

SELLER'S PROPERTY DISCLOSURE STATEMENT

SPD

1 **Property Address** _____ 1
2 _____ 2
3 **Seller** _____ 3

4 A seller must disclose to a buyer all known material defects about property being sold that are not readily observable. This disclosure 4
5 statement is designed to assist Seller in complying with disclosure requirements and to assist Buyer in evaluating the property being 5
6 considered. 6

7 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** 7
8 **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 8
9 representation by any listing real estate broker, any selling real estate broker, or their licensees. Buyer is encouraged to address concerns 9
10 about the conditions of the property that may not be included in this Statement. This Statement does not relieve Seller of the obligation 10
11 to disclose a material defect that may not be addressed on this form. 11

12 A material defect is a problem with the property or any portion of it that would have a significant adverse impact on the value of the 12
13 residential real property or that involves an unreasonable risk to people on the land. 13

14
15 1. **SELLER'S EXPERTISE** Seller does not possess expertise in contracting, engineering, architecture, or other areas related to the 15
16 construction and conditions of the property and its improvements, except as follows: _____ 16

17 2. **OCCUPANCY** 17

18 (a) Do you, Seller, currently occupy this property? Yes No 18
19 If "no," when did you last occupy the property? _____ 19

20 (b) Have there been any pets living in the house or other structures during your ownership? Yes No 20
21 If "yes," describe: _____ 21
22 _____ 22

23 3. **ROOF** 23

24 (a) Date roof installed: _____ Documented? Yes No Unknown 24

25 (b) Has the roof been replaced or repaired during your ownership? Yes No 25

26 (c) If "yes," were the existing shingles removed? Yes No Unknown 26

27 (d) Has the roof ever leaked during your ownership? Yes No 27

28 (e) Do you know of any problems with the roof, gutters or downspouts? Yes No 28

29 Explain any "yes" answers that you give in this section: _____ 29
30 _____ 30

31 4. **BASEMENTS AND CRAWL SPACES (Complete only if applicable)** 31

32 (a) Does the property have a sump pump? Yes No Unknown 32

33 (b) Are you aware of any water leakage, accumulation, or dampness within the basement or crawl space? Yes No 33
34 If "yes," describe in detail: _____ 34
35 _____ 35

36 (c) Do you know of any repairs or other attempts to control any water or dampness problem in the basement or crawl space? 36
37 Yes No 37

38 If "yes," describe the location, extent, date, and name of the person who did the repair or control effort: _____ 38
39 _____ 39

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

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

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

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

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

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

47 6. **STRUCTURAL ITEMS** 47

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

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

51 (c) Are you aware of any past or present problems with driveways, walkways, patios, or retaining walls on the property? 51
52 Yes No 52

53 (d) Is your property constructed with an Exterior Insulating Finishing System (EIFS), such as drivit or synthetic stucco? 53
54 Yes No Unknown 54

55 If "yes," describe any known problems: _____ 55
56 _____ 56

59 (e) Are there any defects in flooring, including stains? Yes No Unknown 59
60 If "yes," explain: _____ 60
61 _____ 61
62 Explain any "yes" answers that you give in this section. When explaining reports to control or repair, please describe the loca- 62
63 tion and extent of the problem, and the date and person by whom the work was done, if known: _____ 63
64 _____ 64

65 7. ADDITIONS/REMODELS Have you made any additions, structural changes, or other alterations to the property? Yes No 65
66 If "yes," describe: _____ 66
67 _____ 67

