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	372 UNION STREET	UNIONTOWN PF	15401	
SELLER	SALLY R WALLACE	<i>:</i>		

INFORMATION REGARDING THE REAL ESTATE SELLER DISCLOSURE LAW

Generally speaking, 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 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.
- 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 the 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.

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 condition 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.

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.

Seller's Initials M/ Date 4/18/31	SPD Page 1 of 10	Buyer's Initials	/ Date	
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	1		т	т				
42		Yes	No	Unk	N/A	1.		LLER'S EXPERTISE
13	Ą		1				12	Does Seller possess expertise in contracting, engineering, architecture, environmental assessment or
12	В		1					other areas related to the construction and conditions of the property and its improvements? Is Seller the landlord for the property?
40	C		V					Is Seller a real estate licensee?
		L		NAME OF TAXABLE PARTY.		Ex		any "yes" answers in Section 1:
48	1	r		г				NERSHIP/OCCUPANCY
49		Yes	No	Unk	N/A		(A)	Occupancy
50	1							1. When was the property most recently occupied? APPIL 10, 2021
52	2	V						2. Was the Seller the most recent occupant? If "no," when did the Seller most recently occupy the property?
5.1	3							3. How many persons most recently occupied the property?
54								Role of Individual Completing This Disclosure. Is the individual completing this form:
55	i	V						1. The owner
56	2		V					2. The executor
57	.3		1					3. The administrator
58	4	***************************************	1					4. The trustee
60	5 C		I V				(C)	5. An individual holding power of attorney When was the property purchased? 10011002 1999
61	D	1					(D)	When was the property purchased? JANUARY 1988 Are you aware of any pets having lived in the house or other structures during your ownership?
62		LV				Ex	plain	Section 2 (if needed): 2 DOGS
6.3				·				NDOMINIUMS/PLANNED COMMUNITIES/OTHER HOMEOWNERS ASSOCIATIONS
(1-1		Yes	No	Unk	N/A		(A)	Type. Is the Property part of a(n):
65	1		V					1. Condominium
66	2		V					2. Homeowners association or planned community
67	3		V					3. Cooperative
68	4 B		V				(D)	4. Other type of association or community
70	1>			-	Q FO TO S		(D)	If "yes," are there any community services or systems that the association or community is re-
71	C						(0)	sponsible for supporting or maintaining? Explain:
71						/		sponsione for supporting of maintaining. Explain.
7.3	D				V		(D)	If "yes," provide the following information about the association:
74	1				V			1. Community Name
76	2				1			2. Contact
76	3			-	1			3. Mailing Address4. Telephone Number
78	4 E							How much is the capital contribution/initiation fee? \$
74)	E		EMPRESAME	L				Notice to Buyer: A buyer of a resale unit in a condominium, cooperative, or planned community must receive
80								a copy of the declaration (other than the plats and plans), the by-laws, the rules or regulations, and a certificate
81								of resale issued by the association in the condominium, cooperative, or planned community. Buyers may be
82								responsible for capital contributions, initiation fees or similar one-time fees in addition to regular monthly
83								maintenance fees. The buyer will have the option of canceling the agreement with the return of all deposit
84								monies until the certificate has been provided to the buyer and for five days thereafter or until conveyance,
85						4		whichever occurs first. OF AND ATTIC
86		Yes	No	Unk	N/A			Installation
88	1	res	140	Unk	N/A		,	
80	2	CONSISSES.	1					 When was the roof installed? Do you have documentation (invoice, work order, warranty, etc.)?
98								Repair
91	1	\checkmark						1. Has the roof or any portion of it been replaced or repaired during your ownership?
92	2	\checkmark						2. If it has been replaced or repaired, was the existing roofing material removed?
9.5			/					Issues
94	1		V	Processor.				1. Has the roof ever leaked during your ownership? Are you aware of any current/part problems with the roof, gutters, fleshing on downer out?
96	2		I V	SHALF	STAIR F	Evi		2. Are you aware of any current/past problems with the roof, gutters, flashing or downspouts? any "yes" answers in section 4, including the location and extent of any problem(s) and any
97								11 11 10
08								r remediation efforts:
3440				21			.11	
99 Selle	er's	Initia	ls 🔏	WI		Date	4/1	SPD Page 2 of 10 Buyer's Initials

