

**SELLER'S PROPERTY DISCLOSURE STATEMENT**

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of Realtors® (PAR).

SPD

1 PROPERTY 141 W. Rosebud Rd Myerstown PA 17067  
2 SELLER Paul E & Janice S. Lehman

**3 INFORMATION REGARDING THE REAL ESTATE SELLER DISCLOSURE LAW**

4 Generally speaking, the Real Estate Seller Disclosure Law (68 P.S. §7301 et seq.) requires that before an agreement of sale is signed, the  
5 seller in a residential real estate transfer must make certain disclosures regarding the property to potential buyers in a form defined by the  
6 law. A residential real estate transfer is defined as a sale, exchange, installment sales contract, lease with an option to buy, grant or other  
7 transfer of an interest in real property where **NOT LESS THAN ONE AND NOT MORE THAN FOUR RESIDENTIAL DWELLING**  
8 **UNITS** are involved. The Law defines a number of exceptions where the disclosures do not have to be made:

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

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

27 While the Law requires certain disclosures, this statement includes disclosures beyond the basic requirements of the Law in an effort to  
28 assist sellers in complying with seller disclosure requirements and to assist buyers in evaluating the property being considered. Sellers who  
29 wish to see or use the basic disclosure form can find the form on the Web site of the Pennsylvania State Real Estate Commission.

30 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  
31 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 rep-  
32 resentation by any listing real estate broker, any selling real estate broker, or their licensees. Buyer is encouraged to address concerns about  
33 the condition of the property that may not be included in this Statement. This Statement does not relieve Seller of the obligation to disclose  
34 a material defect that may not be addressed on this form.

35 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  
36 value of the property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem  
37 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.  
38

39 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  
40 the property. Check unknown when the question does apply to the property but you are not sure of the answer.

41 Seller's Initials PEL JSL Date 2-21-2026 SPD Page 1 of 1 Buyer's Initials           Date

# 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** 61 W. Rosebud Rd Myerstown PA 17067  
 2 **SELLER** Paul & Janice Lehman

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 state-  
 5 ment includes disclosures beyond the basic requirements of the Law in an effort to assist sellers in complying with seller disclosure  
 6 requirements and to assist buyers in evaluating the property being considered. Sellers who wish to see or use the basic disclosure form  
 7 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 substi-**  
 9 **tute for any inspections or warranties** that Buyer may wish to obtain. This Statement is not a warranty of any kind by Seller or a  
 10 warranty or representation by any listing real estate broker, any selling real estate broker, or their licensees. Buyer is encouraged to  
 11 address concerns about the conditions of the property that may not be included in this Statement. This Statement does not relieve  
 12 Seller of the obligation to disclose a material defect that may not be addressed on this form. **Any non-exempt seller is obligated to**  
 13 **complete the disclosure form even if the seller does not occupy or has never occupied the property.** For a list of exempt sellers,  
 14 see Information Regarding the Real Estate Seller's Property Disclosure Law found on the last page of this document.

15 A Material Defect is a problem with a residential real property or any portion of it that would have a significant adverse impact on  
 16 the value of the property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or  
 17 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 mater-  
 18 ial defect.

19 **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  
 20 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		X		
B		X		
C		X		

21 **1. SELLER'S EXPERTISE**

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

26 Explain any "yes" answers in Section 1: \_\_\_\_\_

	Yes	No	Unk	N/A
1				
2				
3				
1				
2				
3				
4				
5				
C				
D		X		

27 **2. OWNERSHIP/OCCUPANCY**

- 28 (A) **Occupancy**  
 29 1. When was the property most recently occupied? Is Lived in Now  
 30 2. Was the Seller the most recent occupant? If "no," when did the Seller most recently occupy  
 31 the property? yes  
 32 3. How many persons most recently occupied the property? 2  
 33 (B) **Role of Individual Completing This Disclosure.** Is the individual completing this form:  
 34 1. The owner  
 35 2. The executor  
 36 3. The administrator  
 37 4. The trustee  
 38 5. An individual holding power of attorney  
 39 (C) When was the property purchased? Aug 1984  
 40 (D) Are you aware of any pets having lived in the house or other structures during your ownership?

