

**SELLER'S PROPERTY DISCLOSURE STATEMENT**

**SPD**

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

1 **PROPERTY 420 W Walnut, Lancaster, PA 17603**

2 **SELLER J.S "Woody" Chandler**

3 **INFORMATION REGARDING THE REAL ESTATE SELLER DISCLOSURE LAW**

4 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  
5 real estate transfer must disclose all known material defects about the property being sold that are not readily observable. A material defect  
6 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  
7 that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is at or beyond the end  
8 of its normal useful life is not by itself a material defect.

9 This property disclosure statement ("Statement") includes disclosures beyond the basic requirements of the Law and is designed to assist  
10 Seller in complying with disclosure requirements and to assist Buyer in evaluating the property being considered. Sellers who wish to see  
11 or use the basic disclosure form can find the form on the website of the Pennsylvania State Real Estate Commission. Neither this Statement  
12 nor the basic disclosure form limits Seller's obligation to disclose a material defect.

13 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  
14 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-  
15 resentation by any listing real estate broker, any selling real estate broker, or their licensees. Buyer is encouraged to address concerns  
16 about the condition of the Property that may not be included in this Statement.

17 The Law provides exceptions (listed below) where a property disclosure statement does not have to be completed. All other sellers  
18 are obligated to complete a property disclosure statement, even if they do not occupy or have never occupied the Property.

- 19 1. Transfers by a fiduciary during the administration of a decedent estate, guardianship, conservatorship or trust.
- 20 2. Transfers as a result of a court order.
- 21 3. Transfers to a mortgage lender that results from a buyer's default and subsequent foreclosure sales that result from default.
- 22 4. Transfers from a co-owner to one or more other co-owners.
- 23 5. Transfers made to a spouse or direct descendant.
- 24 6. Transfers between spouses as a result of divorce, legal separation or property settlement.
- 25 7. Transfers by a corporation, partnership or other association to its shareholders, partners or other equity owners as part of a plan of  
26 liquidation.
- 27 8. Transfers of a property to be demolished or converted to non-residential use.
- 28 9. Transfers of unimproved real property.
- 29 10. Transfers of new construction that has never been occupied and:  
30 a. The buyer has received a one-year warranty covering the construction;
- 31 b. The building has been inspected for compliance with the applicable building code or, if none, a nationally recognized model  
32 building code; and
- 33 c. A certificate of occupancy or a certificate of code compliance has been issued for the dwelling.

34 **COMMON LAW DUTY TO DISCLOSE**  
35 Although the provisions of the Real Estate Seller Disclosure Law exclude some transfers from the requirement of completing a disclo-  
36 sure statement, the Law does not excuse the seller's common law duty to disclose any known material defect(s) of the Property in order  
37 to avoid fraud, misrepresentation or deceit in the transaction. This duty continues until the date of settlement.

38 **EXECUTOR, ADMINISTRATOR, TRUSTEE SIGNATURE BLOCK**  
39 According to the provisions of the Real Estate Seller Disclosure Law, the undersigned executor, administrator or trustee is not required  
40 to fill out a Seller's Property Disclosure Statement. The executor, administrator or trustee, must, however, disclose any known  
41 material defect(s) of the Property.  
42 \_\_\_\_\_ DATE \_\_\_\_\_

43 Seller's Initials JSC Date 06 Jan 2024 SPD Page 1 of 11 Buyer's Initials / Date \_\_\_\_\_

14 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 the  
 15 Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

16 **1. SELLER'S EXPERTISE**

17 (A) Does Seller possess expertise in contracting, engineering, architecture, environmental assessment or  
 18 other areas related to the construction and conditions of the Property and its improvements?

19 (B) Is Seller the landlord for the Property?

20 (C) Is Seller a real estate licensee?

21 Explain any "yes" answers in Section 1: \_\_\_\_\_  
 22 \_\_\_\_\_

	Yes	No	Unk	N/A
A		X		
B		X		
C		X		

23 **2. OWNERSHIP/OCCUPANCY**

24 (A) Occupancy

25 1. When was the Property most recently occupied? July 2019(?)

26 2. By how many people? One (1)

27 3. Was Seller the most recent occupant? \_\_\_\_\_

28 4. If "no," when did Seller most recently occupy the Property? N/A

29 (B) Role of Individual Completing This Disclosure. Is the individual completing this form:

30 1. The owner

31 2. The executor or administrator

32 3. The trustee

33 4. An individual holding power of attorney

34 (C) When was the Property acquired? 04 January 2024

35 (D) List any animals that have lived in the residence(s) or other structures during your ownership: \_\_\_\_\_

36 None.

37 Explain Section 2 (if needed): \_\_\_\_\_  
 38 \_\_\_\_\_

	Yes	No	Unk	N/A
A1			X	
A2				
A3		X		
A4			X	
B1	X			
B2		X		
B3		X		
B4	X			
C			X	

39 **3. CONDOMINIUMS/PLANNED COMMUNITIES/HOMEOWNERS ASSOCIATIONS**

40 (A) Disclosures for condominiums and cooperatives are limited to Seller's particular unit(s). Disclosures  
 41 regarding common areas or facilities are not required by the Real Estate Seller Disclosure Law.

