

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).

PROPERTY 115 Roskovensky Road, Latrobe, Pennsylvania 15650

SELLER Jamie Zimmerman, Dwayne Zimmerman

INFORMATION REGARDING THE REAL ESTATE SELLER DISCLOSURE LAW

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 real estate transfer must disclose all known material defects about the property being sold that are not readily observable. 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 its normal useful life is not by itself a material defect.

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

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 inspections or warranties that Buyer may wish to obtain. This Statement is not a warranty of any kind by Seller or a warranty or representation by any listing real estate broker, any selling real estate broker, or their licensees. Buyer is encouraged to address concerns about the condition of the Property that may not be included in this Statement.

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

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

COMMON LAW DUTY TO DISCLOSE

Although the provisions of the Real Estate Seller Disclosure Law exclude some transfers from the requirement of completing a disclosure statement, the Law does not excuse the seller's common law duty to disclose any known material defect(s) of the Property in order to avoid fraud, misrepresentation or deceit in the transaction. **This duty continues until the date of settlement.**

EXECUTOR, ADMINISTRATOR, TRUSTEE SIGNATURE BLOCK

According to the provisions of the Real Estate Seller Disclosure Law, the undersigned executor, administrator or trustee is not required to fill out a Seller's Property Disclosure Statement. **The executor, administrator or trustee, must, however, disclose any known material defect(s) of the property.**

DATE _____

Seller's Initials JZ / DZ Date 01/30/2024

SPD Page 1 of 11

Buyer's Initials _____ / _____ Date _____



Pennsylvania Association of REALTORS®

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REV. 3/21; REL. 7/21



Prepared with Sellers Shield

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.

1. SELLER'S EXPERTISE

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

Yes	No	Unk	N/A
	✓		
	✓		
	✓		

Explain any "yes" answers in section 1:

2. OWNERSHIP/OCCUPANCY

(A) Occupancy

1. When was the Property most recently occupied? 1/29/2024
2. By how many people? 2
3. Was the Seller the most recent occupant? If "no," when did the Seller most recently occupy the property? _____
4. If "no," when did Seller most recently occupy the Property? _____

Yes	No	Unk	N/A
✓			
✓			
	✓		
	✓		
	✓		
✓			

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

1. The owner
2. The executor or administrator
3. The trustee
4. An individual holding power of attorney

(C) When was the Property acquired? 1990

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

3. CONDOMINIUMS/PLANNED COMMUNITIES/OTHER HOMEOWNERS ASSOCIATIONS

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

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

1. Condominium
2. Homeowners association or planned community
3. Cooperative
4. Other type of association or community

(B) If "yes," how much are the fees? \$ _____, paid (☐ Monthly) (☐ Quarterly) (☐ Yearly)

(C) If "yes," are there any community services or systems that the association or community is responsible for supporting or maintaining? Explain:

(D) If "yes," provide the following information about the association:

1. Community Name _____
2. Contact _____
3. Mailing Address _____
4. Telephone Number _____

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

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

4. ROOFS AND ATTIC

(A) Installation

1. When was or were the roof or roofs installed? 2019

Yes	No	Unk	N/A

Seller's Initials JZ / DZ **Date** 01/30/2024 **SPD Page 2 of 11** **Buyer's Initials** _____ / _____ **Date** _____

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

(B) Repair

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

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

(C) Issues

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

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

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

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:

New metal roof was installed in the fall of 2019

	✓		
✓			
	✓		
	✓		
	✓		
	✓		

5. BASEMENTS AND CRAWL SPACES

(A) Sump Pump

1. Does the Property have a sump pit? If yes, how many? 1

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?

(B) Water Infiltration

1. Are you aware of any past or present water leakage, accumulation, or dampness within the base-ment 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:

There is some dampness on the back left corner of the garage wall with heavy rain.

Yes	No	Unk	N/A
✓			
	✓		
			✓
			✓
✓			
	✓		
	✓		

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?

