SELLER'S PROPERTY DISCLOSURE STATEMENT

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

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PROPERTY_	1132 Flatwoods Rad	Vanderbilt P	A 15486
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, T	ALE O D WALLEY CO.		

INFORMATION REGARDING THE REAL ESTATE SELLER DISCLOSURE LAW

The Real Estate Seller Disclosure Law (68 P.S. §7301, et seq.) requires that before an agreement of sale is signed, the seller in a residential 5 real estate transfer must disclose all known material defects about the property being sold that are not readily observable. A material defect 6 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

9 This property disclosure statement ("Statement") includes disclosures beyond the basic requirements of the Law and is designed to assist Seller in complying with disclosure requirements and to assist Buyer in evaluating the property being considered. Sellers who wish to see or use the basic disclosure form can find the form on the website of the Pennsylvania State Real Estate Commission. Neither this Statement 12 nor the basic disclosure form limits Seller's obligation to disclose a material defect.

13 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 repis resentation by any listing real estate broker, any selling real estate broker, or their licensees. Buyer is encouraged to address concerns 16 about the condition of the Property that may not be included in this Statement.

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

- Transfers by a fiduciary during the administration of a decedent estate, guardianship, conservatorship or trust.
- Transfers to a mortgage lender that results from a buyer's default and subsequent foreclosure sales that result from default.
- Transfers from a co-owner to one or more other co-owners.
- Transfers made to a spouse or direct descendant.
- Transfers between spouses as a result of 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
- Transfers of a property to be demolished or converted to non-residential use. 18
 - 9. Transfers of unimproved real property.
 - 10. Transfers of new construction that has never been occupied and:
 - 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
 - c. A certificate of occupancy or a certificate of code compliance has been issued for the dwelling.

COMMON LAW DUTY TO DISCLOSE

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

EXECUTOR, ADMINISTRATOR, TRUSTEE SIGNATURE BLOCK

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

4.5 Seller's Initials Date	SPD Page 1 of 11	Daving Taile
Ponnsylvania	3,000 8,000	Buyer's Initials

Date



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Check yes, no, unkno	wn (unk) or not applical	Dle (N/A) £	1. Be sure to check N/A whe ou are not sure of the answer		
Troperty. Check unkno	wn when the question does	s apply to the Property but	 Be sure to check N/A whereastern whereastern was also been also been answered an	en a question does not	
"1. SELLER'S EXPE	RTISE	toperty but y	on are not sure of the answer	r. All questions must be	pply to the
(A) Does Seller pos	sess expertise in contra	era	are, environmental assessme	TO THE TAXABLE PARTY OF THE PAR	THE PERSON NAMED IN COLUMN TWO IS NOT THE OWNER.
other areas relate	ed to the construction	ing, engineering, architectu conditions of the Property	lie, environmental	Yes No	Unk N/A
(B) Is Seller the land	llord for the Property?	conditions of the Property	and its improve	ent or	
((') To Coll-	" TOpcity,	. ,	mid its improvementer		
LADIAIII ANV "VOC!		1- 20 11		В	
2. OWNERSHIP/OCC	Section 1: Mo	1155A Kankin	is the Seller	CLIV	
2. OWNERSHIP/OCC	UPANCY		to the Dellek	, 	
(1) Occupancy				-	
1. When was the	Property most recently of	ccupied? Jan 13		V	-
2. By how many	people? ON P	compleas Jan 13	2024	Yes No U	nk N/A
3. Was Seller the	most recent occupant?			AZ	_
4. If "no," when	did Seller most recently o	ccupy the Property? De	A STATE OF THE PARTY OF THE PAR	A3 1	
(b) Note of Individua	d Completing This Discle	ccupy the Property? <u>Ne</u> osure. Is the individual con	Ser	A4	
. The owner		osare. Is the individual con	npleting this form:		
2. The executor o 3. The trustee	r administrator			BI V	-
4. An individual I	aoldina			B2 /	1
(C) When was the Prop	nolding power of attorney			В3	
(D) List any animals th	at have lived?			B4 1	
Cat 4 Do	A have fived in the reside	nce(s) or other structures d	uring your ownership:	C	
Explain Section 2 (if fi	eeded):				