42 (B) Type. Is the Property part of a(n):

43 1. Condominium

44 2. Homeowners association or planned community

45 3. Cooperative

46 4. Other type of association or community \_\_\_\_\_

47 (C) If "yes," how much are the fees? \$ \_\_\_\_\_, paid (  Monthly ) (  Quarterly ) (  Yearly )

48 (D) If "yes," are there any community services or systems that the association or community is responsi-  
 49 ble for supporting or maintaining? Explain: \_\_\_\_\_

50 (E) If "yes," provide the following information:

51 1. Community Name \_\_\_\_\_

52 2. Contact \_\_\_\_\_

53 3. Mailing Address \_\_\_\_\_

54 4. Telephone Number \_\_\_\_\_

55 (F) How much is the capital contribution/initiation fee(s)? \$ \_\_\_\_\_

56 *Notice to Buyer: A buyer of a resale unit in a condominium, cooperative, or planned community must receive a copy of the declaration  
 57 (other than the plats and plans), the by-laws, the rules or regulations, and a certificate of resale issued by the association, condominium,  
 58 cooperative, or planned community. Buyers may be responsible for capital contributions, initiation fees or similar one-time fees in addition  
 59 to regular maintenance fees. The buyer will have the option of canceling the agreement with the return of all deposit monies until the cer-  
 60 tificate has been provided to the buyer and for five days thereafter or until conveyance, whichever occurs first.*

61 **4. ROOFS AND ATTIC**

62 (A) Installation

63 1. When was or were the roof or roofs installed? Unsure.

64 2. Do you have documentation (invoice, work order, warranty, etc.)? \_\_\_\_\_

65 (B) Repair

66 1. Was the roof or roofs or any portion of it or them replaced or repaired during your ownership?

67 2. If it or they were replaced or repaired, were any existing roofing materials removed?

68 (C) Issues

69 1. Has the roof or roofs ever leaked during your ownership?

70 2. Have there been any other leaks or moisture problems in the attic?

71 3. Are you aware of any past or present problems with the roof(s), attic, gutters, flashing or down-  
 72 spouts?

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	Yes	No	Unk	N/A
B1		X		
B2		X		
B3		X		
B4		X		
C				X
D				X
E1				X
E2				X
E3				X
E4				X
F				X

	Yes	No	Unk	N/A
A1			X	
A2	X			
B1		X		
B2		X		
C1	X			
C2		X		
C3	X			

104 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 the  
 105 Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

106 Explain any "yes" answers in Section 4. Include the location and extent of any problem(s) and any repair or remediation efforts,  
 107 the name of the person or company who did the repairs and the date they were done:  
 108 \_\_\_\_\_

109 **5. BASEMENTS AND CRAWL SPACES**

110 (A) Sump Pump

- 111 1. Does the Property have a sump pit? If "yes," how many? one (1)
- 112 2. Does the Property have a sump pump? If "yes," how many? one (1)
- 113 3. If it has a sump pump, has it ever run?
- 114 4. If it has a sump pump, is the sump pump in working order?

	Yes	No	Unk	N/A
A1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

115 (B) Water Infiltration

- 116 1. Are you aware of any past or present water leakage, accumulation, or dampness within the base-  
 117 ment or crawl space?
- 118 2. Do you know of any repairs or other attempts to control any water or dampness problem in the  
 119 basement or crawl space?
- 120 3. Are the downspouts or gutters connected to a public sewer system?

121 Explain any "yes" answers in Section 5. Include the location and extent of any problem(s) and any repair or remediation efforts,  
 122 the name of the person or company who did the repairs and the date they were done:  
 123 \_\_\_\_\_  
 124 \_\_\_\_\_

125 **6. TERMITES/WOOD-DESTROYING INSECTS, DRYROT, PESTS**

126 (A) Status

- 127 1. Are you aware of past or present dryrot, termites/wood-destroying insects or other pests on the  
 128 Property?
- 129 2. Are you aware of any damage caused by dryrot, termites/wood-destroying insects or other pests?

	Yes	No	Unk	N/A
A1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

130 (B) Treatment

- 131 1. Is the Property currently under contract by a licensed pest control company?
- 132 2. Are you aware of any termite/pest control reports or treatments for the Property?

133 Explain any "yes" answers in Section 6. Include the name of any service/treatment provider, if applicable:  
 134 \_\_\_\_\_  
 135 \_\_\_\_\_

136 **7. STRUCTURAL ITEMS**

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

- 139 (B) Are you aware of any past or present problems with driveways, walkways, patios or retaining walls on  
 140 the Property?

- 141 (C) Are you aware of any past or present water infiltration in the house or other structures, other than the  
 142 roof(s), basement or crawl space(s)?

143 (D) Stucco and Exterior Synthetic Finishing Systems

- 144 1. Is any part of the Property constructed with stucco or an Exterior Insulating Finishing System  
 145 (EIFS) such as Dryvit or synthetic stucco, synthetic brick or synthetic stone?
- 146 2. If "yes," indicate type(s) and location(s) \_\_\_\_\_
- 147 3. If "yes," provide date(s) installed \_\_\_\_\_

- 148 (E) Are you aware of any fire, storm/weather-related, water, hail or ice damage to the Property?

