

# 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 30 Grumbine Rd Myerstown PA 17067  
 SELLER Linford + Beth Musser

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 statement includes disclosures beyond the basic requirements of the Law in an effort to assist sellers in complying with seller 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. **Any non-exempt seller is obligated to complete the disclosure form even if the seller does not occupy or has never occupied the property.** For a list of exempt sellers, see Information Regarding the Real Estate Seller's Property Disclosure Law found on the last page of this document.

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.

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.

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

**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?

Explain any "yes" answers in section 1: General Contractor

	Yes	No	Unk	N/A
1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**2. OWNERSHIP/OCCUPANCY**

- (A) Occupancy
  - 1. When was the property most recently occupied? 12-3-23
  - 2. Was the Seller the most recent occupant? If "no," when did the Seller most recently occupy the property? \_\_\_\_\_
  - 3. How many persons most recently occupied the property? 11
- (B) Role of Individual Completing This Disclosure. Is the individual completing this form:
  - 1. The owner
  - 2. The executor
  - 3. The administrator
  - 4. The trustee
  - 5. An individual holding power of attorney
- (C) When was the property purchased? 2004
- (D) Are you aware of any pets having lived in the house or other structures during your ownership?

Explain section 2 (if needed): Puppies on occasion for a few weeks

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

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

- (A) 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: \_\_\_\_\_

Seller's Initials LM / BM Date 12-23-23 SPD Page 1 of 9 Buyer's Initials \_\_\_\_\_ / \_\_\_\_\_ Date les.longenece



Yes	No	Unk	N/A

(D) How much is the capital contribution/initiation fee? \$ \_\_\_\_\_  
*Notice to Buyer: A buyer of a resale unit in a condominium, cooperative, or planned community must receive a copy of the declaration (other than the plats and plans), the by-laws, the rules or regulations, and a certificate 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.*

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

4. **ROOF AND ATTIC**  
 (A) **Installation**  
 1. When was the roof installed? \_\_\_\_\_  
 2. Do you have documentation (invoice, work order, warranty, etc.)?  
 (B) **Repair**  
 1. Has the roof or any portion of it been replaced or repaired during your ownership?  
 2. If it has been replaced or repaired, was the existing roofing material removed?  
 (C) **Issues**  
 1. Has the roof ever leaked during your ownership?  
 2. Are you aware of any current/past problems with the roof, attic, gutters, flashing or downspouts?

Explain any "yes" answers in section 4, including the location and extent of any problem(s) and any repair or remediation efforts: \_\_\_\_\_

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

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?  
 (B) **Water Infiltration**  
 1. Are you aware of any 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 system?

Explain any "yes" answers in this section, including the location and extent of any problem(s) and any repair or remediation efforts: We get a small amount of water on heavy rains

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

6. **TERMITES/WOOD-DESTROYING INSECTS, DRYROT, PESTS**  
 (A) **Status**  
 1. Are you aware of any termites/wood-destroying insects, dryrot, or pests affecting the property?  
 2. Are you aware of any damage caused by termites/wood-destroying insects, dryrot, or pests?  
 (B) **Treatment**  
 1. Is your 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, including the name of any service/treatment provider, if applicable: We had treatment done a year or so ago

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

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, basement or crawl spaces? Plant window in kitchen has leak, heavy rains  
 (D) **Stucco and Exterior Synthetic Finishing Systems**  
 1. Is your property constructed with stucco?  
 2. Is your property constructed with an Exterior Insulating Finishing System (EIFS), such as Dryvit or synthetic stucco, synthetic brick or synthetic stone?  
 3. If "yes," when was it installed? \_\_\_\_\_  
 (E) Are you aware of any fire, storm, water 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, including the location and extent of any problem(s) and any repair or remediation efforts: LVP Flooring in kitchen, some joints apart

Seller's Initials LM / BM Date 12-23-23 SPD Page 2 of 9 Buyer's Initials \_\_\_\_\_ / \_\_\_\_\_ Date \_\_\_\_\_







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

(F) Issues

- Are you aware of any leaks or other problems, past or present, relating to the water supply, pumping system, and related items?
- Have you ever had a problem with your water supply?

