

# 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 28th Street Beaver Falls, PA 15010

2 **SELLER** Counts Properties

## 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 C.C. / \_\_\_\_\_ Date \_\_\_\_\_

SPD Page 1 of 11

Buyer's Initials \_\_\_\_\_ / \_\_\_\_\_ Date \_\_\_\_\_



Pennsylvania Association of Realtors®

COPYRIGHT PENNSYLVANIA ASSOCIATION OF REALTORS® 2021

rev. 3/21; rel. 7/21

44 **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  
45 Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

46 **1. SELLER'S EXPERTISE**

- 47 (A) Does Seller possess expertise in contracting, engineering, architecture, environmental assessment or  
48 other areas related to the construction and conditions of the Property and its improvements?  
49 (B) Is Seller the landlord for the Property?  
50 (C) Is Seller a real estate licensee?

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

51 **Explain any "yes" answers in Section 1:** \_\_\_\_\_

52

53 **2. OWNERSHIP/OCCUPANCY**

54 (A) **Occupancy**

- 55 1. When was the Property most recently occupied? \_\_\_\_\_  
56 2. By how many people? \_\_\_\_\_  
57 3. Was Seller the most recent occupant?  
58 4. If "no," when did Seller most recently occupy the Property? Never - seller is a remote investor

	Yes	No	Unk	N/A
A1			<input checked="" type="checkbox"/>	
A2			<input type="checkbox"/>	
A3	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
A4			<input type="checkbox"/>	
B1	<input type="checkbox"/>	<input type="checkbox"/>		
B2	<input type="checkbox"/>	<input type="checkbox"/>		
B3	<input type="checkbox"/>	<input type="checkbox"/>		
B4	<input type="checkbox"/>	<input type="checkbox"/>		
C			<input type="checkbox"/>	

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

- 60 1. The owner  
61 2. The executor or administrator  
62 3. The trustee  
63 4. An individual holding power of attorney

64 (C) When was the Property acquired? Sept 2022

65 (D) List any animals that have lived in the residence(s) or other structures during your ownership: \_\_\_\_\_  
66 None

67 **Explain Section 2 (if needed):** \_\_\_\_\_

68

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

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

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

- 73 1. Condominium  
74 2. Homeowners association or planned community  
75 3. Cooperative  
76 4. Other type of association or community \_\_\_\_\_

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

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

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

- 81 1. Community Name \_\_\_\_\_  
82 2. Contact \_\_\_\_\_  
83 3. Mailing Address \_\_\_\_\_  
84 4. Telephone Number \_\_\_\_\_

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

	Yes	No	Unk	N/A
B1	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
B2	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
B3	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
B4	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
C			<input type="checkbox"/>	<input checked="" type="checkbox"/>
D	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E1			<input type="checkbox"/>	<input type="checkbox"/>
E2			<input type="checkbox"/>	<input type="checkbox"/>
E3			<input type="checkbox"/>	<input type="checkbox"/>
E4			<input type="checkbox"/>	<input type="checkbox"/>
F			<input type="checkbox"/>	<input type="checkbox"/>

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

91 **4. ROOFS AND ATTIC**

92 (A) **Installation**

- 93 1. When was or were the roof or roofs installed? Fall of 2022, partial roof replacement  
94 2. Do you have documentation (invoice, work order, warranty, etc.)?

95 (B) **Repair**

- 96 1. Was the roof or roofs or any portion of it or them replaced or repaired during your ownership?  
97 2. If it or they were replaced or repaired, were any existing roofing materials removed?

98 (C) **Issues**

- 99 1. Has the roof or roofs ever leaked during your ownership?  
100 2. Have there been any other leaks or moisture problems in the attic?  
101 3. Are you aware of any past or present problems with the roof(s), attic, gutters, flashing or down-  
102 spouts?