100			5.	. BASEMENTS AND CRAWLS	PACES		
101		Yes No Unk	N/A	(A) Sump Pump			
(4)2	1			 Does the property have a 	sump pit? If yes, how	many?/	
103	2	V		Does the property have a	sump pump? If yes, h	ow many?/	
114	3	Ž.		3. If it has a sump pump, ha	s it ever run?		
1115	4			4. If it has a sump pump, is	the sump pump in wor	king order?	
106				(B) Water Infiltration	2		
107	1	/ 989		 Are you aware of any wa 	ter leakage, accumulat	ion, or dampness withir	n the basement or craw
108	1	V		space?			
1(11)	2			Do you know of any rep		to control any water or	r dampness problem ir
] [()		V		the basement or crawl sp			
111	3			3. Are the downspouts or g			
112				explain any "yes" answers in this se	ection, including the lo	ocation and extent of a	ny problem(s) and any
113			re	epair or remediation efforts:			
11-1			96.0 91	. TERMITES/WOOD-DESTRO	PYING INSECTS, DI	RYROT, PESTS	
115		Yes No Unk	N/A	(A) Status			
110	1	1/1		1. Are you aware of any term			
1 1	2	- V		2. Are you aware of any da	mage caused by termin	tes/wood-destroying in	sects, dryrot, or pests?
118	1	1		(B) Treatment 1. Is your property currentl	y under contract by a l	iconsod west control as	
110	2	1		2. Are you aware of any ter			
120	40		F	explain any "yes" answers in section			
121				licable:	o, including the na	ine of any service/trea	timent provider, if ap-
122		Yes No Unk		. STRUCTURAL ITEMS			
124		Yes No Unk I	N/A	(A) Are you aware of any past o	r present movement, s	shifting deterioration of	or other problems with
125	A			walls, foundations, or other			or other proorems with
126	2			(B) Are you aware of any past of			vs. patios, or retaining
127	В			walls on the property?	the same that th) =, p
128	C			(C) Are you aware of any past or	present water infiltrat	ion in the house or othe	er structures, other than
129				the roof, basement or crawl			
1.3()				(D) Stucco and Exterior Synth	etic Finishing System	is	
131	1			 Is your property construction 	cted with stucco?		
1.32	2			Is your property constru			ystem (EIFS), such as
3.3.3			1	Dryvit or synthetic stuce		ynthetic stone?	
134	3		/	If "yes," when was it ins			***************************************
135	E	1/		(E) Are you aware of any fire, st			
136	F		20/20/0	(F) Are you aware of any defect			
1.37				xplain any "yes" answers in section	on 7, including the loc	eation and extent of an	y problem(s) and any
138	1			epair or remediation efforts:			***************************************
1,70		Yes No Unk	N/A 8.	. ADDITIONS/ALTERATIONS			
140	A			(A) Have any additions, structura			ne property during you
141				ownership? Itemize and date			
142	В			(B) Are you aware of any privat	te or public architectu	ral review control of the	he property other than
143	I			zoning codes?	***************************************		
1.1.1						W	F: 1:
145		*		ion, structural	Approximate date	Were permits ob-	Final inspections/
146		(2)	chang	e, or alteration	of work	tained? (Yes/No/Un-	approvals obtained?
		_=				known)	(Yes/No/Unknown)
14~		VITTILONI	1211-	JIDDOWA BEARATELET	2005	115.6	11/0
		DIGHEN ?	DAI	HROOM REMODELED	1003	465	N/A
148					****		
149							
150		***************************************	***************************************				
151					***************************************		***************************************
						10	
152							
153			Г	A sheet describing other additio	ns and alterations is	attached	***************************************
			L	meet describing outer auditio	no ana anci anons is	actaened.	
15.1 C ol	llor's	Initials <u>Sw</u> /_	Da	te <u>4/18/21</u> SPD Page 3	2 of 10 D	la Initiala '	Data
Sel	ici s	midais //w/	Da	te 4//8/21 SPD Page 3	oor to Buyer	's Initials/_	Date

