

1 Property Address _____

2 _____

3 Seller _____

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

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

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

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

17 2. OCCUPANCY

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

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

22
23 3. ROOF

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

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

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

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

28 (e) Do you know of any problems with the roof, gutters, or downspouts? Yes No
29 Explain any "yes" answers that you give in this section: _____

30
31 4. BASEMENTS AND CRAWL SPACES (Complete only if applicable)

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

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

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?
37 Yes No

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

39
40 5. TERMITES/WOOD-DESTROYING INSECTS, DRYROT, PESTS

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

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

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

44 (d) Are you aware of any termite/pest control reports or treatments for the property in the last five years? Yes No
45 Explain any "yes" answers that you give in this section, including the name of any service/treatment provider, if applicable: _____

46
47 6. STRUCTURAL ITEMS

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

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

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

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

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

59 (e) Are there any defects in flooring, including stains? Yes No Unknown 58
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

21 11. **ELECTRICAL SYSTEM** Are you aware of any problems or repairs needed in the electrical system? Yes No 121
22 If "yes," explain: _____ 122

23 12. **OTHER EQUIPMENT AND APPLIANCES INCLUDED IN SALE (Complete only if applicable)** 123

24 Equipment and appliances ultimately included in the sale will be determined by negotiation and according to the terms of the 124
25 Agreement of Sale. 125

26 (a) Electric Garage Door Opener No. of Transmitters _____ 126

27 (b) Smoke Detectors How many? _____ Location _____ 127

28 (c) Security Alarm System Owned Leased Lease Information _____ 128

29 (d) Lawn Sprinkler No. _____ Automatic Timer 129

30 (e) Swimming Pool Pool Heater Spa/Hot Tub 130

31 Pool/Spa Equipment (list): _____ 131

32 (f) Refrigerator Range Microwave Oven Dishwasher Trash Compactor Garbage Disposal 132

33 (g) Washer Dryer 133

34 (h) Intercom 134

35 (i) Ceiling fans No. _____ Location _____ 135

36 (j) Other: _____ 136

37 Are any items in this section in need of repair or replacement? Yes No Unknown 137

38 If "yes," explain: _____ 138

39 13. **LAND (SOILS, DRAINAGE, AND BOUNDARIES)** 139

40 (a) Are you aware of any fill or expansive soil on the property? Yes No 140

41 (b) Are you aware of any sliding, settling, earth movement, upheaval, subsidence, or earth stability problems that have occurred on 141
42 or affect the property? Yes No 142

43 *Note to Buyer: The property may be subject to mine subsidence damage. Maps of the counties and areas where mine subsidence 143
44 damage may occur and mine subsidence insurance are available through: Department of Environmental Protection, Mine Subsidence 144
45 Insurance Fund, 3913 Washington Road, McMurray, PA 15316 (tel. 922-7778 (within Pennsylvania) / (724) 941-7100 145
46 (outside Pennsylvania). 146*

47 (c) Are you aware of any existing or proposed mining, strip-mining, or any other excavations that might affect this property? 147
48 Yes No 148

49 (d) To your knowledge, is this property, or part of it, located in a flood zone or wetlands area? Yes No 149

50 (e) Do you know of any past or present drainage or flooding problems affecting the property? Yes No 150

51 (f) Do you know of any encroachments, boundary line disputes, or easements? Yes No 151

52 *Note to Buyer: Most properties have easements running across them for utility services and other reasons. In many cases, the 152
53 easements do not restrict the ordinary use of the property, and Seller may not be readily aware of them. Buyers may wish to 153
54 determine the existence of easements and restrictions by examining the property and ordering an Abstract of Title or searching 154
55 the records in the Office of the Register of Deeds for the county before entering into an Agreement of Sale. 155*

56 (g) Are you aware of any shared common areas (e.g., driveways, bridges, docks, walls, etc.) or maintenance agreements? 156
57 Yes No 157

