

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 1047 Saint Matthews Rd, Chester Springs, Pa 19425

SELLER Rowan Sampson

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 material defects about the property being sold that are not readily observable. While the Law requires certain disclosures, this disclosure statement covers common topics beyond the basic requirements of the Law in an effort to assist sellers in complying with disclosure requirements and to assist buyers in evaluating the property being considered. Sellers who wish to see or use the basic disclosure form can find the form on the Web site of the Pennsylvania State Real Estate Commission.

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 conditions of the property that may not be included in this Statement. This Statement does not relieve Seller of the obligation to disclose a material defect that may not be addressed on this form.

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.

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

2. OWNERSHIP/OCCUPANCY

(a) Is the property currently occupied? Yes No If "yes," by whom? Seller Other occupants (tenants)

If property is not occupied, when was it last occupied?

(b) How long have you owned the property? 5 yrs

(c) Are you aware of any pets having lived in the house or other structures during your ownership? Yes No

If "yes," describe: 1 x Dog 2 x Cat

3. ROOF

(a) Date roof installed: 2004 Documented? Yes No Unknown

(b) Has the roof been replaced or repaired during your ownership? Yes No

If "yes," was the existing roofing material removed? Yes No Unknown

(c) Has the roof ever leaked during ownership? Yes No

(d) Are you aware of any problems with the roof, gutters, flashing or downspouts? Yes No

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

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

(a) Does the property have a sump pump? Yes No Unknown

If "yes," has it ever run? Yes No Unknown Is it in working order? Yes No Unknown

(b) Are you aware of any water leakage, accumulation, or dampness within the basement or crawl space? Yes No

(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

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

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

(a) Are you aware of any termites/wood-destroying insects, dryrot, or pests affecting the property? Yes No

(b) Are you aware of any damage to the property caused by termites/wood-destroying insects, dryrot, or pests? Yes No

(c) Is your property currently under contract by a licensed pest control company? Yes No

(d) Are you aware of any termite/pest control reports or treatments for the property? Yes No

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

6. STRUCTURAL ITEMS

(a) Are you aware of any past or present water leakage in the house or other structures? Yes No

(b) Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, or other structural components? Yes No

(c) Are you aware of any past or present problems with driveways, walkways, patios, or retaining walls on the property? Yes No

(d) Is your property constructed with an Exterior Insulating Finishing System (EIFS), such as Dryvit or synthetic stucco?

Yes No Unknown If yes, date installed, if known

(e) Are there any defects (including stains) in flooring or floor coverings? Yes No Unknown

(f) Are you aware of any fire, storm, water or ice damage to the property? Yes No

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

Buyer Initials: Date SPD Page 1 of 6

Seller Initials: Date 05/18/09



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59 7. ADDITIONS/ALTERATIONS Have any additions, structural changes, or other alterations been made to the property
60 during your ownership? ___ Yes No

Table with 4 columns: If yes, list additions, structural changes, or alterations (use additional sheets if necessary); Approximate date of work; Were permits obtained? (Yes/No/Unknown); Were final inspections/approvals obtained? (Yes/No/Unknown). Rows 61-67.

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

74 8. WATER SUPPLY

- 75 (a) What is the source of your drinking water? ___ Public Water Well on Property ___ Community Water
76 ___ None ___ Other (explain):
77 (b) When was your water last tested? Test results:
78 If your drinking water source is not public, is the pumping system in working order? ___ Yes ___ No
79 If "no," explain:
80 (c) Do you have a softener, filter, or other treatment system? Yes ___ No
81 If you do not own the system, explain:
82 (d) Have you ever had a problem with your water supply? ___ Yes No
83 (e) Has your well ever run dry? ___ Yes No ___ Not Applicable
84 (f) Is there a well on the property not used as the primary source of drinking water? ___ Yes No
85 If yes, is the well capped? ___ Yes ___ No
86 (g) Is the water system shared? ___ Yes No
87 (h) Are you aware of any leaks or other problems, past or present, relating to the water supply, pumping system, and related items?
88 ___ Yes No

