

Property Address:

Seller:

\_\_\_\_\_  
\_\_\_\_\_

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

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 representation 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.

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 residential real property or that involves an unreasonable risk to people on the land.

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

2. OCCUPANCY

(a) Do you, Seller, currently occupy this property?  Yes  No

If "no," when did you last occupy the property? \_\_\_\_\_

(b) Have there been any pets living in the house or other structures during your ownership?  Yes  No

If "yes," describe: \_\_\_\_\_

3. ROOF

(a) Date roof installed: \_\_\_\_\_ Documented?  Yes  No  Unknown

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

If "yes," were the existing shingles removed?  Yes  No  Unknown

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

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

Explain any "yes" answers that you give in this section: \_\_\_\_\_

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

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

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

If "yes," describe in detail: \_\_\_\_\_

(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

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

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

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

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

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

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

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

6. STRUCTURAL ITEMS

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

(b) Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, or other structural components?

Yes  No

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(c) Are you aware of any past or present problems with driveways, walkways, patios, or retaining walls on the property?  Yes  No  
(d) Is your property constructed with an Exterior Insulating Finishing System (EIFS), such as drivit or synthetic stucco?  
 Yes  No  Unknown  
If "yes," describe any known problems: \_\_\_\_\_

(e) Are there any defects in flooring, including stains?  Yes  No  Unknown  
If "yes," explain: \_\_\_\_\_  
Explain any "yes" answers that you give in this section. When explaining efforts to control or repair, please describe the location and extent of the problem, and the date and person by whom the work was done, if known: \_\_\_\_\_

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

8. **WATER AND SEWAGE**

(a) What is the source of your drinking water?  Public Water  On-Site Water (Well on Property)  
 Community Water  None  Other (explain): \_\_\_\_\_

(b) If your drinking water source is not public:  
When was your water last tested? \_\_\_\_\_ What was the result of the test? \_\_\_\_\_  
Is the pumping system in working order?  Yes  No  
If "no," explain: \_\_\_\_\_

(c) Do you have a softener, filter, or other purification system?  Yes  No  
If "yes," is the system  Leased  Owned

(d) What is the type of sewage system?  Public Sewer  Individual On-lot Sewage Disposal System  
 Individual On-lot Sewage Disposal System in Proximity to Well  Community Sewage Disposal System  
 Ten-acre Permit Exemption  Holding Tank  None  None Available/Permit Limitations in Effect  
 Other \_\_\_\_\_  
If Individual On-lot, what type?  Cesspool  Drainfield  Unknown  Other (specify): \_\_\_\_\_  
Is there a septic tank on the Property?  Yes  No  Unknown  
If "yes," what is the type of tank?  Metal/steel  Cement/concrete  Fiberglass  Unknown  
 Other (specify): \_\_\_\_\_  
Other type of sewage system (explain): \_\_\_\_\_

(e) When was the on-site sewage disposal system last serviced? \_\_\_\_\_

(f) Is there a sewage pump?  Yes  No  
If "yes," is it in working order?  Yes  No

(g) Is either the water or sewage system shared?  Yes  No  
If "yes," explain: \_\_\_\_\_

(h) Are you aware of any leaks, backups, or other problems relating to any of the plumbing, water, and sewage-related items?  
 Yes  No  
If "yes," explain: \_\_\_\_\_

9. **PLUMBING SYSTEM**

(a) Type of plumbing:  Copper  Galvanized  Lead  PVC  Unknown  
 Other (explain): \_\_\_\_\_

(b) Are you aware of any problems with any of your plumbing fixtures (e.g., including but not limited to: kitchen, laundry, or bathroom fixtures; wet bars; hot water heater; etc.)?  Yes  No  
If "yes," explain: \_\_\_\_\_

10. **HEATING AND AIR CONDITIONING**

(a) Type of air conditioning:  Central Electric  Central Gas  Wall  None  
Number of window units included in sale \_\_\_\_\_ Location \_\_\_\_\_

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(b) List any areas of the house that are not air conditioned:

\_\_\_\_\_

(c) Type of heating:  Electric  Fuel Oil  Natural Gas  Propane (On-site)

Are there wood or coal burning stoves?  Yes  No If "yes," how many? \_\_\_\_\_ Are they working?  Yes  No

Are there any fireplaces?  Yes  No If "yes," how many? \_\_\_\_\_ Are they working?  Yes  No

Other types of heating systems (explain): \_\_\_\_\_

\_\_\_\_\_

(d) Are there any chimneys?  Yes  No If "yes," how many? \_\_\_\_\_ Are they working?  Yes  No

When were they last cleaned? \_\_\_\_\_

(e) List any areas of the house that are not heated:

\_\_\_\_\_

(f) Type of water heating:  Electric  Gas  Solar  Other:

\_\_\_\_\_

(g) Are you aware of any underground fuel tanks on the property?  Yes  No

If "yes," describe: \_\_\_\_\_

\_\_\_\_\_

If tanks are not owned, explain: \_\_\_\_\_

\_\_\_\_\_

(h) Are you aware of any problems with any item in this section?  Yes  No

If "yes," explain: \_\_\_\_\_

\_\_\_\_\_

11. ELECTRICAL SYSTEM Are you aware of any problems or repairs needed in the electrical system?  Yes  No

If "yes," explain: \_\_\_\_\_

\_\_\_\_\_

12. OTHER EQUIPMENT AND APPLIANCES INCLUDED IN SALE (Complete only if applicable)

Equipment and appliances ultimately included in the sale will be determined by negotiation and according to the terms of the Agreement of Sale.