	Yes	No	Unk	N/A
A1			<input type="checkbox"/>	
A2	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
B1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
B2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
C2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C3	<input type="checkbox"/>	<input checked="" type="checkbox"/>		

103 Seller's Initials C.C. / \_\_\_\_\_ Date 01-16-2023 SPD Page 2 of 11 Buyer's Initials \_\_\_\_\_ / \_\_\_\_\_ Date \_\_\_\_\_

**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.

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

## 5. BASEMENTS AND CRAWL SPACES

### (A) Sump Pump

1. Does the Property have a sump pit? If "yes," how many? \_\_\_\_\_
2. Does the Property have a sump pump? If "yes," how many? \_\_\_\_\_
3. If it has a sump pump, has it ever run?
4. If it has a sump pump, is the sump pump in working order?

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

### (B) Water Infiltration

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

**Explain any "yes" answers in Section 5. Include the location and extent of any problem(s) and any repair or remediation efforts, the name of the person or company who did the repairs and the date they were done:** \_\_\_\_\_  
Basement is a little dank, but nothing unusual for the area

## 6. TERMITES/WOOD-DESTROYING INSECTS, DRYROT, PESTS

### (A) Status

1. Are you aware of past or present dryrot, termites/wood-destroying insects or other pests on the Property?
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"/>		
A2	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
B1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
B2	<input type="checkbox"/>	<input checked="" type="checkbox"/>		

### (B) Treatment

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

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

## 7. STRUCTURAL ITEMS

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

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

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

### (D) Stucco and Exterior Synthetic Finishing Systems

1. Is any part of the Property constructed with stucco or an Exterior Insulating Finishing System (EIFS) such as Dryvit or synthetic stucco, synthetic brick or synthetic stone?

2. If "yes," indicate type(s) and location(s) \_\_\_\_\_

3. If "yes," provide date(s) installed \_\_\_\_\_

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

(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"/>		
B	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
C	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
D1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
D2			<input type="checkbox"/>	<input type="checkbox"/>
D3			<input type="checkbox"/>	<input type="checkbox"/>
E	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
F	<input type="checkbox"/>	<input checked="" type="checkbox"/>		

**Explain any "yes" answers in Section 7. Include the location and extent of any problem(s) and any repair or remediation efforts, the name of the person or company who did the repairs and the date the work was done:** \_\_\_\_\_

Property is newly remodeled, including LVP flooring in kitchen and laundry room, and all new carpet throughout the rest of the house.

## 8. ADDITIONS/ALTERATIONS

(A) Have any additions, structural changes or other alterations (including remodeling) been made to the 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"/>	

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)

**Seller's Initials** C.C. / **Date** 01-16-2023 **SPD Page 3 of 11** \_\_\_\_\_

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

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	Yes	No	Unk	N/A
175	codes? If "yes," explain: _____	<input type="checkbox"/>	<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-per-  
184 vious 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) <b>Source.</b> Is the source of your drinking water (check all that apply):	Yes	No	Unk	N/A
189	1. Public	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
190	2. A well on the Property	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
191	3. Community water	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
192	4. A holding tank	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
193	5. A cistern	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
194	6. A spring	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
195	7. Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
196	8. If no water service, explain: _____				
197	(B) <b>General</b>				
198	1. When was the water supply last tested? _____			<input checked="" type="checkbox"/>	<input type="checkbox"/>
199	Test results: _____			<input type="checkbox"/>	<input type="checkbox"/>
200	2. Is the water system shared?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
201	If "yes," is there a written agreement?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
202	4. Do you have a softener, filter or other conditioning system?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
203	5. Is the softener, filter or other treatment system leased? From whom? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
204	6. If your drinking water source is not public, is the pumping system in working order? If "no,"	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
205	explain: _____				
206	(C) <b>Bypass Valve</b> (for properties with multiple sources of water)				
207	1. Does your water source have a bypass valve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
208	2. If "yes," is the bypass valve working?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
209	(D) <b>Well</b>				
210	1. Has your well ever run dry?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
211	2. Depth of well _____			<input type="checkbox"/>	<input type="checkbox"/>
212	3. Gallons per minute: _____, measured on (date) _____			<input type="checkbox"/>	<input type="checkbox"/>
213	4. Is there a well that is used for something other than the primary source of drinking water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
214	If "yes," explain _____				<input type="checkbox"/>
215	5. If there is an unused well, is it capped?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

216 Seller's Initials C.C./ Date 01-16-2023 SPD Page 4 of 11 /

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.