Explain any "yes" answers in section 9, including the location and extent of any problem(s) and any repair or remediation efforts: \_\_\_\_\_

10. SEWAGE SYSTEM

	Yes	No	Unk	N/A
1		<input checked="" type="checkbox"/>		
2	<input checked="" type="checkbox"/>			
3			<input checked="" type="checkbox"/>	
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5		<input checked="" type="checkbox"/>		
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14	<input checked="" type="checkbox"/>			
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28			<input checked="" type="checkbox"/>	
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32		<input checked="" type="checkbox"/>		
33	<input checked="" type="checkbox"/>			

(A) General

- Is your property served by a sewage system (public, private or community)?
- If no, is it due to availability or permit limitations?
- When was the sewage system installed (or date of connection, if public)? \_\_\_\_\_

(B) Type Is your property served by:

- Public (if "yes," continue to E, F and G below)
- Community (non-public)
- An individual on-lot sewage disposal system
- Other, explain: \_\_\_\_\_

(C) Individual On-lot Sewage Disposal System. Is your sewage system (check all that apply):

- Within 100 feet of a well
- Subject to a ten-acre permit exemption
- A holding tank
- A drainfield
- Supported by a backup or alternate drainfield, sandmound, etc.
- A cesspool
- Shared
- Other, explain: \_\_\_\_\_

(D) Tanks and Service

- Are there any metal/steel septic tanks on the Property?
- Are there any cement/concrete septic tanks on the Property?
- Are there any fiberglass septic tanks on the Property?
- Are there any other types of septic tanks on the Property? \_\_\_\_\_
- Where are the septic tanks located? behind the house
- How often is the on-lot sewage disposal system serviced? 3yr
- When was the on-lot sewage disposal system last serviced? 2023

(E) Abandoned Individual On-lot Sewage Disposal Systems and Septic

- Are you aware of any abandoned septic systems or cesspools on your property?
- Have these systems or cesspools been closed in accordance with the municipality's ordinance?

(F) Sewage Pumps

- Are there any sewage pumps located on the property?
- What type(s) of pump(s)? \_\_\_\_\_
- Are pump(s) in working order?
- Who is responsible for maintenance of sewage pumps? \_\_\_\_\_

(G) Issues

- Is any waste water piping not connected to the septic/sewer system?
- Are you aware of any past or present leaks, backups, or other problems relating to the sewage system and related items?

Explain any "yes" answers in section 10, including the location and extent of any problem(s) and any repair or remediation efforts: We had the system flushed and an additional 1000 gal Dual compartment tank installed in 2023

11. PLUMBING SYSTEM

	Yes	No	Unk	N/A
1	<input checked="" type="checkbox"/>			
2				
3				
4	<input checked="" type="checkbox"/>			
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9		<input checked="" type="checkbox"/>		

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

- Copper
- Galvanized
- Lead
- PVC
- Polybutylene pipe (PB)
- Cross-linked polyethylene (PEX)
- Other \_\_\_\_\_

(B) Are you aware of any 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
1				
2				
3	✓			
4				
5				
6				
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8				
B				
C				

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
  5. Solar
  6. Geothermal
  7. Other \_\_\_\_\_
  8. Is your water heating a summer-winter hook-up (integral system, hot water from the boiler, etc.)? \_\_\_\_\_
- (B) How many water heaters are there? \_\_\_\_\_ When were they installed? \_\_\_\_\_
- (C) Are you aware of any problems with any water heater or related equipment? \_\_\_\_\_  
If "yes," explain: \_\_\_\_\_