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 N/A (A) **Source.** Is the source of your drinking water (check all that apply): 1. Public 2. A well on the property 3. Community water 4. A holding tank 5. A cistern 6. A spring 7. Other 8. No water service (explain):___ (B) Bypass Valve (for properties with multiple sources of water) 1. Does your water source have a bypass valve? 2. If "yes," is the bypass valve working? (C) Well 1. Has your well ever run dry? V 2. Depth of Well 3. Gallons per minute, _____, measured on (date) ____ 4. Is there a well used for something other than the primary source of drinking water? 5. If there is an unused well, is it capped? (D) Pumping and Treatment 1. If your drinking water source is not public, is the pumping system in working order? If "no," explain: 2. Do you have a softener, filter, or other treatment system? 3. Is the softener, filter, or other treatment system lease? From whom? (E) General 1. When was your water last tested? _____ Test results: _____ 2. Is the water system shared? With whom? (F) Issues 1. Are you aware of any leaks or other problems, past or present, relating to the water supply,

Note to Buyer: The PA Construction Code Act, 35 P.S. §7210 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 changed made by the 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.

	Yes	No	Unk	N/A
1	V			
2				-
3			1	
1	V			
2		V		
3		1		
4		1		

Unk

No

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3

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10. SEWAGE SYSTEM

(A) General

1. Is your property served by a sewage system (public, private or community)?

Explain any "yes" answers in section 9, including the location and extent of any problem(s) and

2. If "no," is it due to availability or permit limitations?

2. Have you ever had a problem with your water supply?

- 3. When was the sewage system installed (or date of connection, if public)?
- (B) **Type** Is your property served by:

any repair or remediation efforts: ___

- 1. Public (if "yes," continue to D throughG below)
- 2. Community (non-public)
- 3. An individual on-lot sewage disposal system

pumping system, and related items?

4. Other, explain: _

		ı	V		1 XXI'.1' 100 C . C . H
			-		1. Within 100 feet of a well
			1		2. Subject to a ten-acre permit exemption
			1		3. A holding tank
		ļ	1		4. A drainfield
		ļ	1/		5. Supported by a backup or alternate drainfield, sandmound, etc.6. A cesspool
			1	-	7. Shared
			1		8. Other, explain:
				(D	Tanks and Service
DESCRIPTION OF	SCORE BLOCK STORY	625 Sed, 6220	1	(2	1. Are there any metal/steel septic tanks on the Property?
			1		2 Are there any cement/concrete sentic tanks on the Property?
					3. Are there any fiberglass septic tanks on the Property? 4. Are there any other types of certic tanks on the Property?
			/		4. Are there any other types of septic tanks on the Property?
			1		5. Where are the septic tanks located?
					5. Where are the septic tanks located?6. How often is the on-lot sewage disposal system serviced?
			V	7000	7. When was the on-lot sewage disposal system last serviced?
				(E)	Abandoned Individual On-lot Sewage Disposal Systems and Septic
					1. Are you aware of any abandoned septic systems or cesspools on your property?
NAME OF THE OWNER, OWNE		/		/E)	2. Have these systems or cesspools been closed in accordance with the municipality's ordinance? Sewage Pumps
	1			(F)	1. Are there any sewage pumps located on the property?
	V	<u> </u>	1		2. What type(s) of pump(s)?
					3. Are pump(s) in working order?
J. 100					4. Who is responsible for maintenance of sewage pumps?
		/		(G	Issues
22100000			4	,	1. Is any waste water piping not connected to the septic/sewer system?
					2. Are you aware of any past or present leaks, backups, or other problems relating to the sewag
	V				system and related items?
					n any "yes" answers in section 10, including the location and extent of any problem(s) and an
				repair	or remediation efforts:
			r		UMBING SYSTEM
Yes	No	Unk	N/A	(A	Material(s). Are the plumbing materials (check all that apply):
					1. Copper
\dashv		V			2. Galvanized
_					3. Lead 4. PVC
-					5. Polybutylene pipe (PB)6. Cross-linked polyethyline (PEX)
\dashv					
\dashv			1532/43	(B)	7. Other 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:
				12 DC	MESTIC WATER HEATING
Vac	No	That	N/A		Type(s). Is your water heating (check all that apply):
res		MIK	N/A	(71)	1. Electric
					2. Natural gas
Ť	V				3. Fuel oil
					4. Propane
	~	/			5. Solar
					6. Geothermal
	V				7. Other
	~			Prince of the Control	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?
	V			(C)	Are you aware of any problems with any water heater or related equipment?
					If "yes," explain:
	Yes	Yes No	Yes No Unk Yes No Unk	Yes No Unk N/A Yes No Unk N/A	Explair repair 11. PL Yes No Unk N/A Yes No Unk N/A (A) Yes No Unk N/A (B)

