

4/19/09

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 681 WEBB Rd. - 1551 BARTIMORE PIKE STONEBRIDGE
2 SELLER 901 PODLAR LP

3 The Real Estate Seller Disclosure Law (68 P.S. §7301 et seq.) requires that a seller of a property must disclose to a buyer all known
4 material defects about the property being sold that are not readily observable. While the Law requires certain disclosures, this disclo-
5 sure statement covers common topics beyond the basic requirements of the Law in an effort to assist sellers in complying with disclo-
6 sure requirements and to assist buyers in evaluating the property being considered. Sellers who wish to see or use the basic disclosure
7 form can find the form on the Web site of the Pennsylvania State Real Estate Commission.

8 This Statement discloses Seller's knowledge of the condition of the property as of the date signed by Seller and is **not a substitute**
9 **for any inspections or warranties that Buyer may wish to obtain.** This Statement is not a warranty of any kind by Seller or a war-
10 ranty or representation by any listing real estate broker, any selling real estate broker, or their licensees. Buyer is encouraged to address
11 concerns about the conditions of the property that may not be included in this Statement. This Statement does not relieve Seller of the
12 obligation to disclose a material defect that may not be addressed on this form.

13 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
14 value of the property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or sub-
15 system 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.

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

18 2. OWNERSHIP/OCCUPANCY

19 (a) Is the property currently occupied? Yes No If "yes," by whom? Seller Other occupants (tenants)
20 If property is not occupied, when was it last occupied? MAIN HOUSE - LAST 8/07 - CARRIAGE HOUSE
21 (b) How long have you owned the property? 2 1/2 yrs CURRENTLY
22 (c) Are you aware of any pets having lived in the house or other structures during your ownership? Yes No
23 If "yes," describe: _____

24 3. ROOF

25 (a) Date roof installed: _____ Documented? Yes No Unknown
26 (b) Has the roof been replaced or repaired during your ownership? Yes No
27 If "yes," was the existing roofing material removed? Yes No Unknown
28 (c) Has the roof ever leaked during your ownership? Yes No
29 (d) Are you aware of any problems with the roof, gutters, flashing or downspouts? Yes No

30 Explain any "yes" answers in this section, including the location and extent of any problem(s) and any repair or remediation efforts:
31 _____

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

33 (a) Does the property have a sump pump? Yes No Unknown
34 If "yes," has it ever run? Yes No Unknown Is it in working order? Yes No Unknown
35 (b) Are you aware of any water leakage, accumulation, or dampness within the basement or crawl space? Yes No
36 (c) Do you know of any repairs or other attempts to control any water or dampness problem in the basement or crawl space? Yes No

37 Explain any "yes" answers in this section, including the location and extent of any problem(s) and any repair or remediation efforts:
38 _____

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

40 (a) Are you aware of any termites/wood-destroying insects, dryrot, or pests affecting the property? Yes No
41 (b) Are you aware of any damage to the property caused by termites/wood-destroying insects, dryrot, or pests? Yes No
42 (c) Is your property currently under contract by a licensed pest control company? Yes No
43 (d) Are you aware of any termite/pest control reports or treatments for the property? Yes No

44 Explain any "yes" answers in this section, including the name of any service/treatment provider, if applicable:
45 _____

46 6. STRUCTURAL ITEMS

47 (a) Are you aware of any past or present water leakage in the house or other structures? Yes No
48 (b) Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, or other
49 structural components? Yes No
50 (c) Are you aware of any past or present problems with driveways, walkways, patios, or retaining walls on the property? Yes No
51 (d) Is your property constructed with an Exterior Insulating Finishing System (EIFS), such as Dryvit or synthetic stucco?
52 Yes No Unknown If yes, date installed, if known _____
53 (e) Are there any defects (including stains) in flooring or floor coverings? Yes No Unknown
54 (f) Are you aware of any fire, storm, water or ice damage to the property? Yes No

55 Explain any "yes" answers in this section, including the location and extent of any problem(s) and any repair or remediation efforts:
56 _____

57 Buyer Initials: _____ Date _____

Seller Initials: MPW Date 4/19/09