- 149 (F) Are you aware of any defects (including stains) in flooring or floor coverings?

	Yes	No	Unk	N/A
A	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
D3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
E	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
F	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

150 Explain any "yes" answers in Section 7. Include the location and extent of any problem(s) and any repair or remediation efforts,  
 151 the name of the person or company who did the repairs and the date the work was done: Wall in master  
 152 bedroom and dining room has signs of water leaking in.

153 **8. ADDITIONS/ALTERATIONS**

- 154 (A) Have any additions, structural changes or other alterations (including remodeling) been made to the  
 155 Property during your ownership? Itemize and date all additions/alterations below.

	Yes	No	Unk	N/A
A	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Addition, structural change or alteration (continued on following page)	Approximate date of work	Were permits obtained? (Yes/No/Unk/NA)	Final inspections/ approvals obtained? (Yes/No/Unk/NA)

161 Seller's Initials [Signature] Date 07 Jan 2024 SPD Page 3 of 11 Buyer's Initials / Date \_\_\_\_\_

162 **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 the**  
 163 **Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.**

164	165	166	167	168	169	170	171	172
Addition, structural change or alteration		Approximate date of work	Were permits obtained? (Yes/No/Unk/NA)	Final inspections/ approvals obtained? (Yes/No/Unk/NA)				

173  A sheet describing other additions and alterations is attached.  
 174 (B) Are you aware of any private or public architectural review control of the Property other than zoning  
 175 codes? If "yes," explain: \_\_\_\_\_

Yes	No	Unk	N/A
	<input checked="" type="checkbox"/>		

176 *Note to Buyer: The PA Construction Code Act, 35 P.S. §7210 et seq. (effective 2004), and local codes establish standards for building and*  
 177 *altering properties. Buyers should check with the municipality to determine if permits and/or approvals were necessary for disclosed work*  
 178 *and if so, whether they were obtained. Where required permits were not obtained, the municipality might require the current owner to up-*  
 179 *grade or remove changes made by the prior owners. Buyers can have the Property inspected by an expert in codes compliance to determine*  
 180 *if issues exist. Expanded title insurance policies may be available for Buyers to cover the risk of work done to the Property by previous*  
 181 *owners without a permit or approval.*

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

187 **9. WATER SUPPLY**

- 188 (A) Source. Is the source of your drinking water (check all that apply):  
 189 1. Public  
 190 2. A well on the Property  
 191 3. Community water  
 192 4. A holding tank  
 193 5. A cistern  
 194 6. A spring  
 195 7. Other \_\_\_\_\_  
 196 8. If no water service, explain: \_\_\_\_\_

Yes	No	Unk	N/A
<input checked="" type="checkbox"/>			
	<input checked="" type="checkbox"/>		
	<input checked="" type="checkbox"/>		
	<input checked="" type="checkbox"/>		
	<input checked="" type="checkbox"/>		
	<input checked="" type="checkbox"/>		
	<input checked="" type="checkbox"/>		
	<input checked="" type="checkbox"/>		

- 197 (B) General  
 198 1. When was the water supply last tested? \_\_\_\_\_  
 199 Test results: \_\_\_\_\_  
 200 2. Is the water system shared?  
 201 If "yes," is there a written agreement?  
 202 4. Do you have a softener, filter or other conditioning system?  
 203 5. Is the softener, filter or other treatment system leased? From whom? \_\_\_\_\_  
 204 6. If your drinking water source is not public, is the pumping system in working order? If "no,"  
 205 explain: \_\_\_\_\_

		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>		
	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>			
	<input checked="" type="checkbox"/>		
			<input checked="" type="checkbox"/>

- 206 (C) Bypass Valve (for properties with multiple sources of water)  
 207 1. Does your water source have a bypass valve?  
 208 2. If "yes," is the bypass valve working?

			<input checked="" type="checkbox"/>
			<input checked="" type="checkbox"/>

- 209 (D) Well  
 210 1. Has your well ever run dry?  
 211 2. Depth of well \_\_\_\_\_  
 212 3. Gallons per minute: \_\_\_\_\_, measured on (date) \_\_\_\_\_  
 213 4. Is there a well that is used for something other than the primary source of drinking water?  
 214 If "yes," explain \_\_\_\_\_  
 215 5. If there is an unused well, is it capped?