	Yes	No	Unk	N/A
1	✓	✓		
2		✓		
3	✓			
4	✓	✓		
5		✓		
6		✓		
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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 *shop*
  5. Geothermal
  6. Coal
  7. Wood *pellet*
  8. 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
  7. Wood stove(s) How many? 1 *pellet*
  8. Coal stove(s) How many? \_\_\_\_\_
  9. Other \_\_\_\_\_
- (C) Status
1. When was your heating system(s) installed? ?
  2. When was the heating system(s) last serviced? 2023
  3. How many heating zones are in the property? 2
  4. Is there an additional and/or backup heating system? Explain: \_\_\_\_\_
- (D) Fireplaces
1. Are there any fireplace(s)? How many? \_\_\_\_\_
  2. Are all fireplace(s) working? \_\_\_\_\_
  3. Fireplace types(s) (wood, gas, electric, etc.): \_\_\_\_\_
  4. Were 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)? 3 When were they last cleaned? ?
  7. Are the chimney(s) working? If "no," explain: \_\_\_\_\_
- (E) List any areas of the house that are not heated: \_\_\_\_\_
- (F) Heating Fuel Tanks
1. Are you aware of any heating fuel tank(s) on the property? \_\_\_\_\_
  2. Location(s), including underground tank(s): behind House
  3. If you do not own the tank(s), explain: \_\_\_\_\_

Are you aware of any problems or repairs needed regarding any item in section 13? If "yes," explain: \_\_\_\_\_

	Yes	No	Unk	N/A
1	✓			
2				
3				
4				
5				

14. AIR CONDITIONING SYSTEM

- (A) Type(s). Is the air conditioning (check all that apply):
1. Central air In part of the house
  2. Wall units
  3. Window units
  4. Other \_\_\_\_\_
  5. None



	Yes	No	Unk	N/A
1			<input checked="" type="checkbox"/>	
2			<input checked="" type="checkbox"/>	
3				
C				
P	<input checked="" type="checkbox"/>			

(B) Status

- When was the central air conditioning system installed? \_\_\_\_\_
- When was the central air conditioning system last serviced? \_\_\_\_\_
- How many air conditioning zones are in the property? 1

(C) List any areas of the house that are not air conditioned:

kitchen-living and upstairs, sunroom

Are you aware of any problems with any item in section 14? If "yes," explain: \_\_\_\_\_

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

15. ELECTRICAL SYSTEM

(A) Type(s)

- Does the electrical system have fuses? \_\_\_\_\_
- Does the electrical system have circuit breakers? \_\_\_\_\_

(B) What is the system amperage? 200

(C) Are you aware of any knob and tube wiring in the home? \_\_\_\_\_

Are you aware of any problems or repairs needed in the electrical system? If "yes," explain: \_\_\_\_\_

16. OTHER EQUIPMENT AND APPLIANCES

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 not mean it is included in the Agreement of Sale.** 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.

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

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

Are you aware of any problems or repairs needed regarding any item in section 16? If "yes," explain: \_\_\_\_\_

17. 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, or have you received written notice of sewage sludge being spread on an adjacent property? \_\_\_\_\_

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

Seller's Initials LM / GM Date 12-27-23 SPD Page 6 of 9 Buyer's Initials \_\_\_\_\_ / \_\_\_\_\_ Date \_\_\_\_\_











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	Yes	No	Unk	N/A
1		✓		
2		✓		
1		✓		

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

Explain any "yes" answers in section 20: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

21. ATTACHMENTS

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

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

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. Seller shall cause Buyer to be notified in writing of any information supplied on this form which is rendered inaccurate by a change in the condition of the property following completion of this form.

SELLER *John Mussen* DATE 12-23-23  
 SELLER *Beth Mussen* DATE 12-23-23  
 SELLER \_\_\_\_\_ DATE \_\_\_\_\_

INFORMATION REGARDING THE REAL ESTATE SELLER DISCLOSURE LAW

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 \_\_\_\_\_

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 \_\_\_\_\_