt of this Disclosure Statement,''Buyer acknowledges