			<input checked="" type="checkbox"/>
			<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>		
	<input checked="" type="checkbox"/>		
			<input checked="" type="checkbox"/>
			<input checked="" type="checkbox"/>

217 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 the  
 218 Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

	Yes	No	Unk	N/A
219 (E) Issues				
220 1. Are you aware of any leaks or other problems, past or present, relating to the water supply, 221 pumping system and related items?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
222 2. Have you ever had a problem with your water supply?		<input checked="" type="checkbox"/>		

223 Explain any problem(s) with your water supply. Include the location and extent of any problem(s) and any repair or remediation  
 224 efforts, the name of the person or company who did the repairs and the date the work was done:  
 225 \_\_\_\_\_

226 **10. SEWAGE SYSTEM**

	Yes	No	Unk	N/A
227 (A) General				
228 1. Is the Property served by a sewage system (public, private or community)?	<input checked="" type="checkbox"/>			
229 2. If "no," is it due to unavailability or permit limitations?		<input checked="" type="checkbox"/>		
230 3. When was the sewage system installed (or date of connection, if public)?			<input checked="" type="checkbox"/>	
231 4. Name of current service provider, if any:				

	Yes	No	Unk	N/A
232 (B) Type Is your Property served by:				
233 1. Public	<input checked="" type="checkbox"/>			
234 2. Community (non-public)		<input checked="" type="checkbox"/>		
235 3. An individual on-lot sewage disposal system			<input checked="" type="checkbox"/>	
236 4. Other, explain:				

	Yes	No	Unk	N/A
237 (C) Individual On-lot Sewage Disposal System. (check all that apply):				
238 1. Is your sewage system within 100 feet of a well?		<input checked="" type="checkbox"/>		
239 2. Is your sewage system subject to a ten-acre permit exemption?		<input checked="" type="checkbox"/>		
240 3. Does your sewage system include a holding tank?		<input checked="" type="checkbox"/>		
241 4. Does your sewage system include a septic tank?		<input checked="" type="checkbox"/>		
242 5. Does your sewage system include a drainfield?		<input checked="" type="checkbox"/>		
243 6. Does your sewage system include a sandmound?		<input checked="" type="checkbox"/>		
244 7. Does your sewage system include a cesspool?		<input checked="" type="checkbox"/>		
245 8. Is your sewage system shared?		<input checked="" type="checkbox"/>		
246 9. Is your sewage system any other type? Explain:		<input checked="" type="checkbox"/>		
247 10. Is your sewage system supported by a backup or alternate system?		<input checked="" type="checkbox"/>		

	Yes	No	Unk	N/A
248 (D) Tanks and Service				
249 1. Are there any metal/steel septic tanks on the Property?		<input checked="" type="checkbox"/>		
250 2. Are there any cement/concrete septic tanks on the Property?		<input checked="" type="checkbox"/>		
251 3. Are there any fiberglass septic tanks on the Property?		<input checked="" type="checkbox"/>		
252 4. Are there any other types of septic tanks on the Property? Explain		<input checked="" type="checkbox"/>		
253 5. Where are the septic tanks located?			<input checked="" type="checkbox"/>	
254 6. When were the tanks last pumped and by whom?				<input checked="" type="checkbox"/>

	Yes	No	Unk	N/A
256 (E) Abandoned Individual On-lot Sewage Disposal Systems and Septic				
257 1. Are you aware of any abandoned septic systems or cesspools on the Property?		<input checked="" type="checkbox"/>		
258 2. If "yes," have these systems, tanks or cesspools been closed in accordance with the municipality's 259 ordinance?			<input checked="" type="checkbox"/>	

	Yes	No	Unk	N/A
260 (F) Sewage Pumps				
261 1. Are there any sewage pumps located on the Property?		<input checked="" type="checkbox"/>		
262 2. If "yes," where are they located?				
263 3. What type(s) of pump(s)?				<input checked="" type="checkbox"/>
264 4. Are pump(s) in working order?				<input checked="" type="checkbox"/>
265 5. Who is responsible for maintenance of sewage pumps?				<input checked="" type="checkbox"/>

	Yes	No	Unk	N/A
267 (G) Issues				
268 1. How often is the on-lot sewage disposal system serviced?				<input checked="" type="checkbox"/>
269 2. When was the on-lot sewage disposal system last serviced and by whom?				<input checked="" type="checkbox"/>
270				
271 3. Is any waste water piping not connected to the septic/sewer system?		<input checked="" type="checkbox"/>		
272 4. Are you aware of any past or present leaks, backups, or other problems relating to the sewage 273 system and related items?		<input checked="" type="checkbox"/>		

274 Seller's Initials JS Date 07-20-2024 SPD Page 5 of 11 Buyer's Initials \_\_\_\_\_ Date \_\_\_\_\_  
 Produced with Lone Wolf Transactions (e1pForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com J.S. "Woody"

275 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 the  
 276 Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

277 Explain any "yes" answers in Section 10. Include the location and extent of any problem(s) and any repair or remediation ef-  
 278 forts, the name of the person or company who did the repairs and the date the work was done: \_\_\_\_\_  
 279

280 **11. PLUMBING SYSTEM**

281 (A) Material(s). Are the plumbing materials (check all that apply):

- 282 1. Copper
- 283 2. Galvanized
- 284 3. Lead
- 285 4. PVC
- 286 5. Polybutylene pipe (PB)
- 287 6. Cross-linked polyethylene (PEX)
- 288 7. Other \_\_\_\_\_