3. CONDOMINIUMS/P	LANNED COMMUNIC	TIES/HOMEOWNERS			***************************************
(A) Disclosures for con-	dominiums and cooperation	TIES/HOMEOWNERS	ASSOCIATIONS		
regarding common	areas or facilities are not r	ves are limited to Seller's pa	ASSOCIATIONS articular unit(s). Disclosures	5	
by the is the Propert	y part of a(n):	ves are limited to Seller's pare required by the Real Estate	Seller Disclosure Law.		
i. Condominium				Yes No Unk	N/A
2. Homeowners ass	sociation or planned comm	minity		81	
o. Cooperative		numty		B2	
4. Other type of ass	sociation or community			В3	
(C) If yes, now much	are the food?	, paid (Monthly) (7)	Bd	
(D) If "yes," are there an	y community services or	, paid (Monthly) (() (Quarterly) (Yearly) or community is responsi-	C	
ble for supporting or	maintaining? Explain:	orac the association	or community is responsi-		
(E) If yes," provide the	following information:			D	
1. Community Nam	16				
2. Contact			AND AND AND REAL PROPERTY OF THE PROPERTY OF T	E1	
3. Mailing Address				EZ	
4. Telephone Numb				E3	
(F) How much is the cap	ital contribution/initiation	fee(s)? \$			
ther than the plats and play	a resale unit in a condom	unium, cooperative, or pla	nned community must recei	ive a copy of the declar	ration
Doperative, or planned comm	white By-laws, the rules	or regulations, and a certi	nned community must receificate of resale issued by th	e association, condomi	inium.
regular maintenance fees	The huver will have the	ponsible for capital contrib	ficate of resale issued by th utions, initiation fees or sim	ilar one-time fees in ad	dition
ficate has been provided to t	the buyer and for five day	vuon of canceling the agree	ement with the return of all	deposit monies until th	e cer-
ROOFS AND ATTIC	Jane days	. mereugier or until convey.	ance, whichever occurs first	t.	
(A) Installation				Yes No Unk	- NY/4
1. When was or wer	e the roof or roofs installe amentation (invoice, work	d? 2013		Yes No Unk	N/A
(B) Repair	unentation (invoice, work	order, warranty, etc.)?		A2	Ser le
(D) Mehan					200
2. If it or they were	replaced or repair.	them replaced or repaired	during your ownership?	BI	
(C) Issues	opiaced of repaired, were	any existing roofing mater	ials removed?	B2 1	
	ofs ever leaked during you	vm ex1 ' O		J	
2. Have there been a	my other leaks or mojeture	problems in the att		CI ' V	
3. Are you aware of	any past or present proble	e problems in the attic? ems with the roof(s), attic, g	sutton flast:	C2	
		with the roon(s), анис, g	gutters, masning or down-	C3 C	
eller's Initials MR	Date	SPD Page 2 of 11	Buyer's Initials	have a second a secon	
		oi i i	Buyer 8 Initials	Date	************