41 Explain section 2 (if needed): \_\_\_\_\_

	Yes	No	Unk	N/A
1		X		
2		X		
3		X		
4		X		
B				
C				

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

- 43 (A) **Type.** Is the Property part of a(n):  
 44 1. Condominium  
 45 2. Homeowners association or planned community  
 46 3. Cooperative  
 47 4. Other type of association or community \_\_\_\_\_  
 48 (B) If "yes," how much are the fees? \$ \_\_\_\_\_, paid ( Monthly)( Quarterly)( Yearly)  
 49 (C) If "yes," are there any community services or systems that the association or community is  
 50 responsible for supporting or maintaining? Explain: \_\_\_\_\_  
 51

52 Seller's Initials P&J / J&L Date 2-21-2026 SPD Page 1 of 9 Buyer's Initials \_\_\_\_\_ / \_\_\_\_\_ Date \_\_\_\_\_



	Yes	No	Unk	N/A
235				
236 1				
237 2				
238 3				
239 4				
240 5				
241 6	X			
242 7		X		
243 8		X		
244 B				
245 C		X		

**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: \_\_\_\_\_

(B) How many water heaters are there? 1 When were they installed? 2014

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

	Yes	No	Unk	N/A
246				
248 1				
250 2				
251 3				
252 4				
253 5	X			
254 6				
255 7				
256 8				
257				
258 1	X			
259 2				
260 3				
261 4				
262 5				
263 6				
264 7				
265 8				
266 9				
267				
268 1				
269 2				
270 3				
271 4				
272				
273 1	X			
274 2	X			
275 3				
276 4	X			
277 5	X			
278 6				
279 7	X			
280 E				
281				
282 1		X		
283 2				X
284 3				X
285 P				

**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
5. Geothermal
6. Coal
7. Wood
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? \_\_\_\_\_
8. Coal stove(s) How many? \_\_\_\_\_
9. Other: \_\_\_\_\_

(C) Status

1. When was your heating system(s) installed? 2014
2. When was the heating system(s) last serviced? Feb 2-2026
3. How many heating zones are in the property? one
4. Is there an additional and/or backup heating system? Explain: Electric

(D) Fireplaces

1. Are there any fireplace(s)? How many? 1
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)? 1 When were they last cleaned? W/2 Flue cleaned 5-2025
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): \_\_\_\_\_
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: \_\_\_\_\_

**14. AIR CONDITIONING SYSTEM**

(A) Type(s). Is the air conditioning (check all that apply):

1. Central air
2. Wall units
3. Window units
4. Other \_\_\_\_\_
5. None

	Yes	No	Unk	N/A
286				
287				
288				
289	X			
290 1				
291 2				
292 3				
293 4				
294 5				

	Yes	No	Unk	N/A
306				
307 1				
308 2				
309 3				
310				
311 C				
312 P		X		

(B) Status  
 1. When was the central air conditioning system installed? Its with my Geo thermo  
 2. When was the central air conditioning system last serviced? \_\_\_\_\_  
 3. How many air conditioning zones are in the property? one

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

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

	Yes	No	Unk	N/A
306		X		
307 1		X		
308 2	X			
309 B				
310 C		X		
311 P		X		

**15. ELECTRICAL SYSTEM**

(A) Type(s)  
 1. Does the electrical system have fuses?  
 2. Does the electrical system have circuit breakers?  
 (B) What is the system amperage? 200 A  
 (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	X				Trash compactor				X
Garage transmitters	X				Garbage disposal	X			
Keyless entry			X		Stand-alone freezer	X			X
Smoke detectors	X				Washer	X			
Carbon monoxide detectors			X		Dryer	X			
Security alarm system			X		Intercom				X
Interior fire sprinklers			X		Ceiling fans	X			
In-ground lawn sprinklers			X		A/C window units				X
Sprinkler automatic timer			X		Awnings				X
Swimming pool			X		Attic fan(s)				X
Hot tub/spa			X		Satellite dish				X
Deck(s)			X		Storage shed	X			
Pool/spa heater			X		Electric animal fence				X
Pool/spa cover			X		Other:				
Whirlpool/tub			X		1.				
Pool/spa accessories			X		2.				
Refrigerator(s)	X				3.				
Range/oven	X				4.				
Microwave oven	X				5.				
Dishwasher	X				6.				

	Yes	No	Unk	N/A
338 P		X		

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

	Yes	No	Unk	N/A
340 1		X		
345 2		X		
346				
347 3		X		
348				
349				

**17. LAND/SOILS**

(A) Property  
 1. Are you aware of any fill or expansive soil on the property?  
 2. Are you aware of any sliding, settling, earth movement, upheaval, subsidence, sinkholes or earth stability problems that have occurred on or affect the property?  
 3. 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
2	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
3				
4				

- Do you access the property from a private road or lane?
- If "yes," do you have a recorded right of way or maintenance agreement?
- Are you aware of any shared or common areas (driveways, bridges, docks, walls, etc.) or maintenance agreements?

Explain any "yes" answers in section 18(B): \_\_\_\_\_

### 19. HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES

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

#### (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," list date, type, and results of all tests below:

	First Test	Second Test
Date	_____	_____
Type of Test	_____	_____
Results (picocuries/liter)	_____	_____
Name of Testing Service	_____	_____

- Are you aware of any radon removal system on the property? If "yes," list date installed and type of system, and whether it is in working order below:

Date Installed	Type of System	Provider	Working?
_____	_____	_____	_____

#### (C) Lead Paint

If 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.