(a)  Electric Garage Door Opener No. of Transmitters \_\_\_\_\_

(b)  Smoke Detectors How many? \_\_\_\_\_ Location \_\_\_\_\_

(c)  Security Alarm System  Owned  Leased Lease Information \_\_\_\_\_

\_\_\_\_\_

(d)  Lawn Sprinkler No. \_\_\_\_\_  Automatic Timer

(e)  Swimming Pool  Pool Heater  Spa/HotTub

Pool/Spa Equipment (list): \_\_\_\_\_

\_\_\_\_\_

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

(g)  Washer  Dryer

(h)  Intercom

(i)  Ceiling fans No. \_\_\_\_\_ Location \_\_\_\_\_

(j) Other: \_\_\_\_\_

\_\_\_\_\_

Are any items in this section in need of repair or replacement?  Yes  No  Unknown

If "yes," explain: \_\_\_\_\_

\_\_\_\_\_

13. LAND (SOILS, DRAINAGE, AND BOUNDARIES)

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

(b) Are you aware of any sliding, settling, earth movement, upheaval, subsidence, or earth stability problems that have occurred on or affect the property?  Yes  No

**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, 3913 Washington Road, McMurray, PA 15317 (800) 922-1678 (within Pennsylvania) or (724) 941-7100 (outside Pennsylvania).

(c) Are you aware of any existing or proposed mining, strip-mining, or any other excavations that might affect this property?  Yes  No

(d) To your knowledge, is this property, or part of it, located in a flood zone or wetlands area?  Yes  No

(e) Do you know of any past or present drainage or flooding problems affecting the property?  Yes  No

(f) Do you know of any encroachments, boundary line disputes, or easements?  Yes  No

**Note to Buyer:** Most properties have easements running across them for utility services and other reasons. In many cases, the easements do not restrict the ordinary use of the property, and Seller may not be readily aware of them. Buyers may wish to determine the existence of easements and restrictions by examining the property and ordering an Abstract of Title or searching the records in the Office of the Recorder of Deeds for the county

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before entering into an Agreement of Sale.

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

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

14. HAZARDOUS SUBSTANCES

(a) Are you aware of any underground tanks (other than fuel tanks) or hazardous substances present on the property (structure or soil) such as, but not limited to, asbestos, Polychlorinated biphenyls (PCBs), Urea Formaldehyde Foam Insulation (UFFI), etc.?  Yes  No

(b) To your knowledge, has the property been tested for any hazardous substances?  Yes  No

(c) Do you know of any other environmental concerns that might impact upon the property?  Yes  No

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

(d) Do you know of any tests for radon gas that have been performed in any buildings on the Property?  Yes  No

If "yes," list date, type, and results of all tests below:

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

Table with 4 columns: DATE, TYPE OF TEST, RESULTS, NAME OF TESTING SERVICE. Two empty rows for data entry.

(e) 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

Table with 4 columns: DATE INSTALLED, TYPE OF SYSTEM, PROVIDER, WORKING ORDER. Two empty rows for data entry. Working order has Yes/No checkboxes.

(f) 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:

(g) If Property was constructed, or if construction began, before 1978, you must disclose any reports or records of lead-based paint 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:

15. 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: According to Section 3407 of the Uniform Condominium Act [68 Pa. C.S. §3407 (relating to resale of units) and 68 Pa. C.S. §4409 (relating to resale of cooperative interests)] and 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 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. 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.

16. 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) Do you know 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 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 the property or any portion of it that would have a significant adverse impact on the value of the residential real property or that involves an unreasonable risk to people on the land.

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

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

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WITNESS \_\_\_\_\_ SELLER \_\_\_\_\_ DATE \_\_\_\_\_

WITNESS \_\_\_\_\_ SELLER \_\_\_\_\_ DATE \_\_\_\_\_

**EXECUTOR, ADMINISTRATOR, TRUSTEE SIGNATURE BLOCK**

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 Disclosure Statement. The executor, administrator or trustee, must, however, disclose any known material defect(s) of the property.

\_\_\_\_\_ DATE \_\_\_\_\_

**RECEIPT AND ACKNOWLEDGEMENT BY BUYER**

The undersigned Buyer acknowledges receipt of this Disclosure Statement. Buyer acknowledges that this Statement is not a warranty and that, unless 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 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 condition of the structure or its components.

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