219	(E) Issues		Yes	No	Unk	N/A
220	1. Are you aware of any leaks or other problems, past or present, relating to the water supply,	E1	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
221	pumping system and related items?					
222	2. Have you ever had a problem with your water supply?	E2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 efforts, the name of the person or company who did the repairs and the date the work was done:** \_\_\_\_\_  
224  
225

226 **10. SEWAGE SYSTEM**

227	(A) General		Yes	No	Unk	N/A
228	1. Is the Property served by a sewage system (public, private or community)?	A1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
229	2. If "no," is it due to unavailability or permit limitations?	A2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
230	3. When was the sewage system installed (or date of connection, if public)? _____	A3			<input checked="" type="checkbox"/>	<input type="checkbox"/>
231	4. Name of current service provider, if any: _____	A4			<input checked="" type="checkbox"/>	<input type="checkbox"/>
232	(B) Type Is your Property served by:					
233	1. Public	B1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
234	2. Community (non-public)	B2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
235	3. An individual on-lot sewage disposal system	B3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
236	4. Other, explain: _____	B4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
237	(C) Individual On-lot Sewage Disposal System. (check all that apply):					
238	1. Is your sewage system within 100 feet of a well?	C1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
239	2. Is your sewage system subject to a ten-acre permit exemption?	C2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
240	3. Does your sewage system include a holding tank?	C3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
241	4. Does your sewage system include a septic tank?	C4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
242	5. Does your sewage system include a drainfield?	C5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
243	6. Does your sewage system include a sandmound?	C6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
244	7. Does your sewage system include a cesspool?	C7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
245	8. Is your sewage system shared?	C8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
246	9. Is your sewage system any other type? Explain: _____	C9	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
247	10. Is your sewage system supported by a backup or alternate system?	C10	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
248	(D) Tanks and Service					
249	1. Are there any metal/steel septic tanks on the Property?	D1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
250	2. Are there any cement/concrete septic tanks on the Property?	D2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
251	3. Are there any fiberglass septic tanks on the Property?	D3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
252	4. Are there any other types of septic tanks on the Property? Explain _____	D4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
253	5. Where are the septic tanks located? _____	D5			<input type="checkbox"/>	<input type="checkbox"/>
254	6. When were the tanks last pumped and by whom? _____	D6			<input type="checkbox"/>	<input type="checkbox"/>
255						
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?	E1	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
258	2. If "yes," have these systems, tanks or cesspools been closed in accordance with the municipality's ordinance?	E2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
259						
260	(F) Sewage Pumps					
261	1. Are there any sewage pumps located on the Property?	F1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
262	2. If "yes," where are they located? _____	F2			<input type="checkbox"/>	<input type="checkbox"/>
263	3. What type(s) of pump(s)? _____	F3			<input type="checkbox"/>	<input type="checkbox"/>
264	4. Are pump(s) in working order?	F4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
265	5. Who is responsible for maintenance of sewage pumps? _____	F5			<input type="checkbox"/>	<input type="checkbox"/>
266						
267	(G) Issues					
268	1. How often is the on-lot sewage disposal system serviced? _____	G1			<input type="checkbox"/>	<input checked="" type="checkbox"/>
269	2. When was the on-lot sewage disposal system last serviced and by whom? _____	G2			<input type="checkbox"/>	<input checked="" type="checkbox"/>
270						
271	3. Is any waste water piping not connected to the septic/sewer system?	G3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
272	4. Are you aware of any past or present leaks, backups, or other problems relating to the sewage system and related items?	G4	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
273						

274 Seller's Initials C.C. / Date 01-16-2023 SPD Page 5 of 11 \_\_\_\_\_ / \_\_\_\_\_

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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
A2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
A3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
A4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
A5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
A6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
A7	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
B	<input type="checkbox"/>	<input checked="" type="checkbox"/>		

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: No issues discovered during the remodeling  
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 Not sure, because I have not spent much time on site, but I think it is gas  
304