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

92 9. SEWAGE SYSTEM

- 93 (a) What is the type of sewage system? ___ Public Sewer ___ Individual On-lot Sewage Disposal System
94 Individual On-lot Sewage Disposal System in Proximity to Well ___ Community Sewage Disposal System
95 ___ Ten-acre Permit Exemption ___ Holding Tank ___ None ___ None Available/Permit Limitations in Effect
96 ___ Other type of sewage system (explain):
97 (b) If Individual On-lot sewage system, what type? ___ Cesspool ___ Drainfield ___ Unknown
98 ___ Other (specify):
99 (c) Are there any septic tanks on the Property? ___ Yes ___ No ___ Unknown
100 If "yes," what type of tank(s)? ___ Metal/steel ___ Cement/concrete ___ Fiberglass ___ Unknown
101 ___ Other (specify):
102 (d) When was the on-site sewage disposal system last serviced?
103 (e) Are there any sewage pumps located on the property? ___ Yes ___ No
104 If yes, type(s) of pump(s) Are pump(s) in working order? ___ Yes ___ No
105 Who is responsible for maintenance of sewage pumps?
106 (f) Is the sewage system shared? ___ Yes No
107 (g) Are you aware of any past or present leaks, backups, or other problems relating to the sewage system and related items? ___ Yes No

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

110 10. PLUMBING SYSTEM

- 111 (a) Type of plumbing (check all that apply): Copper ___ Galvanized ___ Lead ___ PVC ___ Polybutylene Pipe (PB)
112 ___ Mixed ___ Unknown ___ Other (explain):
113 (b) Are you aware of any problems with any of your plumbing fixtures (e.g., including but not limited to: kitchen, laundry, or bath-
114 room fixtures; wet bars; etc.)? ___ Yes No
115 If "yes," explain:

116 11. DOMESTIC WATER HEATING

- 117 (a) Type of water heating: Electric ___ Natural Gas ___ Fuel Oil ___ Propane ___ Solar ___ Summer/Winter Hook-Up
118 Other (explain):
119 (b) Are you aware of any problems with any water heater or related equipment? ___ Yes No
120 If "yes," explain:

121 Buyer Initials: Date SPD Page 2 of 6 Seller Initials: Date 05/18/09

122 12. AIR CONDITIONING SYSTEM

- 123 (a) Type of air conditioning: Central Air Wall Units Window Units None
- 124 Other (explain): _____
- 125 Number of window units included in sale _____ Location(s) _____
- 126 (b) Age of Central Air Conditioning System: 5 yrs Unknown Date last serviced, if known _____
- 127 (c) List any areas of the house that are not air conditioned: _____
- 128 (d) Are you aware of any problems with any item in this section? Yes No
- 129 If "yes," explain: _____

130 13. HEATING SYSTEM

- 131 (a) Type(s) of heating fuel(s) (check all that apply): Electric Fuel Oil Natural Gas Propane
- 132 Coal Wood Other: _____
- 133 (b) Type(s) of heating system(s) (check all that apply): Forced Hot Air Hot Water Heat Pump
- 134 Electric Baseboard Steam Wood Stove (How many? _____) Coal Stove (How many? _____)
- 135 Other: _____
- 136 (c) Age of Heating System: 5 yrs Unknown Date last serviced, if known _____
- 137 (d) Are there any fireplaces? Yes No If "yes," how many? 2 Are they working? Yes No
- 138 (e) Are there any chimneys (from a fireplace, water heater or any other heating system)? Yes No
- 139 If "yes," how many? 2 When were they last cleaned? _____ Unknown _____
- 140 Are they working? Yes No If "no," explain: _____
- 141 (f) List any areas of the house that are not heated: _____
- 142 (g) Are you aware of any heating fuel tanks on the property? Yes No
- 143 Location(s), including underground tank(s): SIDE YARD
- 144 If you do not own the tanks, explain: LEASED
- 145 Are you aware of any problems or repairs needed regarding any item in this section? Yes No
- 146 If "yes," explain: _____

148 14. ELECTRICAL SYSTEM

- 149 (a) Type of Electrical System: Fuses Circuit Breakers How Many Amps? _____ Unknown
- 150 (b) Are you aware of any knob and tube wiring in the home? Yes No
- 151 Are you aware of any problems or repairs needed in the electrical system? Yes No
- 152 If "yes," explain: _____

153 15. OTHER EQUIPMENT AND APPLIANCES

154 This section must be completed for each item that will, or may, be sold with the property. The fact that an item is listed does
155 not mean it is included in the Agreement of Sale. Terms of the Agreement of Sale negotiated between Buyer and Seller will
156 determine which items, if any, are included in the purchase of the Property.