68 8. WATER AND SEWAGE 68
69 (a) What is the source of your drinking water? Public Water On-Site Water (Well on Property) 69
70 Community Water None Other (explain) _____ 70
71 (b) If your drinking water source is not public: 71
72 When was your water last tested? _____ What was the result of the test? _____ 72
73 Is the pumping system in working order? Yes No 73
74 If "no," explain: _____ 74
75 (c) Do you have a softener, filter, or other purification system? Yes No 75
76 If "yes," is the system Leased Owned 76
77 (d) What is the type of sewage system? Public Sewer Individual On-lot Sewage Disposal System 77
78 Individual On-lot Sewage Disposal System in Proximity to Well Community Sewage Disposal System 78
79 Ten-acre Permit Exemption Holding Tank None None Available/Permit Limitations in Effect 79
80 If Individual On-lot, what type? Cesspool Drainfield Unknown Other (specify): _____ 80
81 Is there a septic tank on the Property? Yes No Unknown 81
82 If "yes," what is the type of tank? Metal/steel Cement/concrete Fiberglass Unknown 82
83 Other (specify): _____ 83
84 Other type of sewage system (explain): _____ 84
85 _____ 85
86 (e) When was the on-site sewage disposal system last serviced? _____ 86
87 (f) Is there a sewage pump? Yes No 87
88 If "yes," is it in working order? Yes No 88
89 (g) Is either the water or sewage system shared? Yes No 89
90 If "yes," explain: _____ 90
91 (h) Are you aware of any leaks, backups, or other problems relating to any of the plumbing, water, and sewage-related items? 91
92 Yes No 92
93 If "yes," explain: _____ 93

94 9. PLUMBING SYSTEM 94
95 (a) Type of plumbing: Copper Galvanized Lead PVC Unknown 95
96 Other (explain): _____ 96
97 (b) Are you aware of any problems with any of your plumbing fixtures (e.g., including but not limited to: kitchen, laundry, or bath- 97
98 room fixtures; wet bars; hot water heater; etc.)? Yes No 98
99 If "yes," explain: _____ 99

100 10. HEATING AND AIR CONDITIONING 100
101 (a) Type of air conditioning: Central Electric Central Gas Wall None 101
102 Number of window units included in sale _____ Location _____ 102
103 (b) List any areas of the house that are not air conditioned: _____ 103
104 _____ 104
105 (c) Type of heating: Electric Fuel Oil Natural Gas Propane (On-site) 105
106 Are there wood or coal burning stoves? Yes No If "yes," how many? ____ Are they working? Yes No 106
107 Are there any fireplaces? Yes No If "yes," how many? ____ Are they working? Yes No 107
108 Other types of heating systems (explain): _____ 108
109 _____ 109
110 (d) Are there any chimneys? Yes No If "yes," how many? ____ Are they working? Yes No 110
111 When were they last cleaned? _____ 111
112 (e) List any areas of the house that are not heated: _____ 112
113 _____ 113
114 (f) Type of water heating: Electric Gas Solar Other: _____ 114
115 (g) Are you aware of any underground fuel tanks on the property? Yes No 115
116 If "yes," describe: _____ 116
117 If tanks are not owned, explain: _____ 117
118 (h) Are you aware of any problems with any item in this section? Yes No 118
119 If "yes," explain: _____ 119