	Yes	No	Unk	N/A
A1			X	
A2			X	
A3			X	
A4			X	
A5			X	
A6			X	
A7			X	
B	X			

289 (B) Are you aware of any past or present problems with any of your plumbing fixtures (e.g., including but  
 290 not limited to: kitchen, laundry, or bathroom fixtures; wet bars; exterior faucets; etc.)?  
 291 If "yes," explain: \_\_\_\_\_  
 292

293 **12. DOMESTIC WATER HEATING**

294 (A) Type(s). Is your water heating (check all that apply):

- 295 1. Electric
- 296 2. Natural gas
- 297 3. Fuel oil
- 298 4. Propane
- 299 If "yes," is the tank owned by Seller?
- 300 5. Solar
- 301 If "yes," is the system owned by Seller?
- 302 6. Geothermal
- 303 7. Other \_\_\_\_\_

	Yes	No	Unk	N/A
A1	X			
A2	X			
A3		X		
A4		X		
A5		X		
A6		X		
A7		X		
B1			X	
B2			X	
B3			X	
C	X			

304 (B) System(s)  
 305 1. How many water heaters are there? \_\_\_\_\_  
 306 Tanks \_\_\_\_\_ Tankless \_\_\_\_\_  
 307 2. When were they installed? \_\_\_\_\_  
 308 3. Is your water heater a summer/winter hook-up (integral system, hot water from the boiler, etc.)?  
 309 (C) Are you aware of any problems with any water heater or related equipment?  
 310 If "yes," explain: \_\_\_\_\_  
 311

312 **13. HEATING SYSTEM**

313 (A) Fuel Type(s). Is your heating source (check all that apply):

- 314 1. Electric
- 315 2. Natural gas
- 316 3. Fuel oil
- 317 4. Propane
- 318 If "yes," is the tank owned by Seller?
- 319 5. Geothermal
- 320 6. Coal
- 321 7. Wood
- 322 8. Solar shingles or panels
- 323 If "yes," is the system owned by Seller?
- 324 9. Other: \_\_\_\_\_

	Yes	No	Unk	N/A
A1	X			
A2	X			
A3		X		
A4		X		
A5		X		
A6		X		
A7		X		
A8		X		
A9		X		
B1			X	
B2			X	
B3			X	
B4			X	
B5			X	
B6			X	
B7			X	

325 (B) System Type(s) (check all that apply):  
 326 1. Forced hot air  
 327 2. Hot water  
 328 3. Heat pump  
 329 4. Electric baseboard  
 330 5. Steam  
 331 6. Radiant flooring  
 332 7. Radiant ceiling

334 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 the  
 335 Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

		Yes	No	Unk	N/A
336	8. Pellet stove(s)				
337	How many and location? _____				
338	9. Wood stove(s)				
339	How many and location? _____				
340	10. Coal stove(s)				
341	How many and location? _____				
342	11. Wall-mounted split system(s)				
343	How many and location? _____				
344	12. Other: _____				
345	13. If multiple systems, provide locations _____				
346					
347	<b>(C) Status</b>				
348	1. Are there any areas of the house that are not heated?				
349	If "yes," explain: <u>Attic is not heated.</u>				
350	2. How many heating zones are in the Property? _____				
351	3. When was each heating system(s) or zone installed? _____				
352	4. When was the heating system(s) last serviced? _____				
353	5. Is there an additional and/or backup heating system? If "yes," explain: _____				
354					
355	6. Is any part of the heating system subject to a lease, financing or other agreement?				
356	If "yes," explain: _____				
357	<b>(D) Fireplaces and Chimneys</b>				
358	1. Are there any fireplaces? How many? <u>One (1).</u>				
359	2. Are all fireplaces working?				
360	3. Fireplace types (wood, gas, electric, etc.): _____				
361	4. Was the fireplace(s) installed by a professional contractor or manufacturer's representative?				
362	5. Are there any chimneys (from a fireplace, water heater or any other heating system)?				
363	6. How many chimneys? <u>One (1).</u>				
364	7. When were they last cleaned? _____				
365	8. Are the chimneys working? If "no," explain: <u>Fireplace &amp; chimneys are sealed off and have been for</u>				
366					
367	<b>(E) Fuel Tanks</b>				
368	1. Are you aware of any heating fuel tank(s) on the Property? <u>sixty plus (60+) years</u>				
369	2. Location(s), including underground tank(s): _____				
370	3. If you do not own the tank(s), explain: _____				
371	<b>(F) Are you aware of any problems or repairs needed regarding any item in Section 13? If "yes," explain: _____</b>				
372	<b>14. AIR CONDITIONING SYSTEM</b>				
373	<b>(A) Type(s). Is the air conditioning (check all that apply):</b>				
374	1. Central air				
375	a. How many air conditioning zones are in the Property? _____				
376	b. When was each system or zone installed? _____				
377	c. When was each system last serviced? _____				
378	2. Wall units				
379	How many and the location? _____				
380	3. Window units				
381	How many? _____				
382	4. Wall-mounted split units				
383	How many and the location? _____				
384	5. Other _____				
385	6. None _____				
386	<b>(B) Are there any areas of the house that are not air conditioned?</b>				
387	If "yes," explain: <u>Attic does not receive A/C.</u>				
388	<b>(C) Are you aware of any problems with any item in Section 14? If "yes," explain: <u>Central</u></b>				
389	<u>air unit is inoperable and will need replaced.</u>				