(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:

Yes	No	Unk	N/A
	✓		
	✓		
	✓		
	✓		

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?

3. 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?

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:

Yes	No	Unk	N/A
	✓		
	✓		
	✓		
	✓		
	✓		
			✓
	✓		
	✓		

8. ADDITIONS/ALTERATIONS

(A) Have any additions, structural changes or other alterations (including remodeling) been made to the Property during your ownership?

Yes	No	Unk	N/A
✓			

Seller's Initials JZ / DZ **Date** 01/30/2024 **SPD Page 3 of 11** **Buyer's Initials** / **Date**

Addition, structural change, or alteration	Approximate date of work	Were permits obtained? (Yes/No/Unknown)	Final inspections / approvals obtained? (Yes/No/Unknown)
Back Deck w/Roof	2008	Yes	Yes
Hardwood floors	Variable	N/A	N/A
Kitchen Remodel	2007	N/A	Done by contractor
Bathroom Remodel	2008	N/A	Done by contractor
Front Porch Added	2007	Yes	Done by contractor
Original Deck/ Patio Door	1991	Yes	Yes

☒ A sheet describing other additions and alterations is attached.

B. Are you aware of any private or public architectural review control of the Property other than zoning codes? If "yes," explain: _____

Yes	No	Unk	N/A
	✓		

Note to Buyer: The PA Construction Code Act, 35 P.S. §7210.101 et seq. (effective 2004), and local codes establish standards for building and altering properties. Buyers should check with the municipality to determine if permits and/or approvals were necessary for disclosed work and if so, whether they were obtained. Where required permits were not obtained, the municipality might require the current owner to upgrade or remove changes made by prior owners. Buyers can have the property inspected by an expert in codes compliance to determine if issues exist. Expanded title insurance policies may be available for Buyers to cover the risk of work done to the property by previous owners without a permit or approval.

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

9. WATER SUPPLY

(A) **Source.** Is the source of your drinking water (check all that apply):

- Public
- A well on the property
- Community water
- A holding tank
- A cistern
- A spring
- Other _____
- If no water service, explain: _____

Yes No Unk N/A

✓			
	✓		
	✓		
	✓		
	✓		
	✓		
	✓		
	✓		
	✓		

(B) **General**

- When was the water supply last tested? _____
Test Results _____
- Is the water systems shared
- If "yes," is there a written agreement?
- Do you have a softener, filter or other conditioning system?
- Is the softener, filter or other treatment system leased? From whom? _____
- If your drinking water source is not public, is the pumping system in working order? If "no," explain: _____

		✓	
		✓	
	✓		
	✓		
			✓
			✓

(C) **Bypass Valve** (for properties with multiple sources of water)

- Does your water source have a bypass valve?
- If "yes," is the bypass valve working?

			✓
			✓

(D) **Well**

- Has your well ever run dry?
- Depth of Well 220 feet
- Gallons per minute _____, measured on (date) _____
- Is there a well that is used for something other than the primary source of drinking water? If "yes," explain _____
- If there is an unused well, is it capped?

	✓		
		✓	
			✓
	✓		

(E) **Issues**

- Are you aware of any leaks or other problems, past or present, relating to the water supply, pumping system, and related items?

	✓		

Seller's Initials JZ / DZ Date 01/30/2024 SPD Page 4 of 11 Buyer's Initials _____ / _____ Date _____

11. PLUMBING SYSTEM(A) **Material(s).** Are the plumbing materials (check all that apply):

1. Copper
2. Galvanized
3. Lead
4. PVC
5. Polybutylene pipe (PB)
6. Cross-linked polyethylene (PEX)
7. Other _____

(B) Are you aware of any past or present problems with any of your plumbing fixtures (e.g., including but not limited to: kitchen, laundry, or bathroom fixtures; wet bars; exterior faucets; etc.)?