	Yes	No	Unk	N/A
A1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
A2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
A3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
A4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
A5	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A6	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A7	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
B1			<input type="checkbox"/>	<input type="checkbox"/>
B2			<input checked="" type="checkbox"/>	<input type="checkbox"/>
B3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
C	<input type="checkbox"/>	<input type="checkbox"/>		

304 (B) **System(s)**

- 305 1. How many water heaters are there? 1  
306 Tanks 1 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

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: Unsure, because I have not spent much time on site, but I think it is gas  
325

	Yes	No	Unk	N/A
A1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
A2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
A3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
A4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
A5	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
A6	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
A7	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
A8	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
A9	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
B2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
B3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
B4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
B5	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
B6	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
B7	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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

333 Seller's Initials C.C.I Date 01-16-2023 SPD Page 6 of 11 /

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

form

		Yes	No	Unk	N/A
336	8. Pellet stove(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
337	How many and location? _____			<input type="checkbox"/>	<input type="checkbox"/>
338	9. Wood stove(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
339	How many and location? _____			<input type="checkbox"/>	<input type="checkbox"/>
340	10. Coal stove(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
341	How many and location? _____			<input type="checkbox"/>	<input type="checkbox"/>
342	11. Wall-mounted split system(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
343	How many and location? _____			<input type="checkbox"/>	<input type="checkbox"/>
344	12. Other: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
345	13. If multiple systems, provide locations _____			<input type="checkbox"/>	<input type="checkbox"/>
346					
347	<b>(C) Status</b>				
348	1. Are there any areas of the house that are not heated?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
349	If "yes," explain: I dont think so, but I would not know				<input type="checkbox"/>
350	2. How many heating zones are in the Property? _____			<input type="checkbox"/>	<input type="checkbox"/>
351	3. When was each heating system(s) or zone installed? _____			<input checked="" type="checkbox"/>	<input type="checkbox"/>
352	4. When was the heating system(s) last serviced? December 2022			<input type="checkbox"/>	<input type="checkbox"/>
353	5. Is there an additional and/or backup heating system? If "yes," explain: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
354					
355	6. Is any part of the heating system subject to a lease, financing or other agreement?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
356	If "yes," explain: _____				<input type="checkbox"/>
357	<b>(D) Fireplaces and Chimneys</b>				
358	1. Are there any fireplaces? How many? Probably not, from what I can tell from the pictures	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
359	2. Are all fireplaces working?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
360	3. Fireplace types (wood, gas, electric, etc.): _____			<input type="checkbox"/>	<input type="checkbox"/>
361	4. Was the fireplace(s) installed by a professional contractor or manufacturer's representative?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
362	5. Are there any chimneys (from a fireplace, water heater or any other heating system)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
363	6. How many chimneys? _____			<input type="checkbox"/>	<input type="checkbox"/>
364	7. When were they last cleaned? _____			<input type="checkbox"/>	<input type="checkbox"/>
365	8. Are the chimneys working? If "no," explain: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
366	<b>(E) Fuel Tanks</b>				
367	1. Are you aware of any heating fuel tank(s) on the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
368	2. Location(s), including underground tank(s): _____			<input type="checkbox"/>	<input type="checkbox"/>
369	3. If you do not own the tank(s), explain: _____			<input type="checkbox"/>	<input type="checkbox"/>
370	<b>(F) Are you aware of any problems or repairs needed regarding any item in Section 13? If "yes,"</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
371	<b>explain:</b> _____				
372	<b>14. AIR CONDITIONING SYSTEM</b>				
373	<b>(A) Type(s).</b> Is the air conditioning (check all that apply):				
374	1. Central air	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
375	a. How many air conditioning zones are in the Property? 1			<input type="checkbox"/>	<input type="checkbox"/>
376	b. When was each system or zone installed? _____			<input checked="" type="checkbox"/>	<input type="checkbox"/>
377	c. When was each system last serviced? _____			<input checked="" type="checkbox"/>	<input type="checkbox"/>
378	2. Wall units	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
379	How many and the location? _____			<input type="checkbox"/>	<input type="checkbox"/>
380	3. Window units	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
381	How many? _____			<input type="checkbox"/>	<input type="checkbox"/>
382	4. Wall-mounted split units	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
383	How many and the location? _____			<input type="checkbox"/>	<input type="checkbox"/>
384	5. Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
385	6. None	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
386	<b>(B) Are there any areas of the house that are not air conditioned?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
387	If "yes," explain: _____				<input type="checkbox"/>
388	<b>(C) Are you aware of any problems with any item in Section 14? If "yes," explain:</b> _____	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
389					