58 Explain any "yes" answers that you give in this section: _____ 158
59 _____ 159

60 14. **HAZARDOUS SUBSTANCES** 160

61 (a) Are you aware of any underground tanks (other than fuel tanks) or hazardous substances present on the property (structure or soil) 161
62 such as, but not limited to, asbestos, Polychlorinated biphenyls (PCBs), Ureaformaldehyde Foam Insulation (UFFI), etc.? 162
63 Yes No 163

64 (b) To your knowledge, has the property been tested for any hazardous substances? Yes No 164

65 (c) Do you know of any other environmental concerns that might impact upon the property? Yes No 165

66 Explain any "yes" answers that you give in this section: _____ 166
67 _____ 167

68 (d) Do you know of any tests for radon gas that have been performed in any buildings on the property? Yes No 168

69 If "yes," list date, type, and results of all tests below: 169

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

74 (e) Are you aware of any radon removal system on the property? Yes No 174

75 If "yes," list date installed and type of system, and whether it is in working order below: 175

DATE INSTALLED	TYPE OF SYSTEM	PROVIDER	WORKING ORDER
_____	_____	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No
_____	_____	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No
_____	_____	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No

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

92 **15. CONDOMINIUMS AND OTHER HOMEOWNER ASSOCIATIONS (Complete only if applicable)** 192

93 Type: Condominium Cooperative Homeowner Association or Planned Community 193
 94 Other _____ 194

95 *Notice regarding Condominiums, Cooperatives, and Planned Communities: According to Section 3407 of the Uniform Condo-* 195
 96 *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
 97 *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
 98 *condominium, cooperative, or planned community must receive a copy of the declaration (other than the plats and plans), the by-* 198
 99 *laws, the rules or regulations, and a certificate of resale issued by the association in the condominium, cooperative, or planned com-* 199
 00 *munity. The buyer will have the option of canceling the agreement with the return of all deposit monies until the certificate has been* 200
 01 *provided to the buyer and for five days thereafter or until conveyance, whichever occurs first.* 201

02 **16. MISCELLANEOUS** 202

- 03 (a) Are you aware of any historic preservation restriction or ordinance or archeological designation associated with the property? 203
 04 Yes No 204
- 05 (b) Are you aware of any existing or threatened legal action affecting the property? Yes No 205
- 06 (c) Do you know of any violations of federal, state, or local laws or regulations relating to this property? Yes No 206
- 07 (d) Are you aware of any public improvement, condominium or homeowner association assessments against the property that remain 207
 08 unpaid or of any violations of zoning, housing, building, safety or fire ordinances that remain uncorrected? Yes No 208
- 09 (e) Are you aware of any judgment, encumbrance, lien (for example, co-maker or equipment loan), overdue payment on a support obli- 209
 10 gation, or other debt against this property that cannot be satisfied by the proceeds of the property? Yes No 210
- 11 (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
 12 property? Yes No 212
- 13 (g) Are you aware of any material defects to the property, including, but not limited to, water damage, mold, or radon, which are not disclosed elsewhere on this form? 213
 14 Yes No 214

15 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
 16 the residential real property or that involves an unreasonable risk to people on the land. 216
 17 Explain any "yes" answers that you give in this section: _____ 217
 18 _____ 218
 19 _____ 219

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

25 _____ 225

26 **WITNESS** _____ **SELLER** _____ **DATE** _____ 226
 27 **WITNESS** _____ **SELLER** _____ **DATE** _____ 227
 28 **WITNESS** _____ **SELLER** _____ **DATE** _____ 228

29 _____ 229

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

31 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
 32 Disclosure Statement. The executor, administrator or trustee, must, however, disclose any known material defect(s) of the property. 232

33 _____ **DATE** _____ 233
 34 _____ 234

35 _____ 235

36 **RECEIPT AND ACKNOWLEDGEMENT BY BUYER** 236

37 **The undersigned Buyer acknowledges receipt of this Disclosure Statement. Buyer acknowledges that this Statement is not a warranty and that, unless** 237
 38 **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
 39 **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
 40 **dition of the structure or its components.** 240

41 **WITNESS** _____ **BUYER** _____ **DATE** _____ 241
 42 **WITNESS** _____ **BUYER** _____ **DATE** _____ 242
 43 **WITNESS** _____ **BUYER** _____ **DATE** _____ 243