If "yes," explain:

Yes	No	Unk	N/A
	✓		
	✓		
	✓		
✓			
✓			
	✓		
	✓		
	✓		

12. DOMESTIC WATER HEATING(A) **Type(s).** Is your water heating (check all that apply):

1. Electric
2. Natural gas
3. Fuel oil
4. Propane
- If "yes," is the tank owned by Seller? _____
5. Solar
- If "yes," is the system owned by Seller? _____
6. Geothermal
7. Other _____

(B) **System(s).**

- 1 How many water heaters are there? 1
Tanks 1 Tankless _____
- 2 When were they installed? 2007
- 3 Is your water heater a summer/winter hook-up (integral system, hot water from the boiler, etc.)?

(C) Are you aware of any problems with any water heater or related equipment? If "yes," explain:

Yes	No	Unk	N/A
✓			
	✓		
	✓		
	✓		
	✓		
	✓		
	✓		
	✓		
	✓		
	✓		
	✓		

13. HEATING SYSTEM(A) **Fuel Type(s).** Is your heating source (check all that apply)::

1. Electric
2. Natural gas
3. Fuel oil
4. Propane
- If "yes," is the tank owned by Seller? No
5. Geothermal
6. Coal
7. Wood
8. Solar shingles or panels
- If "yes," is the system owned by Seller? _____
9. Other _____

(B) **System Type(s).** (check all that apply):

1. Forced hot air
2. Hot water
3. Heat pump
4. Electric baseboard
5. Steam
6. Radiant flooring
7. Radiant ceiling
8. Pellet stoves
- How many and locations? _____
9. Wood stoves
- How many and locations? One wood stove in basement game room.
10. Coal stoves
- How many and locations? _____

Yes	No	Unk	N/A
	✓		
	✓		
	✓		
✓			
✓			
	✓		
	✓		
	✓		
	✓		
	✓		
	✓		
	✓		
	✓		
	✓		
✓			
	✓		
	✓		

Seller's Initials JZ / DZ Date 01/30/2024 SPD Page 6 of 11 Buyer's Initials _____ / _____ Date _____

11. Wall-mounted split system(s) How many and locations?		✓		
12. Other		✓		
13. If multiple systems, provide locations	N/A	✓		
(C) Status				
1. Are there any areas of the house that are not heated? If "yes," explain:		✓		
2. How many heating zones are in the Property?	1			
3. When was each heating system(s) or zone installed?	2010	✓		
4. When was the heating system(s) last serviced?	2023			
5. Is there an additional and/or backup heating system? If "yes," Explain:		✓		
6. Is any part of the heating system subject to a lease, financing or other agreement? If "yes," explain:		✓		
(D) Fireplaces and Chimneys				
1. Are there any fireplace(s)? How many?	1	✓		
2. Are all fireplace(s) working?		✓		
3. Fireplace type(s) (wood, gas, electric, etc.):	Electric			
4. Was the fireplace(s) installed by a professional contractor or manufacturer's representative?		✓		
5. Are there any chimney(s) (from a fireplace, water heater or any other heating system)?		✓		
6. How many chimney(s)?	1			
7. When were they last cleaned?			✓	
8. Are the chimney(s) working? If "no," explain:		✓		
(E) Fuel Tanks				
1. Are you aware of any heating fuel tank(s) on the property?		✓		
2. Location(s), including underground tank(s):	2 - Under deck			
3. If you do not own the tank(s), explain:				
Amerigas services propane and owns tanks				
(F) Are you aware of any problems or repairs needed regarding any item in section 13? If "yes," explain:				
		✓		