393  
394

15. ELECTRICAL SYSTEM

395  
396  
397  
398  
399  
400  
401  
402  
403  
404

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

	Yes	No	Unk	N/A
A1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
A2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
A3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3a			<input type="checkbox"/>	<input type="checkbox"/>
3b	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B			<input checked="" type="checkbox"/>	<input type="checkbox"/>
C	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
D	<input type="checkbox"/>	<input checked="" type="checkbox"/>		

405

16. OTHER EQUIPMENT AND APPLIANCES

406  
407  
408  
409  
410

(A) **THIS SECTION IS INTENDED TO IDENTIFY PROBLEMS OR REPAIRS** and must be completed for each item that will, or may, be included with the Property. The terms of the Agreement of Sale negotiated between Buyer and Seller will determine which items, if any, are included in the purchase of the Property. **THE FACT THAT AN ITEM IS LISTED DOES NOT MEAN IT IS INCLUDED IN THE AGREEMENT OF SALE.**  
(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	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Pool/spa heater	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Attic fan(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Range/oven	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Awnings	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Refrigerator(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Carbon monoxide detectors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Satellite dish	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ceiling fans	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Security alarm system	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Deck(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Smoke detectors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Dishwasher	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Sprinkler automatic timer	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Dryer	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Stand-alone freezer	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Electric animal fence	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Storage shed	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Electric garage door opener	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Trash compactor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Garage transmitters	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Washer	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Garbage disposal	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Whirlpool/tub	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
In-ground lawn sprinklers	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Intercom	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		1.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Interior fire sprinklers	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		2.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Keyless entry	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		3.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Microwave oven	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		4.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pool/spa accessories	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		5.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pool/spa cover	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		6.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

431  
432

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

433  
434

17. POOLS, SPAS AND HOT TUBS

435  
436  
437  
438  
439  
440  
441  
442  
443  
444  
445  
446  
447  
448

(A) Is there a swimming pool on the Property? If "yes,":  
1. Above-ground or in-ground? \_\_\_\_\_  
2. Saltwater or chlorine? \_\_\_\_\_  
3. If heated, what is the heat source? \_\_\_\_\_  
4. Vinyl-lined, fiberglass or concrete-lined? \_\_\_\_\_  
5. What is the depth of the swimming pool? \_\_\_\_\_  
6. Are you aware of any problems with the swimming pool?  
7. Are you aware of any problems with any of the swimming pool equipment (cover, filter, ladder, lighting, pump, etc.)?  
(B) Is there a spa or hot tub on the Property?  
1. Are you aware of any problems with the spa or hot tub?  
2. Are you aware of any problems with any of the spa or hot tub equipment (steps, lighting, jets, cover, etc.)?  
(C) Explain any problems in Section 17: \_\_\_\_\_

	Yes	No	Unk	N/A
A	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
A1			<input type="checkbox"/>	<input type="checkbox"/>
A2			<input type="checkbox"/>	<input type="checkbox"/>
A3			<input type="checkbox"/>	<input type="checkbox"/>
A4			<input type="checkbox"/>	<input type="checkbox"/>
A5			<input type="checkbox"/>	<input type="checkbox"/>
A6	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
A7	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
B	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
B1	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
B2	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>



**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.

## 18. WINDOWS

(A) Have any windows or skylights been replaced during your ownership of the Property?

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

(B) Are you aware of any problems with the windows or skylights?