- 157 (a) Electric Garage Door Opener Number of Transmitters _____ Keyless Entry _____
- 158 (b) Smoke Detectors How many? _____ Location(s) _____
- 159 (c) Security Alarm System Owned Leased (Lease Information _____)
- 160 (d) Lawn Sprinkler(s) How many? _____ Automatic Timer _____
- 161 (e) Swimming Pool Hot Tub/Spa Pool/Spa Heater Pool/Spa Cover Whirlpool/Tub
- 162 Pool/Spa Equipment and Accessories (list): _____
- 163 (f) Refrigerator(s) Range/Oven Microwave Oven Dishwasher Trash Compactor
- 164 Garbage Disposal Chest Freezer Washer Dryer Intercom
- 165 (g) Ceiling Fan(s) How many? _____ Location(s) _____
- 166 (h) Awnings Attic Fan(s) Satellite Dish Storage Shed Deck(s) Electric Animal Fence
- 167 (i) Other: _____
- 168 Are you aware of any problems or repairs needed regarding any item in this section? Yes No
- 169 If "yes," explain: _____

170 16. LAND (SOILS, DRAINAGE, FLOODING AND BOUNDARIES)

- 171 (a) Land/Soils
- 172 1) Are you aware of any fill or expansive soil on the property? Yes No
- 173 2) Are you aware of any sliding, settling, earth movement, upheaval, subsidence, or earth stability problems that have
- 174 occurred on or affect the property? Yes No
- 175 3) Are you aware of any existing, past or proposed mining, strip-mining, or any other excavations that might affect this
- 176 property? Yes No
- 177 *Note to Buyer: The property may be subject to mine subsidence damage. Maps of the counties and mines where mine subsidence*
- 178 *damage may occur and mine subsidence insurance are available through: Department of Environmental Protection, Mine Subsidence*
- 179 *Insurance Fund, 25 Technology Drive, California Technology Park, Coal Center, PA 15423 (800) 922-1678 (within Pennsylvania) or*
- 180 *(724) 769-1100 (outside Pennsylvania).*

181 Buyer Initials: _____ Date _____ SPD Page 3 of 6 Seller Initials: [Signature] Date 05/18/09

- 182 4) In the property, or a portion of it, preferentially assessed for tax purposes, or subject to limited development rights?
- 183 Yes No If "yes", check all that apply below:
- 184 Farmland and Forest Land Assessment Act - 72 P.S. §5490.1 et seq. (Clean and Green Program)
- 185 Open Space Act - 16 P.S. §11941 et seq.
- 186 Agricultural Area Security Law - 3 P.S. §901 et seq. (Development Rights)
- 187 Other _____

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

191 Explain any "yes" answers in this section: _____

192
193 (b) Flooding/Drainage

- 194 1) Is any part of this property located in a wetlands area or a FEMA flood zone? Yes No Unknown
- 195 2) Do you know of any past or present drainage or flooding problems affecting the property? Yes No

196 Explain any "yes" answers in this section, including dates and extent of flooding: _____

197
198 (c) Boundaries

- 199 1) Do you know of any encroachments, boundary line disputes, or easements affecting the property? Yes No

200 *Note to Buyer: Most properties have easements running across them for utility services and other reasons. In many cases, the*
 201 *easements do not restrict the ordinary use of the property, and Seller may not be readily aware of them. Buyers may wish to*
 202 *determine the existence of easements and restrictions by examining the property and ordering an Abstract of Title or searching*
 203 *the records in the Office of the Recorder of Deeds for the county before entering into an agreement of sale.*

- 204 2) Do you access the property from a private road or lane? Yes No
- 205 If yes, do you have a recorded right of way or maintenance agreement? Yes No
- 206 3) Are you aware of any shared or common areas (e.g., driveways, bridges, docks, walls, etc.) or maintenance agreements?
- 207 Yes No