14. AIR CONDITIONING SYSTEM

	Yes	No	Unk	N/A
(A) Type(s). Is the air conditioning (check all that apply):				
1. Central air	✓			
a. How many air conditioning zones are in the Property?	✓			
b. When was each system or zone installed?	✓			
c. When was each system last serviced?	✓			
2. Wall units		✓		
How many and the location?		✓		
3. Window units		✓		
How many?		✓		
4. Wall-mounted split units		✓		
How many and the location?		✓		
5. Other		✓		
6. None		✓		
(B) Status				
1. List any areas of the house that are not air conditioned:		✓		
(C) Are you aware of any problems with any item in section 14? If "yes," explain:				
		✓		

15. ELECTRICAL SYSTEM

	Yes	No	Unk	N/A
(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:		✓		

Seller's Initials JZ / DZ Date 01/30/2024 SPD Page 7 of 11 Buyer's Initials / Date

	✓		
	✓		

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.

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Explain any "yes" answers in Section 20(B):

N/A

21. HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES

Yes No Unk N/A

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

- Are you aware of any tests for mold, fungi, or indoor air quality in the Property?
- Other than general household cleaning, have you taken any efforts to control or remediate mold or mold-like substances in the Property?

	✓		
	✓		

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.

(B) Radon

- Are you aware of any tests for radon gas that have been performed in any buildings on the Property?
- If "yes," provide test date and results: _____
- Are you aware of any radon removal system on the Property?

	✓		
	✓		
	✓		

(C) Lead Paint

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.

- Are you aware of any lead-based paint or lead-based paint hazards on the Property?
- Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on the Property?

	✓		
	✓		

(D) Tanks

- Are you aware of any existing or removed underground tanks? Size: _____
- Are you aware of any underground tanks that have been removed or filled?

	✓		
	✓		

(E) Dumping

Has any portion of the Property been used for waste or refuse disposal or storage? If "yes," location: _____

	✓		
--	---	--	--

(F) Other

- 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)?
- Are you aware of any other hazardous substances or environmental concerns that may affect the Property?
- If "yes," have you received written notice regarding such concerns?
- Are you aware of testing on the Property for any other hazardous substances or environmental concerns?

	✓		
	✓		
	✓		

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

--	--	--

22. MISCELLANEOUS

Yes No Unk N/A

(A) Deeds, Restrictions and Title

- Are there any deed restrictions or restrictive covenants that apply to the Property?
- Are you aware of any historic preservation restriction or ordinance or archeological designation associated with the Property?
- 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?

	✓		
	✓		
	✓		

(B) Financial

- 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?
- Are you aware of any mortgage, judgment, encumbrance, lien, overdue payment on a support obligation, or other debt against this Property or Seller that cannot be satisfied by the proceeds of this sale?

	✓		
	✓		

Seller's Initials JZ / DZ Date 01/30/2024 SPD Page 10 of 11 Buyer's Initials _____ / _____ Date _____

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

(C) **Legal**

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

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

(D) **Additional Material Defects**

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

✓			
	✓		
	✓		
	✓		

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.

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(s) report(s). These inspection reports are for informational purposes only.

Explain any "yes" answers in Section 22:

Claim was filed in 2019 when neighbors tree fell onto the right back corner of the house, all repairs were completed.

23. ATTACHMENTS

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

- ☐ Seller's Property Disclosure Statement Addendum (PAR Form SDA)
- ☐ Additional Remodel 115 Roskovensky Road
- ☐
- ☐

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.

SELLER Jamie Zimmerman DATE 01/30/2024

SELLER Dwayne Zimmerman DATE 01/30/2024

RECEIPT AND ACKNOWLEDGEMENT BY BUYER

The undersigned Buyer acknowledges receipt of this Disclosure Statement. "Buyer acknowledges that this Statement is not a warranty and that, unless stated otherwise in the sales contract, Buyer is purchasing this property in its present condition. "It is Buyer's responsibility to satisfy himself or herself as to the condition of the property." Buyer may request that the property be inspected, at Buyer's expense and by qualified professionals, to determine the condition of the structure or its components.

BUYER _____ DATE _____

BUYER _____ DATE _____

BUYER _____ DATE _____