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3-2	 	13. HEATING SYSTEM
273	Yes No Unk	N/A (A) Fuel Type(s). Is your heating source (check all that apply):
344		1. Electric
275	2	2. Natural gas
270	3 V	3. Fuel oil
27**	4	4. Propane
278	5	5. Geothermal
270	6	6. Coal
280	7	7. Wood
281	8	8. Other:
282		(B) System Type(s) (check all that apply):
283		1. Forced hot air
784	2	2. Hot water
285	3	3. Heat pump
286	4 7	4. Electric baseboard
287	5	5. Steam
288	6	6. Radiant
200	7 8	7. Wood stove(s) How many?
291	8 1 1	9. Other:
292		(C) Status
293	1	140///
204	2	2 When was the heating system(s) last serviced? 4429/2/
295	3	1. When was your heating system(s) installed?
296	4	4. Is there an additional and/or backup heating system? Explain:
207		(D) Fireplaces
398		1. Are there any fireplace(s)? How many?
200	2	2. Are all fireplace(s) working?
300	3	3. Fireplace types(s) (wood, gas, electric, etc.):
301	4	4. Were the fireplace(s) installed by a professional contractor or manufacturer's representative?
302	5	5. Are there any chimney(s) (from a fireplace, water heater or any other heating system)?
303	6	6. How many chimney(s)? / When were they last cleaned?
304	7	7. Are the chimney(s) working? If "no," explain:
305	E	(E) List any areas of the house that are not heated: 6 ARAGE
306		(F) Heating Fuel Tanks
307	, market	1. Are you aware of any heating fuel tank(s) on the property? 2. Location(s), including underground tank(s):
309	2 3	2. Location(s), including underground tank(s):3. If you do not own the tank(s), explain:
310	P	Are you aware of any problems or repairs needed regarding any item in section 13? If "yes," explain:
311		The you aware of any problems of repairs needed regarding any item in section 15. If yes, explain.
312		14. AIR CONDITIONING SYSTEM
313	Yes No Unk	(A) To (A) I do to Part to A to I do the to A
314	1 103 110 0111	1. Central air
315	,2	2. Wall units
316	3	3. Window units
317	4	4. Other
318	5	5. None
3 (4)		(B) Status
320	1	1. When was the central air conditioning system installed?
321	2	2. When was the central air conditioning system last serviced? 4/39/3/
322	3	5. How many an conditioning zones are in the property?
323 324	C P	(C) List any areas of the house that are not air conditioned: GARAGE
325		Are you aware of any problems with any item in section 14? If "yes," explain:
326	p	15. ELECTRICAL SYSTEM
327	Yes No Unk	
328		1. Does the electrical system have fuses?
329	2	2. Does the electrical system have circuit breakers?
330 S	Seller's Initials / 1	Date

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Yes	No	Unk	N/A
	/		
	1		

(B) What is the system amperage?