208 Explain any "yes" answers in this section: _____

209
210 17. HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES

- 211 (a) Are you aware of any underground tanks (other than home heating fuel or septic tanks disclosed above)? Yes No
- 212 (b) Are you aware of any past or present hazardous substances present on the property (structure or soil) such as, but not limited to,
- 213 asbestos or polychlorinated biphenyls (PCBs), etc? Yes No
- 214 (c) Are you aware of sewage sludge (other than commercially available fertilizer products) being spread on the property, or have you
- 215 received written notice of sewage sludge being spread on an adjacent property? Yes No
- 216 (d) Are you aware of any tests for mold, fungi, or indoor air quality in the property? Yes No
- 217 (e) Other than general household cleaning, have you taken any efforts to control or remediate mold or mold-like substances in the
- 218 property? Yes No

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

- 223 (f) Are you aware of any dumping on the property? Yes No
- 224 (g) Have you received written notice regarding the presence of an environmental hazard or biohazard on your property or any
- 225 adjacent property? Yes No
- 226 (h) Are you aware of any tests for radon gas that have been performed in any buildings on the property? Yes No

227 If "yes," list date, type, and results of all tests below:

228 DATE TYPE OF TEST RESULTS (picocuries/liter or working levels) NAME OF TESTING SERVICE

- 230
231 (i) Are you aware of any radon removal system on the property? Yes No

232 If "yes," list date installed and type of system, and whether it is in working order below:

233 DATE INSTALLED TYPE OF SYSTEM PROVIDER WORKING ORDER?

234 _____ Yes No

235 _____ Yes No

- 236 (j) If property was constructed, or if construction began, before 1978, you must disclose any knowledge of lead-based paint on the
- 237 property. Are you aware of any lead-based paint or lead-based paint hazards on the property? Yes No
- 238 If "yes," explain how you know of it, where it is, and the condition of those lead-based paint surfaces: _____

- 240 (k) If property was constructed, or if construction began, before 1978, you must disclose any reports or records of lead-based paint
- 241 or lead-based paint hazards on the property. Are you aware of any reports or records regarding lead-based paint or lead-based paint
- 242 hazards on the property? Yes No

243 If "yes," list all available reports and records: _____

- 245 (l) Are you aware of testing on the property for any other hazardous substances or environmental concerns? Yes No
- 246 (m) Are you aware of any other hazardous substances or environmental concerns that might impact upon the property?
- 247 Yes No

248 Explain any "yes" answers in this section: _____

249 _____

250 _____

251

252 **18. CONDOMINIUMS AND OTHER HOMEOWNER ASSOCIATIONS (Complete only if applicable)**

253 Type: Condominium Cooperative Homeowner Association or Planned Community

254 Other: _____

255 *Notice regarding Condominiums, Cooperatives, and Planned Communities: A buyer of a resale unit in a condominium, coopera-*

256 *tive, or planned community must receive a copy of the declaration (other than the plats and plans), the by-laws, the rules or regula-*

257 *tions, and a certificate of resale issued by the association in the condominium, cooperative, or planned com-*

258 *munity. Buyers may be responsible for capital contributions, initiation fees or similar one-time fees in addition to regular monthly*

259 *maintenance fees. The buyer will have the option of canceling the agreement with the return of all deposit monies until the certifi-*

260 *cate has been provided to the buyer and for five days thereafter or until conveyance, whichever occurs first.*

261 **19. MISCELLANEOUS**

- 262 (a) Are you aware of any historic preservation restriction or ordinance or archeological designation associated with the property?
- 263 Yes No
- 264 (b) Are you aware of any existing or threatened legal action affecting the property? Yes No
- 265 (c) Are you aware of any violations of federal, state, or local laws or regulations relating to this property? Yes No
- 266 (d) Are you aware of any public improvement, condominium or homeowner association assessments against the property that remain
- 267 unpaid or of any violations of zoning, housing, building, safety or fire ordinances that remain uncorrected? Yes No
- 268 (e) Are you aware of any judgment, encumbrance, lien (for example, co-maker or equity loan), overdue payment on a support obli-
- 269 gation, or other debt against this property that cannot be satisfied by the proceeds of this sale? Yes No
- 270 (f) Are you aware of any reason, including a defect in title, that would prevent you from giving a warranty deed or conveying title to the
- 271 property? Yes No
- 272 (g) Are you aware of any insurance claims filed relating to the property? Yes No
- 273 (h) Are you aware of any material defects to the property, dwelling, or fixtures which are not disclosed elsewhere on this form?
- 274 Yes No

