

SELLER'S PROPERTY DISCLOSURE STATEMENT

SPD

1 Property Address 419 N. Hanover St.
Elizabethtown, PA. 17022

2 Seller Charles R. Keller (by his agent in fact.) Carmelle L. Sauder

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

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

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

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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: dogs

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: _____

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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 (c) Do you know of any repairs or other attempts to control any water or dampness problem in the basement or crawl space?
 36 ☐ Yes ☒ No
 37 If "yes," describe the location, extent, date, and name of the person who did the repair or control effort: _____

38

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

40 (a) Are you aware of any termites/wood-destroying insects, dryrot, or pests affecting the property? ☐ Yes ☒ No
 41 (b) Are you aware of any damage to the property caused by termites/wood-destroying insects, dryrot, or pests? ☐ Yes ☒ No
 42 (c) Is your property currently under contract by a licensed pest control company? ☐ Yes ☒ No
 43 (d) Are you aware of any termite/pest control reports or treatments for the property in the last five years? ☐ Yes ☒ No
 44 Explain any "yes" answers that you give in this section, including the name of any service/treatment provider, if applicable: _____

45

46 6. **STRUCTURAL ITEMS**

47 (a) Are you aware of any past or present water leakage in the house or other structures? ☐ Yes ☒ No
 48 (b) Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, or other struc-
 49 tural components? ☐ Yes ☒ No
 50 (c) Are you aware of any past or present problems with driveways, walkways, patios, or retaining walls on the property?
 51 ☐ Yes ☒ No
 52 (d) Is your property constructed with an Exterior Insulating Finishing System (EIFS), such as drivit or synthetic stucco?
 53 ☐ Yes ☒ No ☐ Unknown
 54 If "yes," describe any known problems: _____

55

56

- (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 reports 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

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 _____

- (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: Hot water - furnace

- (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

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 1 126
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: Dishwasher - replacement 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 Subsi-* 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 14. **HAZARDOUS SUBSTANCES** 159
160 (a) Are you aware of any underground tanks (other than fuel tanks) or hazardous substances present on the property (structure or soil) 160
161 such as, but not limited to, asbestos, Polychlorinated biphenyls (PCBs), Ureaformaldehyde Foam Insulation (UFFI), etc.? 161
162 ☐ Yes ☒ No 162
163 (b) To your knowledge, has the property been tested for any hazardous substances? ☐ Yes ☒ No 163
164 (c) Do you know of any other environmental concerns that might impact upon the property? ☐ Yes ☒ No 164
165 Explain any "yes" answers that you give in this section: _____ 165
166 166
167 (d) Do you know of any tests for radon gas that have been performed in any buildings on the property? ☐ Yes ☒ No 167
168 If "yes," list date, type, and results of all tests below: 168
169 DATE TYPE OF TEST RESULTS (picocuries/liter or working levels) NAME OF TESTING SERVICE 169
170 _____ 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

(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 or lead-based paint hazards 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.

WITNESS	SELLER	DATE
WITNESS	SELLER	DATE
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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.

WITNESS	BUYER	DATE
WITNESS	BUYER	DATE