- 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: \_\_\_\_\_
- If "yes," have any tanks been removed during your ownership?

#### (E) Dumping. Are you aware of any dumping on the property?

#### (F) Other

- Are you aware of any existing hazardous substances on the property (structure or soil) such as, but not limited to, asbestos or polychlorinated biphenyls (PCBs)?
- Have you received written notice regarding the presence of an environmental hazard or bio-hazard on your property or any adjacent property?
- Are you aware of testing on the property for any other hazardous substances or environmental concerns?
- Are you aware of any other hazardous substances or environmental concerns that might impact upon the property?

Explain any "yes" answers in section 19: \_\_\_\_\_

### 20. MISCELLANEOUS

#### (A) Deeds, Restrictions and Title

- Are you aware of any deed restrictions 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, that would prevent you from giving a warranty deed or conveying title to the property?

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

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

	Yes	No	Unk	N/A
1				
2				
3				
1				
2				
1				

**(B) Financial**

1. 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?
2. 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?
3. Are you aware of any insurance claims filed relating to the property?

**(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 Paul E. Eshma DATE 2-21-2026  
 SELLER Jamie Elaine S. Lehman DATE 2-21-2026  
 SELLER \_\_\_\_\_ DATE \_\_\_\_\_

**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 \_\_\_\_\_

RESIDENTIAL LEAD-BASED PAINT HAZARDS DISCLOSURE FORM

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of REALTORS® (PAR)

LPD

THIS FORM MUST BE COMPLETED FOR ANY PROPERTY BUILT PRIOR TO 1978

1 PROPERTY \_\_\_\_\_  
2 SELLER \_\_\_\_\_

3 LEAD WARNING STATEMENT

4 Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that  
5 such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poi-  
6 soning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced  
7 intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women.  
8 The Seller of any interest in residential real property is required to provide the Buyer with any information on lead-based paint  
9 hazards from risk assessments or inspections in the Seller's possession and notify the Buyer of any known lead-based paint haz-  
10 ards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

11 SELLER'S DISCLOSURE

12   Seller has no knowledge of the presence of lead-based paint and/or lead-based paint hazards in or about the Property.  
13   Seller has knowledge of the presence of lead-based paint and/or lead-based paint hazards in or about the Property. (Provide  
14 the basis for determining that lead-based paint and/or hazards exist, the location(s), the condition of the painted surfaces, and  
15 other available information concerning Seller's knowledge of the presence of lead-based paint and/or lead-based paint hazards.)

16 SELLER'S RECORDS/REPORTS

17   Seller has no records or reports pertaining to lead-based paint and/or lead-based paint hazards in or about the Property.  
18   Seller has provided Buyer with all available records and reports regarding lead-based paint and/or lead-based paint hazards in  
19 or about the Property. (List documents): \_\_\_\_\_  
20 \_\_\_\_\_

21 Seller certifies that to the best of Seller's knowledge the above statements are true and accurate.

22 WITNESS   SELLER *Kate Lehman*  
23 WITNESS   SELLER *Janice Elaine G. Lehman*  
24 WITNESS   SELLER

25 AGENT ACKNOWLEDGEMENT AND CERTIFICATION

26  Agent/Licensee represents that Agent has informed Seller of Seller's obligations under the Residential Lead-Based-Paint  
27 Hazard Reduction Act, 42 U.S.C. §4852(d), and is aware of Agent's responsibility to ensure compliance.

28 The following have reviewed the information above and certify that the Agent statements are true to the best of their knowledge and belief.  
29 Seller Agent and Buyer Agent must both sign this form.

30 BROKER FOR SELLER (Company Name) \_\_\_\_\_

31 LICENSEE \_\_\_\_\_

32 BROKER FOR BUYER (Company Name) \_\_\_\_\_

33 LICENSEE \_\_\_\_\_

34 BUYER \_\_\_\_\_

35 DATE OF AGREEMENT \_\_\_\_\_

36 BUYER'S ACKNOWLEDGMENT

37   Buyer has received the pamphlet *Protect Your Family from Lead in Your Home* and has read the Lead Warning Statement.  
38   Buyer has reviewed Seller's disclosure of known lead-based paint and/or lead-based paint hazards and has received the records  
39 and reports regarding lead-based paint and/or lead-based paint hazards identified above.

40 Buyer certifies that to the best of Buyer's knowledge the above statements are true and accurate.

41 WITNESS   BUYER \_\_\_\_\_  
42 WITNESS   BUYER \_\_\_\_\_  
43 WITNESS   BUYER \_\_\_\_\_