toa C	neck yes, no, unknown (unk) or not applicable (N/A) for each quoperty. Check unknown when the question does apply to the Property	estion. Be sure to check but you are not sure of	k N/A when a questic the answer. All quest	on does not ions must b	apply to e answe	the ered.
i ii (₁	Explain any "yes" answers in Section 4. Include the location and	d extent of any probler	n(s) and any repair	or remedia	tion eff	forts,
};1	the name of the person or company who did the repairs and the					
164	-					
109 5.	BASEMENTS AND CRAWL SPACES (A) Sump Pump		ſ	W. I.W.	T T	T
1	1. Does the Property have a sump pit? If "yes," how many?	one	AI	Yes No	Unk	N/A
11.1	2. Does the Property have a sump pump? If "yes," how many	one.	. 12			
113	3. If it has a sump pump, has it ever run?		Α3			
114	4. If it has a sump pump, is the sump pump in working order? (B) Water Infiltration					
1 1 11	1. Are you aware of any past or present water leakage, accum	nulation, or dampness v	vithin the base-			
511 516	ment or crawl space?		В1			V
119	2. Do you know of any repairs or other attempts to control a basement or crawl space?	my water or dampness	problem in the	-		V
:20	3. Are the downspouts or gutters connected to a public sewer	system?	R3	1		
122	Explain any "yes" answers in Section 5. Include the location and the name of the person or company who did the repairs and the	d extent of any problem	n(s) and any repair	or remedia	tion eff	orts,
. "3.	the name of the person or company who did the repairs and the	e date they were done	***************************************			
) ()) () ()	TERMITEGRADOR RECEDENTIAL TO THE TERMITEGRADOR RECEDENTIAL THE TERMITEGRADOR RECEDENTIAL TO THE TERMITEGRADOR RECEDENTIAL THE TERMITEGRADOR RECEDEN					
12: 6. 13:	TERMITES/WOOD-DESTROYING INSECTS, DRYROT, (A) Status	PESTS	Ī	Van I Na	17.1.	NIZA
12"	1. Are you aware of past or present dryrot, termites/wood-de	estroying insects or oth	er pests on the	Yes No	Unk	N/A
10% 179	Property?		AI	V		
176	2. Are you aware of any damage caused by dryrot, termites/w(B) Treatment	ood-destroying insects	or other pests? A2	1		
1.1	1. Is the Property currently under contract by a licensed pest of	control company?	81	TV.		
137	2. Are you aware of any termite/pest control reports or treatm	ents for the Property?	В2	V		
13.0	Explain any "yes" answers in Section 6. Include the name of an	y service/treatment p	rovider, if applicabl	e:		
7.	STRUCTURAL ITEMS					ORDER DOS
137	(A) Are you aware of any past or present movement, shifting, deter	ioration or other proble	ame with wolls	Yes No	Unk	N/A
:33	foundations or other structural components?					
139 (30	(B) Are you aware of any past or present problems with driveways, the Property?	walkways, patios or ret	aining walls on	1		1000100
14)	(C) Are you aware of any past or present water infiltration in the house of the first of the house of the hou	ouse or other structures	other than the			
1.12	roor(s), basement or crawl space(s)?	one of our or determine	c			
133 133	(D) Stucco and Exterior Synthetic Finishing Systems 1. Is any part of the Property constructed with stucco or an	Today's Today's Pr				
1	(EIFS) Such as Dryvit or synthetic stucco, synthetic brick of	r granthatia atama"	***			
1.1" 1.4"	2. If "yes," indicate type(s) and location(s)3. If "yes," provide date(s) installed		D2			1
6-15	(E) Are you aware of any fire, storm/weather-related, water, hail or		1)2			
1-1:1	(F) Are you aware of any defects (including stains) in flooring or f	loor coverings?	12			
1-61	Explain any "yes" answers in Section 7. Include the location and the name of the person or company who did the repairs and the	extent of any problem	n(s) and any repair	or remedia	tion eff	orts,
1 22.75		cuate the work was no	one:			-
153 8. 153	ADDITIONS/ALTERATIONS (A) Have any additions attractived changes or other altered (1 12	, .	Yes No	Unk 1	N/A
1.37	(A) Have any additions, structural changes or other alterations (inc Property during your ownership? Itemize and date all additions	cluding remodeling) be /alterations below	en made to the	V		
150						
13.1	Addition, structural change or alteration	Approximate date	Were permits obtained?	Final in		
194	(continued on following page)	of work	(Yes/No/Unk/NA)	(Yes/No		
[49]						
1361						
⇔ Sel	ler's Initials Date SPD Page :	3 of 11 Buyer's	Initials	Date_		