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

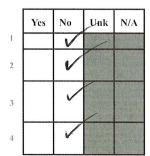
Are you aware of any problems or repairs needed in the electrical system? If "yes," explain: ____

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

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



17. LAND/SOILS

(A) Property

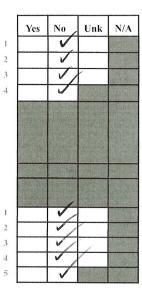
- 1. Are you aware of any fill or expansive soil on the property?
- 2. Are you aware of any sliding, settling, earth movement, upheaval, subsidence, sinkholes or earth stability problems that have occurred on or affect the property?
- 3. Are you aware of sewage sludge (other than commercially available fertilizer products) being spread on the property, or have you received written notice of sewage sludge being spread on an adjacent property?
- 4. Are you aware of any existing, past or proposed mining, strip-mining, or any other excavations that might affect this property?

Note to Buyer: The property may be subject to mine subsidence damage. Maps of the counties and mines where mine subsidence damage may occur and mine subsidence insurance are available through: Department of Environmental Protection, Mine Subsidence Insurance Fund, 25 Technology Drive, California Technology Park, Coal Center, PA 15423 (800) 922-1678 (within Pennsylvania) or (724) 769-1100 (outside Pennsylvania).

Seller's Initials / Date 4/18/21

SPD Page 7 of 10

Buyer's Initials _____/___ Date____



385

(B) Preferential Assessment and Development Rights

Is the property, or a portion of it, preferentially assessed for tax purposes, or subject to limited development rights under the:

- 1. Farmland and Forest Land Assessment Act 72 P.S.§5490.1 et seq. (Clean and Green Program)
- 2. Open Space Act 16 P.S. §11941 et seq
- 3. Agricultural Area Security Law 3 P.S. §901 et seq. (Development Rights)
- 4. Any other law/program:

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

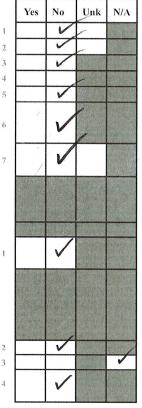
(C) Property Rights

Are you aware of the transfer, sale and/or lease of any of the following property rights (by you or a previous owner of the property):

- 1. Timber
- 2. Coal
- 3. Oil
- 4. Natural gas
- 5. Other minerals or rights (such as farming rights, hunting rights, quarrying rights) Explain:

Note to Buyer: Before entering into an agreement of sale, Buyer can investigate the status of these rights by, among other means, engaging legal counsel, obtaining a title examination of unlimited years and searching the official records in the county Office of the Recorder of Deeds, and elsewhere. Buyer is also advised to investigate the terms of any existing leases, as Buyer may be subject to terms of those leases.

Explain any "yes" answers in section 17:



18. FLOODING, DRAINAGE AND BOUNDARIES

(A) Flooding/Drainage

- 1. Is any part of this property located in a wetlands area?
- 2. Is the property, or any part of it, designated a Special Flood Hazard Area (SFHA)?
- 3. Do you maintain flood insurance on this property?
- 4. Are you aware of any past or present drainage or flooding problems affecting the property?
- 5. Are you aware of any drainage or flooding mitigation on the property?
- 6. Are you aware of the presence on the property of any man-made feature that temporarily or permanently conveys or manages storm water, including any basin, pond, ditch, drain, swale, culvert, pipe or other feature?
- 7. If "yes," are you responsible for maintaining or repairing that feature which conveys or manages storm water for the property?