121 11. **ELECTRICAL SYSTEM** Are you aware of any problems or repairs needed in the electrical system? Yes No 121
 122 If "yes," explain: _____ 122
 123 12. **OTHER EQUIPMENT AND APPLIANCES INCLUDED IN SALE (Complete only if applicable)** 123
 124 Equipment and appliances ultimately included in the sale will be determined by negotiation and according to the terms of the 124
 125 Agreement of Sale. 125
 126 (a) Electric Garage Door Opener No. of Transmitters _____ 126
 127 (b) Smoke Detectors How many? _____ Location _____ 127
 128 (c) Security Alarm System Owned Leased Lease Information _____ 128
 129 (d) Lawn Sprinkler No. _____ Automatic Timer 129
 130 (e) Swimming Pool Pool Heater Spa/Hot Tub 130
 131 Pool/Spa Equipment (list): _____ 131
 132 (f) Refrigerator Range Microwave Oven Dishwasher Trash Compactor Garbage Disposal 132
 133 (g) Washer Dryer 133
 134 (h) Intercom 134
 135 (i) Ceiling fans No. _____ Location _____ 135
 136 (j) Other: _____ 136
 137 Are any items in this section in need of repair or replacement? Yes No Unknown 137
 138 If "yes," explain: _____ 138
 139 13. **LAND (SOILS, DRAINAGE, AND BOUNDARIES)** 139
 140 (a) Are you aware of any fill or expansive soil on the property? Yes No 140
 141 (b) Are you aware of any sliding, settling, earth movement, upheaval, subsidence, or earth stability problems that have occurred on 141
 142 or affect the property? Yes No 142
 143 *Note to Buyer: The property may be subject to mine subsidence damage. Maps of the counties and mines where mine subsidence 143*
 144 *damage may occur and mine subsidence insurance are available through: Department of Environmental Protection, Mine Subsidi- 144*
 145 *dence Insurance Fund, 3913 Washington Road, McMurray, PA 15317 (800) 922-1678 (within Pennsylvania) or (724) 941-7100 145*
 146 *(outside Pennsylvania).* 146
 147 (c) Are you aware of any existing or proposed mining, strip-mining, or any other excavations that might affect this property? 147
 148 Yes No 148
 149 (d) To your knowledge, is this property, or part of it, located in a flood zone or wetlands area? Yes No 149
 150 (e) Do you know of any past or present drainage or flooding problems affecting the property? Yes No 150
 151 (f) Do you know of any encroachments, boundary line disputes, or easements? Yes No 151
 152 *Note to Buyer: Most properties have easements running across them for utility services and other reasons. In many cases, the 152*
 153 *easements do not restrict the ordinary use of the property, and Seller may not be readily aware of them. Buyers may wish to 153*
 154 *determine the existence of easements and restrictions by examining the property and ordering an Abstract of Title or searching 154*
 155 *the records in the Office of the Recorder of Deeds for the county before entering into an Agreement of Sale.* 155
 156 (g) Are you aware of any shared or common areas (e.g., driveways, bridges, docks, walls, etc.) or maintenance agreements? 156
 157 Yes No 157
 158 Explain any "yes" answers that you give in this section: _____ 158
 159 _____ 159
 160 14. **HAZARDOUS SUBSTANCES** 160
 161 (a) Are you aware of any underground tanks (other than fuel tanks) or hazardous substances present on the property (structure or soil) 161
 162 such as, but not limited to, asbestos, Polychlorinated biphenyls (PCBs), Ureaformaldehyde Foam Insulation (UFFI), etc.? 162
 163 Yes No 163
 164 (b) To your knowledge, has the property been tested for any hazardous substances? Yes No 164
 165 (c) Do you know of any other environmental concerns that might impact upon the property? Yes No 165
 166 Explain any "yes" answers that you give in this section: _____ 166
 167 _____ 167
 168 (d) Do you know of any tests for radon gas that have been performed in any buildings on the property? Yes No 168
 169 If "yes," list date, type, and results of all tests below: 169
 170 DATE TYPE OF TEST RESULTS (picocuries/liter or working levels) NAME OF TESTING SERVICE 170
 171 _____ 171
 172 _____ 172
 173 _____ 173
 174 (e) Are you aware of any radon removal system on the property? Yes No 174
 175 If "yes," list date installed and type of system, and whether it is in working order below: 175
 176 DATE INSTALLED TYPE OF SYSTEM PROVIDER WORKING ORDER 176
 177 _____ 177
 178 _____ 178
 179 _____ 179
 180 _____ 180
 181 _____ 181
 182 _____ 182

- 183 (f) If property was constructed, or if construction began, before 1978, you must disclose any knowledge of lead-based paint on the 183
 184 property. Are you aware of any lead-based paint or lead-based paint hazards on the property? Yes No 184
 185 If "yes," explain how you know of it, where it is, and the condition of those lead-based paint surfaces: _____ 185
 186 _____ 186
- 187 (g) If property was constructed, or if construction began, before 1978, you must disclose any reports or records of lead-based paint 187
 188 or lead-based paint hazards on the property. Are you aware of any reports or records regarding lead-based paint or lead-based 188
 189 paint hazards on the property? Yes No 189
 190 If "yes," list all available reports and records: _____ 190
 191 _____ 191

192 15. **CONDOMINIUMS AND OTHER HOMEOWNER ASSOCIATIONS (Complete only if applicable)** 192
 193 Type: Condominium Cooperative Homeowner Association or Planned Community 193
 194 Other _____ 194