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

Broken window in bedroom

## 19. LAND/SOILS

### (A) Property

- Are you aware of any fill or expansive soil on the Property?
- Are you aware of any sliding, settling, earth movement, upheaval, subsidence, sinkholes or earth stability problems that have occurred on or affect the Property?
- Are you aware of sewage sludge (other than commercially available fertilizer products) being spread on the Property?
- Have you received written notice of sewage sludge being spread on an adjacent property?
- Are you aware of any existing, past or proposed mining, strip-mining, or any other excavations on the Property?

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

**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 further information on mine subsidence insurance are available through Department of Environmental Protection Mine Subsidence Insurance Fund, (800) 922-1678 or ra-epmsi@pa.gov.

### (B) Preferential Assessment and Development Rights

Is the Property, or a portion of it, preferentially assessed for tax purposes, or subject to limited development rights under the:

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

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

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

### (C) Property Rights

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

- Timber
- Coal
- Oil
- Natural gas
- Mineral or other rights (such as farming rights, hunting rights, quarrying rights) Explain: \_\_\_\_\_

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

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

**Explain any "yes" answers in Section 19:** \_\_\_\_\_

## 20. FLOODING, DRAINAGE AND BOUNDARIES

### (A) Flooding/Drainage

- Is any part of this Property located in a wetlands area?
- Is the Property, or any part of it, designated a Special Flood Hazard Area (SFHA)?
- Do you maintain flood insurance on this Property?
- Are you aware of any past or present drainage or flooding problems affecting the Property?
- Are you aware of any drainage or flooding mitigation on the Property?
- Are you aware of the presence on the Property of any man-made feature that temporarily or permanently conveys or manages storm water, including any basin, pond, ditch, drain, swale, culvert, pipe or other feature?
- If "yes," are you responsible for maintaining or repairing that feature which conveys or manages storm water for the Property?

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

**Seller's Initials** C.C./

**Date** 01-16-2023

**SPD Page 9 of 11**

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**

515	1. Are you aware of encroachments, boundary line disputes, or easements affecting the Property?	B1	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
516	2. Is the Property accessed directly (without crossing any other property) by or from a public road?	B2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
517	3. Can the Property be accessed from a private road or lane?	B3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
518	a. If "yes," is there a written right of way, easement or maintenance agreement?	3a	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
519	b. If "yes," has the right of way, easement or maintenance agreement been recorded?	3b	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
520	4. Are you aware of any shared or common areas (driveways, bridges, docks, walls, etc.) or maintenance agreements?	B4	<input type="checkbox"/>	<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)**

530	1. Are you aware of any tests for mold, fungi, or indoor air quality in the Property?	A1	<input type="checkbox"/>	<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?	A2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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**

538	1. Are you aware of any tests for radon gas that have been performed in any buildings on the Property?	B1	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
539	2. If "yes," provide test date and results _____	B2			<input type="checkbox"/>	<input type="checkbox"/>
540	3. Are you aware of any radon removal system on the Property?	B3	<input type="checkbox"/>	<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.

544	1. Are you aware of any lead-based paint or lead-based paint hazards on the Property?	C1	<input type="checkbox"/>	<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?	C2	<input type="checkbox"/>	<input checked="" type="checkbox"/>		

547 **(D) Tanks**

548	1. Are you aware of any existing underground tanks?	D1	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
549	2. Are you aware of any underground tanks that have been removed or filled?	D2	<input type="checkbox"/>	<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: \_\_\_\_\_

552 **(F) Other**

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)?	F1	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
554	2. Are you aware of any other hazardous substances or environmental concerns that may affect the Property?	F2	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
555	3. If "yes," have you received written notice regarding such concerns?	F3	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
556	4. Are you aware of testing on the Property for any other hazardous substances or environmental concerns?	F4	<input type="checkbox"/>	<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**

564	1. Are there any deed restrictions or restrictive covenants that apply to the Property?	A1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
565	2. Are you aware of any historic preservation restriction or ordinance or archeological designation associated with the Property?	A2	<input type="checkbox"/>	<input checked="" type="checkbox"/>		

567 **Seller's Initials** C.C. / **Date** 01-16-2023 **SPD Page 10 of 11** \_\_\_\_\_ / \_\_\_\_\_

568 **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  
569 **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 3. Are you aware of any reason, including a defect in title or contractual obligation such as an option  
571 or right of first refusal, that would prevent you from giving a warranty deed or conveying title to the  
572 Property?