Explain any "yes" answers in section 18(A), including dates and extent of flooding and the condition of any man-made storm water management features:

(B) Boundaries

1. Are you aware of any encroachments, boundary line disputes, or easements affecting the property?

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.

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

Explain any "yes"	answers in section 1	18(B):	

N/A Unk Yes No 2

Unk

1

2

E

3

487

N/A

19. HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES

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

- 1. Are you aware of any tests for mold, fungi, or indoor air quality in the property?
- 2. 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 IAO INFO, P.O. Box 37133, Washington, D.C. 20013-7133, 1-800-438-4318.

(B) Radon

1. 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	Sec	cond Test
)		
2		
y radon removal system on t	the property? If "yes," li	st date installed and
Type of System	Provider	Working?
) y radon removal system on twhether it is in working order	y radon removal system on the property? If "yes," li

(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.

- 1. 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

- 1. Are you aware of any existing or removed underground tanks? Size:
- 2. If "yes," have any tanks been removed during your ownership?
- (E) **Dumping.** Are you aware of any dumping on the property?

(F) Other

- 1. 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 biohazard on your property or any adjacent property?
- 3. Are you aware of testing on the property for any other hazardous substances or environmental concerns?
- 4. Are you aware of any other hazardous substances or environmental concerns that might impact upon the property?

Explain any "yes" answers in section 19:

Yes	No/	Unk	N/A
	V/		
	V	/	
	/		
	/		
	/		

20. MISCELLANEOUS

(A) Deeds, Restrictions and Title

- 1. Are you aware of any deed restrictions that apply to the property?
- 2. Are you aware of any historic preservation restriction or ordinance or archeological designation associated with the property?
- 3. 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?

(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?
- Are you aware of any mortgage, judgment, encumbrance, lien, overdue payment on a support

494 495 496	3		obligatio of this sa	n, or other debt against this le? aware of any insurance clain	property or Seller that ca	nnot be satisfied by the pr	1 1
497 S	seller's I	nitials <u>fm /</u>	Date <u>4//8/27</u>	SPD Page 9 of 10	Buyer's Initials	/Date	

400		(C) Legal	
500		1. Are you aware of any violations of property?	of federal, state, or local laws or regulations relating to thi
500	2		threatened legal action affecting the property?
502		(D) Additional Material Defects	incutoriou regar action arrecting the property.
503			defects to the property, dwelling, or fixtures which are no
504	1	disclosed elsewhere on this form	
505			a problem with a residential real property or any portion of
506			erse impact on the value of the property or that involves a
507			roperty. The fact that a structural element, system or subsys rmal useful life of such a structural element, system or sub
508		system is not by itself a material defe	
510			eller becomes aware of additional information about th
511			spection reports from a buyer, the Seller must update th
512			ment and/or attach the inspection(s). These inspection report
513		are for informational purposes on	
514		Explain any "yes" answers in section 20: _	
515			
516	1 ATTACHMENTS		
517 2 . 518	1. ATTACHMENTS (A) The following are part	t of this Disclosure if checked:	
5(4)		isclosure Statement Addendum (PAR Form SDA	4)
520		solosare Statement/tadendam (17th 16th 1557	
521			
522			
524 0 1 525 e 1 526 C	of Seller's knowledge. Seller have and to other real estate lice CONTAINED IN THIS STAT	hereby authorizes the Listing Broker to provi censees. SELLER ALONE IS RESPONSIBL EMENT. Seller shall cause Buyer to be notif	
524 0 1 525 e 1 526 C 527 W	of Seller's knowledge. Seller be orty and to other real estate lic CONTAINED IN THIS STAT which is rendered inaccurate b	hereby authorizes the Listing Broker to provicensees. SELLER ALONE IS RESPONSIBLEMENT. Seller shall cause Buyer to be notifiby a change in the condition of the property f	ide this information to prospective buyers of the prop- LE FOR THE ACCURACY OF THE INFORMATION fied in writing of any information supplied on this form following completion of this form.
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