				Were perm	its	Fir	nal ins	spection	ons/
		1188	Approximate date	obtained?				s obtai	
		Addition, structural change or alteration	of work	(Yes/No/Unk/	/NA)	(Ye	es/No	/Unk/l	VA)
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				AV 300 MAIN AV	**************	weens wereas.	A KATAMIKANCAN	***************************************	***********
(D	١ ٨	☐ A sheet describing other additions and alt	terations is attached.	ATTERMENTAL STREET, ST		Yes	No	Unk	N.
(D	CO	e you aware of any private or public architectural review cordes? If "yes," explain:	itrol of the Property otl	ner than zoning	В		/		
lote t	o Bu	yer: The PA Construction Code Act, 35 P.S. §7210 et seg. (e	ffective 2004), and loca	al codes establis	"L sh stai	ndard	s for i	l buildir	19 l
uerir	g pr	opernes. Buyers should check with the municipality to detern	nine if permits and/or a	approvals were	neces	sarv f	or dis	closed	1 w
na ij vade	SO, V	whether they were obtained. Where required permits were no	ot obtained, the municip	pality might req	uire tl	he cui	rent o	owner	10
issu	es ex	move changes made by the prior owners. Buyers can have the	e Property inspected by	v an expert in co	odes c	ompli	ance	to dete	?1111
wner	s wit	ist. Expanded title insurance policies may be available for hout a permit or approval.	Buyers to cover the ris	sk of work done	e to th	e Pro	perty	by pr	evi
ote 1	o Bi	yer: According to the PA Stormwater Management Act, ed	ach municipality must	enact a Storm	Water	Man	(ICTUIII	out Di	(112
rume	ge c	ontrol and flood reduction. The municipality where the Prop	perty is located may im	nose restriction	e on i	ויוסממוד	inne	Or con	1 i 3
ous	Surja	ces added to the Property. Buyers should contact the local	office charged with or	perseeing the St	orma	aler 1	Anna	70111011	1 F
dete	ermii	ne if the prior addition of impervious or semi-pervious areas	~ ~				. 1	t affor	,
		, 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1	s, such as waikways, ac	ecks, and swimr	ming p	ools,	mign	i allec	UV
ошц	10 11	ake Juture changes.	s, such as waikways, ac	ecks, and swimr	ning p	ools,	mign	і цујес	t y
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ошу . W	ATE) So	take Juture changes. IR SUPPLY urce. Is the source of your drinking water (check all that app		ecks, and swimr	ning p	Yes	migh No	Unk	N.
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ошу . W	ATE) So 1. 2.	ER SUPPLY urce. Is the source of your drinking water (check all that app Public A well on the Property		ecks, and swim		Yes	*************	r	
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outly. W (A	10 // ATE 1. 2. 3. 4. 5. 6. 7. 8. OG	R SUPPLY urce. Is the source of your drinking water (check all that app Public A well on the Property Community water A holding tank A cistern A spring Other If no water service, explain: neral	oly):		A1 A2 A3 A4 A5 A6	Yes	No No	r	
outly. W (A	10 // ATE 1. 2. 3. 4. 5. 6. 7. 8. OG	R SUPPLY urce. Is the source of your drinking water (check all that app Public A well on the Property Community water A holding tank A cistern A spring Other If no water service, explain: neral	oly):		A1 A2 A3 A4 A5 A6 A7	Yes	No No	r	
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I. Are you aware of any leaks or other problems, past or present, relating to the water supply, pumping system and related items? 2. Have you ever had a problem with your water supply? Explain any problem(s) with your water supply. Include the location and extent of any problem(s) and any repair or remedia ition efforts, the name of the person or company who did the repairs and the date the work was done: 10. SEWAGE SYSTEM (A) General 1. Is to the Property served by a sewage system (public, private or community)? 2. If "no," is it due to anavailability or permit limitations? 3. When was the sewage system initalled (or date of eqmeetion, if public)? 4. Name of current service provider, if any: 4. Name of current service provider, if any: 5. Pype Is your Property served by: 6. Does your sewage system within 100 feet of a well? 7. Individual on-lost Sewage Disposal system. 8. Other, explain. 8. Other, explain. 1. Is your sewage system within 100 feet of a well? 9. Is your sewage system include a septic tank? 1. Does your sewage system include a septic tank? 1. Does your sewage system include a sendemand? 1. Does your sewage system include a sendemand? 2. Does your sewage system include a sendemand? 3. Does your sewage system include a sendemand? 4. Does your sewage system include a sendemand? 