	Yes	No	Unk	N/A
A3	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
B1	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
B2	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
B3	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
C1	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
C2	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
D1	<input type="checkbox"/>	<input checked="" type="checkbox"/>		

573 (B) Financial

- 574 1. Are you aware of any public improvement, condominium or homeowner association assessments  
575 against the Property that remain unpaid or of any violations of zoning, housing, building, safety or  
576 fire ordinances or other use restriction ordinances that remain uncorrected?
- 577 2. Are you aware of any mortgages, judgments, encumbrances, liens, overdue payments on a support  
578 obligation, or other debts against this Property or Seller that cannot be satisfied by the proceeds of  
579 this sale?
- 580 3. Are you aware of any insurance claims filed relating to the Property during your ownership?

581 (C) Legal

- 582 1. Are you aware of any violations of federal, state, or local laws or regulations relating to this Prop-  
583 erty?
- 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 dis-  
587 closed elsewhere on this form?

588 ***Note to Buyer:** A material defect is a problem with a residential real property or any portion of it that would have a significant*  
589 *adverse impact on the value of the property or that involves an unreasonable risk to people on the property. The fact that a*  
590 *structural element, system or subsystem is at or beyond the end of the normal useful life of such a structural element, system or*  
591 *subsystem is not by itself a material defect.*

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

595 Explain any "yes" answers in Section 22: \_\_\_\_\_  
596 \_\_\_\_\_

597 23. ATTACHMENTS

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

- 599 ☐ Seller's Property Disclosure Statement Addendum (PAR Form SDA)  
600 ☐ \_\_\_\_\_  
601 ☐ \_\_\_\_\_  
602 ☐ \_\_\_\_\_

603 The undersigned Seller represents that the information set forth in this disclosure statement is accurate and complete to the best  
604 of Seller's knowledge. Seller hereby authorizes the Listing Broker to provide this information to prospective buyers of the prop-  
605 erty and to other real estate licensees. SELLER ALONE IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMA-  
606 TION CONTAINED IN THIS STATEMENT. If any information supplied on this form becomes inaccurate following comple-  
607 tion of this form, Seller shall notify Buyer in writing.

608 SELLER \_\_\_\_\_ DATE 01-16-2023  
609 SELLER \_\_\_\_\_ DATE \_\_\_\_\_  
610 SELLER \_\_\_\_\_ DATE \_\_\_\_\_  
611 SELLER \_\_\_\_\_ DATE \_\_\_\_\_  
612 SELLER \_\_\_\_\_ DATE \_\_\_\_\_  
613 SELLER \_\_\_\_\_ DATE \_\_\_\_\_

614 RECEIPT AND ACKNOWLEDGEMENT BY BUYER

615 The undersigned Buyer acknowledges receipt of this Statement. Buyer acknowledges that this Statement is not a warranty and  
616 that, unless stated otherwise in the sales contract, Buyer is purchasing this property in its present condition. It is Buyer's re-  
617 sponsibility to satisfy himself or herself as to the condition of the property. Buyer may request that the property be inspected, at  
618 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 \_\_\_\_\_



# Signature Certificate

Reference number: HZKUT-DIKZU-HPCTW-FVVPU

Signer	Timestamp	Signature
<b>Charles E Counts Jr</b> Email: cjcounts4.0@gmail.com  Sent: 16 Jan 2023 16:35:57 UTC Viewed: 16 Jan 2023 16:36:55 UTC Signed: 16 Jan 2023 16:57:04 UTC		
<b>Recipient Verification:</b> ✓ Email verified	16 Jan 2023 16:36:55 UTC	IP address: 24.154.84.241 Location: Butler, United States

Document completed by all parties on:  
16 Jan 2023 16:57:04 UTC

Page 1 of 1



Signed with PandaDoc

PandaDoc is a document workflow and certified eSignature solution trusted by 30,000+ companies worldwide.