195 *Notice regarding Condominiums, Cooperatives, and Planned Communities: According to Section 3407 of the Uniform Condo-* 195
 196 *minium Act [68 Pa. C.S. §3407 (relating to resale of units) and 68 Pa. C.S. §4409 (relating to resale of cooperative interests)] and* 196
 197 *Section 5407 of the Uniform Planned Community Act [68 Pa. C.S. §5407 (relating to resale of units)], a buyer of a resale unit in a* 197
 198 *condominium, cooperative, or planned community must receive a copy of the declaration (other than the plats and plans), the by-* 198
 199 *laws, the rules or regulations, and a certificate of resale issued by the association in the condominium, cooperative, or planned com-* 199
 200 *munity. The buyer will have the option of canceling the agreement with the return of all deposit monies until the certificate has been* 200
 201 *provided to the buyer and for five days thereafter or until conveyance, whichever occurs first.* 201

- 202 16. **MISCELLANEOUS** 202
- 203 (a) Are you aware of any historic preservation restriction or ordinance or archeological designation associated with the property? 203
 204 Yes No 204
- 205 (b) Are you aware of any existing or threatened legal action affecting the property? Yes No 205
- 206 (c) Do you know of any violations of federal, state, or local laws or regulations relating to this property? Yes No 206
- 207 (d) Are you aware of any public improvement, condominium or homeowner association assessments against the property that remain 207
 208 unpaid or of any violations of zoning, housing, building, safety or fire ordinances that remain uncorrected? Yes No 208
- 209 (e) Are you aware of any judgment, encumbrance, lien (for example, co-maker or equity loan), overdue payment on a support obli- 209
 210 gation, or other debt against this property that cannot be satisfied by the proceeds of this sale? Yes No 210
- 211 (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 211
 212 property? Yes No 212
- 213 (g) Are you aware of any material defects to the property, dwelling, or fixtures which are not disclosed elsewhere on this form? 213
 214 Yes No 214
- 215 A material defect is a problem with the property or any portion of it that would have a significant adverse impact on the value of 215
 216 the residential real property or that involves an unreasonable risk to people on the land. 216
 217 Explain any "yes" answers that you give in this section: _____ 217
 218 _____ 218

219 _____ 219

220 **The undersigned Seller represents that the information set forth in this disclosure statement is accurate and complete to the best** 220
 221 **of Seller's knowledge. Seller hereby authorizes the Listing Broker to provide this information to prospective buyers of the prop-** 221
 222 **erty and to other real estate licensees. SELLER ALONE IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION** 222
 223 **CONTAINED IN THIS STATEMENT. Seller shall cause Buyer to be notified in writing of any information supplied on this form** 223
 224 **which is rendered inaccurate by a change in the condition of the property following completion of this form.** 224

225 _____ 225

226 **WITNESS** _____ **SELLER** _____ **DATE** _____ 226
 227 **WITNESS** _____ **SELLER** _____ **DATE** _____ 227
 228 **WITNESS** _____ **SELLER** _____ **DATE** _____ 228

229 _____ 229

230 **EXECUTOR, ADMINISTRATOR, TRUSTEE SIGNATURE BLOCK** 230

231 According to the provisions of the "Real Estate Seller Disclosure Act," the undersigned executor, administrator or trustee is not required to fill out a Seller's Property 231
 232 Disclosure Statement. The executor, administrator or trustee, must, however, disclose any known material defect(s) of the property. 232

233 _____ **DATE** _____ 233
 234 _____ 234

235 _____ 235

236 **RECEIPT AND ACKNOWLEDGEMENT BY BUYER** 236

237 **The undersigned Buyer acknowledges receipt of this Disclosure Statement. Buyer acknowledges that this Statement is not a warranty and that, unless** 237
 238 **stated otherwise in the sales contract, Buyer is purchasing this property in its present condition. It is Buyer's responsibility to satisfy himself or herself as** 238
 239 **to the condition of the property. Buyer may request that the property be inspected, at Buyer's expense and by qualified professionals, to determine the con-** 239
 240 **dition of the structure or its components.** 240

241 **WITNESS** _____ **BUYER** _____ **DATE** _____ 241
 242 **WITNESS** _____ **BUYER** _____ **DATE** _____ 242
 243 **WITNESS** _____ **BUYER** _____ **DATE** _____ 243