275 A material defect is a problem with a residential real property or any portion of it that would have a significant adverse impact

276 on the value of the property or that involves an unreasonable risk to people on the property. The fact that a structural element,

277 system or subsystem is at or beyond the end of normal useful life of such a structural element, system or subsystem is not by

278 itself a material defect.

279 Explain any "yes" answers in this section: _____

280 _____

281 The undersigned Seller represents that the information set forth in this disclosure statement is accurate and complete to the best

282 of Seller's knowledge. Seller hereby authorizes the Listing Broker to provide this information to prospective buyers of the prop-

283 erty and to other real estate licensees. **SELLER ALONE IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION**

284 **CONTAINED IN THIS STATEMENT.** Seller shall cause Buyer to be notified in writing of any information supplied on this form

285 which is rendered inaccurate by a change in the condition of the property following completion of this form.

286 WITNESS _____ SELLER Rowan Sampson DATE 05/18/09

287 WITNESS _____ SELLER _____ DATE _____

288 WITNESS _____ SELLER _____ DATE _____

289 **EXECUTOR, ADMINISTRATOR, TRUSTEE SIGNATURE BLOCK**

290 According to the provisions of the Real Estate Seller Disclosure Law, the undersigned executor, administrator or trustee is not required

291 to fill out a Seller's Property Disclosure Statement. The executor, administrator or trustee, must, however, disclose any known mate-

292 rial defect(s) of the property.

293 _____ DATE _____

294 **RECEIPT AND ACKNOWLEDGEMENT BY BUYER**

295 The undersigned Buyer acknowledges receipt of this Disclosure Statement. Buyer acknowledges that this Statement is not a

296 warranty and that, unless stated otherwise in the sales contract, Buyer is purchasing this property in its present condition. It

297 is Buyer's responsibility to satisfy himself or herself as to the condition of the property. Buyer may request that the property

298 be inspected, at Buyer's expense and by qualified professionals, to determine the condition of the structure or its components.

299 WITNESS _____ BUYER _____ DATE _____

300 WITNESS _____ BUYER _____ DATE _____

301 WITNESS _____ BUYER _____ DATE _____

INFORMATION REGARDING THE REAL ESTATE SELLER DISCLOSURE LAW

Generally speaking, the Real Estate Seller Disclosure Law requires that before an agreement of sale is signed, the seller in a residential real estate transfer must make certain disclosures regarding the property to potential buyers in a form defined by the law. A residential real estate transfer is defined as a sale, exchange, installment sales contract, lease with an option to buy, grant or other transfer of an interest in real property where **NOT LESS THAN ONE AND NOT MORE THAN FOUR RESIDENTIAL DWELLING UNITS** are involved.

The Law defines a number of exceptions where the disclosures do not have to be made:

1. Transfers that are the result of a court order.
2. Transfers to a mortgage lender that result from a buyer's default and subsequent foreclosure sales that result from default.
3. Transfers from a co-owner to one or more other co-owners.
4. Transfers made to a spouse or direct descendant.
5. Transfers between spouses that result from divorce, legal separation, or property settlement.
6. Transfers by a corporation, partnership or other association to its shareholders, partners or other equity owners as part of a plan of liquidation.
7. Transfer of a property to be demolished or converted to non-residential use.
8. Transfer of unimproved real property.
9. Transfers by a fiduciary during administration of a decedent estate, guardianship, conservatorship or trust.
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.

In addition to these exceptions, disclosures for condominiums and cooperatives are limited to the seller's particular unit(s). Disclosures regarding common areas or facilities are not required, as those elements are already addressed in the laws that govern the resale of condominium and cooperative interests.