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391 **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 the  
 392 **Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.**

393 **15. ELECTRICAL SYSTEM**

394 **(A) Type(s)**

- 395 1. Does the electrical system have fuses? \_\_\_\_\_  
 396 2. Does the electrical system have circuit breakers? \_\_\_\_\_  
 397 3. Is the electrical system solar powered?  
 398 a. If "yes," is it entirely or partially solar powered? \_\_\_\_\_  
 399 b. If "yes," is any part of the system subject to a lease, financing or other agreement? If "yes,"  
 400 explain: \_\_\_\_\_  
 401 (B) What is the system amperage? \_\_\_\_\_  
 402 (C) Are you aware of any knob and tube wiring in the Property?  
 403 (D) Are you aware of any problems or repairs needed in the electrical system? If "yes," explain: \_\_\_\_\_  
 404

	Yes	No	Unk	N/A
A1		X		
A2	X			
A3				
3a				X
3b				X
B				
C				
D		X		

405 **16. OTHER EQUIPMENT AND APPLIANCES**

406 **(A) THIS SECTION IS INTENDED TO IDENTIFY PROBLEMS OR REPAIRS** and must be completed for each item that  
 407 will, or may, be included with the Property. The terms of the Agreement of Sale negotiated between Buyer and Seller will deter-  
 408 mine which items, if any, are included in the purchase of the Property. **THE FACT THAT AN ITEM IS LISTED DOES NOT**  
 409 **MEAN IT IS INCLUDED IN THE AGREEMENT OF SALE.**

410 **(B) Are you aware of any problems or repairs needed to any of the following:**

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

431 **(C) Explain any "yes" answers in Section 16:** \_\_\_\_\_  
 432

433 **17. POOLS, SPAS AND HOT TUBS**

434 **(A) Is there a swimming pool on the Property? If "yes,"**

- 435 1. Above-ground or in-ground? \_\_\_\_\_  
 436 2. Saltwater or chlorine? \_\_\_\_\_  
 437 3. If heated, what is the heat source? \_\_\_\_\_  
 438 4. Vinyl-lined, fiberglass or concrete-lined? \_\_\_\_\_  
 439 5. What is the depth of the swimming pool? \_\_\_\_\_  
 440 6. Are you aware of any problems with the swimming pool?  
 441 7. Are you aware of any problems with any of the swimming pool equipment (cover, filter, ladder,  
 442 lighting, pump, etc.)?

443 **(B) Is there a spa or hot tub on the Property?**

- 444 1. Are you aware of any problems with the spa or hot tub?  
 445 2. Are you aware of any problems with any of the spa or hot tub equipment (steps, lighting, jets,  
 446 cover, etc.)?

447 **(C) Explain any problems in Section 17:** \_\_\_\_\_  
 448

	Yes	No	Unk	N/A
A		X		
A1				X
A2				X
A3				X
A4				X
A5				X
A6				X
A7				X
B		X		
B1				X
B2				X



450 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 the  
 451 Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

452 **18. WINDOWS**

- 453 (A) Have any windows or skylights been replaced during your ownership of the Property?  
 454 (B) Are you aware of any problems with the windows or skylights?

	Yes	No	Unk	N/A
A		<input checked="" type="checkbox"/>		
B		<input checked="" type="checkbox"/>		

455 Explain any "yes" answers in Section 18. Include the location and extent of any problem(s) and any repair, replacement or  
 456 remediation efforts, the name of the person or company who did the repairs and the date the work was done:  
 457 \_\_\_\_\_

458 **19. LAND/SOILS**

459 (A) Property

- 460 1. Are you aware of any fill or expansive soil on the Property?  
 461 2. Are you aware of any sliding, settling, earth movement, upheaval, subsidence, sinkholes or earth  
 462 stability problems that have occurred on or affect the Property?  
 463 3. Are you aware of sewage sludge (other than commercially available fertilizer products) being  
 464 spread on the Property?  
 465 4. Have you received written notice of sewage sludge being spread on an adjacent property?  
 466 5. Are you aware of any existing, past or proposed mining, strip-mining, or any other excavations on  
 467 the Property?

	Yes	No	Unk	N/A
A1		<input checked="" type="checkbox"/>		
A2		<input checked="" type="checkbox"/>		
A3		<input checked="" type="checkbox"/>		
A4		<input checked="" type="checkbox"/>		
A5		<input checked="" type="checkbox"/>		

468 *Note to Buyer: The Property may be subject to mine subsidence damage. Maps of the counties and mines where mine subsidence*  
 469 *damage may occur and further information on mine subsidence insurance are available through Department of Environmental*  
 470 *Protection Mine Subsidence Insurance Fund, (800) 922-1678 or ra-epmsi@pa.gov.*

471 (B) Preferential Assessment and Development Rights

472 Is the Property, or a portion of it, preferentially assessed for tax purposes, or subject to limited devel-  
 473 opment rights under the:

- 474 1. Farmland and Forest Land Assessment Act - 72 P.S. §5490.1, et seq. (Clean and Green Program)  
 475 2. Open Space Act - 16 P.S. §11941, et seq.  
 476 3. Agricultural Area Security Law - 3 P.S. §901, et seq. (Development Rights)  
 477 4. Any other law/program: \_\_\_\_\_

	Yes	No	Unk	N/A
B1		<input checked="" type="checkbox"/>		
B2		<input checked="" type="checkbox"/>		
B3		<input checked="" type="checkbox"/>		
B4		<input checked="" type="checkbox"/>		

478 *Note to Buyer: Pennsylvania has enacted the Right to Farm Act (3 P.S. § 951-957) in an effort to limit the circumstances under*  
 479 *which agricultural operations may be subject to nuisance suits or ordinances. Buyers are encouraged to investigate whether any*  
 480 *agricultural operations covered by the Act operate in the vicinity of the Property.*

481 (C) Property Rights

482 Are you aware of the transfer, sale and/or lease of any of the following property rights (by you or a  
 483 previous owner of the Property):

- 484 1. Timber  
 485 2. Coal  
 486 3. Oil  
 487 4. Natural gas  
 488 5. Mineral or other rights (such as farming rights, hunting rights, quarrying rights) Explain:  
 489 \_\_\_\_\_

	Yes	No	Unk	N/A
C1		<input checked="" type="checkbox"/>		
C2		<input checked="" type="checkbox"/>		
C3		<input checked="" type="checkbox"/>		
C4		<input checked="" type="checkbox"/>		
C5		<input checked="" type="checkbox"/>		

490 *Note to Buyer: Before entering into an agreement of sale, Buyer can investigate the status of these rights by, among other means,*  
 491 *engaging legal counsel, obtaining a title examination of unlimited years and searching the official records in the county Office of*  
 492 *the Recorder of Deeds, and elsewhere. Buyer is also advised to investigate the terms of any existing leases, as Buyer may be subject*  
 493 *to terms of those leases.*

494 Explain any "yes" answers in Section 19:  
 495 \_\_\_\_\_

496 **20. FLOODING, DRAINAGE AND BOUNDARIES**

497 (A) Flooding/Drainage

- 498 1. Is any part of this Property located in a wetlands area?  
 499 2. Is the Property, or any part of it, designated a Special Flood Hazard Area (SFHA)?  
 500 3. Do you maintain flood insurance on this Property?  
 501 4. Are you aware of any past or present drainage or flooding problems affecting the Property?  
 502 5. Are you aware of any drainage or flooding mitigation on the Property?  
 503 6. Are you aware of the presence on the Property of any man-made feature that temporarily or per-  
 504 manently conveys or manages storm water, including any basin, pond, ditch, drain, swale, culvert,  
 505 pipe or other feature?  
 506 7. If "yes," are you responsible for maintaining or repairing that feature which conveys or manages  
 507 storm water for the Property?

	Yes	No	Unk	N/A
A1		<input checked="" type="checkbox"/>		
A2		<input checked="" type="checkbox"/>		
A3		<input checked="" type="checkbox"/>		
A4		<input checked="" type="checkbox"/>		
A5		<input checked="" type="checkbox"/>		
A6		<input checked="" type="checkbox"/>		
A7				<input checked="" type="checkbox"/>

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509 **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 the**  
 510 **Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.**

511 **Explain any "yes" answers in Section 20(A). Include dates, the location and extent of flooding and the condition of any man-**  
 512 **made storm water management features:** \_\_\_\_\_  
 513

514 (B) Boundaries

	Yes	No	Unk	N/A
515 1. Are you aware of encroachments, boundary line disputes, or easements affecting the Property?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
516 2. Is the Property accessed directly (without crossing any other property) by or from a public road?	<input checked="" type="checkbox"/>			
517 3. Can the Property be accessed from a private road or lane?		<input checked="" type="checkbox"/>		
518 a. If "yes," is there a written right of way, easement or maintenance agreement?				<input checked="" type="checkbox"/>
519 b. If "yes," has the right of way, easement or maintenance agreement been recorded?				<input checked="" type="checkbox"/>
520 4. Are you aware of any shared or common areas (driveways, bridges, docks, walls, etc.) or maintenance agreements?		<input checked="" type="checkbox"/>		

522 *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 before entering into an agreement of sale.*

526 **Explain any "yes" answers in Section 20(B):** \_\_\_\_\_  
 527

528 **21. HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES**

529 (A) Mold and Indoor Air Quality (other than radon)

	Yes	No	Unk	N/A
530 1. Are you aware of any tests for mold, fungi, or indoor air quality in the Property?		<input checked="" type="checkbox"/>		
531 2. Other than general household cleaning, have you taken any efforts to control or remediate mold or mold-like substances in the Property?		<input checked="" type="checkbox"/>		

533 *Note to Buyer: Individuals may be affected differently, or not at all, by mold contamination. If mold contamination or indoor air quality is a concern, buyers are encouraged to engage the services of a qualified professional to do testing. Information on this issue is available from the United States Environmental Protection Agency and may be obtained by contacting IAQ INFO, P.O. Box 37133, Washington, D.C. 20013-7133, 1-800-438-4318.*

537 (B) Radon

	Yes	No	Unk	N/A
538 1. Are you aware of any tests for radon gas that have been performed in any buildings on the Property?		<input checked="" type="checkbox"/>		
539 2. If "yes," provide test date and results _____				<input checked="" type="checkbox"/>
540 3. Are you aware of any radon removal system on the Property?		<input checked="" type="checkbox"/>		

541 (C) Lead Paint

542 If the Property was constructed, or if construction began, before 1978, you must disclose any knowledge of, and records and reports about, lead-based paint on the Property on a separate disclosure form.

	Yes	No	Unk	N/A
544 1. Are you aware of any lead-based paint or lead-based paint hazards on the Property?		<input checked="" type="checkbox"/>		
545 2. Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on the Property?		<input checked="" type="checkbox"/>		

547 (D) Tanks

	Yes	No	Unk	N/A
548 1. Are you aware of any existing underground tanks?		<input checked="" type="checkbox"/>		
549 2. Are you aware of any underground tanks that have been removed or filled?		<input checked="" type="checkbox"/>		

550 (E) Dumping. Has any portion of the Property been used for waste or refuse disposal or storage?  
 551 If "yes," location: \_\_\_\_\_

	Yes	No	Unk	N/A
552				<input checked="" type="checkbox"/>

552 (F) Other

	Yes	No	Unk	N/A
553 1. Are you aware of any past or present hazardous substances on the Property (structure or soil) such as, but not limited to, asbestos or polychlorinated biphenyls (PCBs)?		<input checked="" type="checkbox"/>		
554 2. Are you aware of any other hazardous substances or environmental concerns that may affect the Property?		<input checked="" type="checkbox"/>		
555 3. If "yes," have you received written notice regarding such concerns?				<input checked="" type="checkbox"/>
556 4. Are you aware of testing on the Property for any other hazardous substances or environmental concerns?		<input checked="" type="checkbox"/>		

560 **Explain any "yes" answers in Section 21. Include test results and the location of the hazardous substance(s) or environmental issue(s):** \_\_\_\_\_  
 561

562 **22. MISCELLANEOUS**

563 (A) Deeds, Restrictions and Title

	Yes	No	Unk	N/A
564 1. Are there any deed restrictions or restrictive covenants that apply to the Property?			<input checked="" type="checkbox"/>	
565 2. Are you aware of any historic preservation restriction or ordinance or archeological designation associated with the Property?	<input checked="" type="checkbox"/>			

567 Seller's Initials JS Date 07 Jan 2024 SPD Page 10 of 11 Buyer's Initials / Date \_\_\_\_\_  
 Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwt.com J.S. "Woody"

568  
569

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 the Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

570  
571  
572

3. Are you aware of any reason, including a defect in title or contractual obligation such as an option or right of first refusal, that would prevent you from giving a warranty deed or conveying title to the Property?

	Yes	No	Unk	N/A
A3		X		
B1		X		
B2		X		
B3		X		
C1		X		
C2		X		
D1		X		

573

(B) Financial

574  
575  
576

1. 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 or other use restriction ordinances that remain uncorrected?

577  
578  
579

2. Are you aware of any mortgages, judgments, encumbrances, liens, overdue payments on a support obligation, or other debts against this Property or Seller that cannot be satisfied by the proceeds of this sale?

580

3. Are you aware of any insurance claims filed relating to the Property during your ownership?

581

(C) Legal

582  
583

1. Are you aware of any violations of federal, state, or local laws or regulations relating to this Property?

584

2. Are you aware of any existing or threatened legal action affecting the Property?

585

(D) Additional Material Defects

586

1. Are you aware of any material defects to the Property, dwelling, or fixtures which are not disclosed elsewhere on this form?

587

*Note to Buyer: 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 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.*

588

2. After completing this form, if Seller becomes aware of additional information about the Property, including through inspection reports from a buyer, the Seller must update the Seller's Property Disclosure Statement and/or attach the inspection report(s). These inspection reports are for informational purposes only.

589

590

591

592

593

594

Explain any "yes" answers in Section 22:

595  
596

23. ATTACHMENTS

597

(A) The following are part of this Disclosure if checked:

598

Seller's Property Disclosure Statement Addendum (PAR Form SDA)

599

600

601

602

603

604

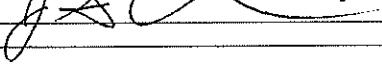
605

606

607

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. If any information supplied on this form becomes inaccurate following completion of this form, Seller shall notify Buyer in writing.

608

SELLER 

J.S. "Woody" Chandler DATE 05/15/2024

609

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

610

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

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

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

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

614

RECEIPT AND ACKNOWLEDGEMENT BY BUYER

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616

617

618

The undersigned Buyer acknowledges receipt of this 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.

619

BUYER \_\_\_\_\_ DATE \_\_\_\_\_

620

BUYER \_\_\_\_\_ DATE \_\_\_\_\_

621

BUYER \_\_\_\_\_ DATE \_\_\_\_\_