5. Does your sewage system include a sendemand? 6. Does your sewage system include a sendemand? 7. Does your sewage system include a sendemand? 8. Is your sewage system include a sendemand? 9. Is your sewage system include a sendemand? 10. Is your sewage system include a sendemand? 10. It was not service: 11. Are there any presultates spetic tanks on the Property? 2. Are there any other types of septic tanks on the Property? 3. Are there any other types of septic tanks on the Property? 4. Are there any other types of septic tanks on the Property? 5. When were the substants are pumped on the pumper service with the municipality's ordinance? 1. Are there any sewage pumper services and the Prop		ty. Check unknown when the question does apply to the Property but you are not sure of the answer. All of	quest		ıust b		ered.
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(B) Type Is your Property served by: 1. Public 2. Community (non-public) 3. An individual on-lot sewage disposal system 4. Other, explain: (C) Individual On-lot Sewage Disposal System. (check all that apply): 2. Is your sewage system within 100 feet of a well? 2. Is your sewage system within 100 feet of a well? 3. Does your sewage system include a holding tank? 4. Does your sewage system include a harmond? 5. Does your sewage system include a drainfield? 6. Does your sewage system include a drainfield? 7. Does your sewage system include a drainfield? 8. Is your sewage system include a drainfield? 9. Is your sewage system include a drainfield? 10. Is your sewage system include a caspinor of the system of the system? (D) Tanks and Service (D) Tanks and Service 1. Are there any metal/steel septic tanks on the Property? 2. Are there any cement/concrete septic tanks on the Property? 3. Are there any cement/concrete septic tanks on the Property? 4. Are there any other types of septic tanks on the Property? 5. Where are the septic tanks located? 6. When were the tanks last pumped and by whom? 6. When were the tanks last pumped and by whom? 6. When were the tanks last pumped and by whom? 6. When were the tanks last pumped and by whom? 6. When were the tanks last pumped and by whom? 6. When were the systems, tanks or cesspools been closed in accordance with the municipality's ordinance? 6. When were the systems or cesspools been closed in accordance with the municipality's ordinance? 6. When was the on-lot sewage disposal systems and septic systems or cesspools on the Property? 8. It are there any sewage pumps located on the Propert	- 1	4. Name of current service provider, if any:				-V	
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6. When were the tanks last pumped and by whom? (E) Abandoned Individual On-lot Sewage Disposal Systems and Septic 1. Are you aware of any abandoned septic systems or cesspools on the Property? 2. If "yes," have these systems, tanks or cesspools been closed in accordance with the municipality's ordinance? (F) Sewage Pumps 1. Are there any sewage pumps located on the Property? 2. If "yes," where are they located? 3. What type(s) of pump(s)? 4. Are pump(s) in working order? 5. Who is responsible for maintenance of sewage pumps? (G) Issues 1. How often is the on-lot sewage disposal system serviced? 2. When was the on-lot sewage disposal system last serviced and by whom? G2 3. Is any waste water piping not connected to the septic/sewer system? 4. Are you aware of any past or present leaks, backups, or other problems relating to the sewage	Š.a.	4. Are there any other types of septic tanks on the Property? Explain	D4		***************************************	V.	
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5. Who is responsible for maintenance of sewage pumps? (G) Issues 1. How often is the on-lot sewage disposal system serviced? 2. When was the on-lot sewage disposal system last serviced and by whom? 3. Is any waste water piping not connected to the septic/sewer system? 4. Are you aware of any past or present leaks, backups, or other problems relating to the sewage		3. What type(s) of pump(s)?					
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3. Is any waste water piping not connected to the septic/sewer system? 4. Are you aware of any past or present leaks, backups, or other problems relating to the sewage	155.	2. When was the on-lot sewage disposal system last serviced and by whom?	(J1			1	
3. Is any waste water piping not connected to the septic/sewer system? 4. Are you aware of any past or present leaks, backups, or other problems relating to the sewage	1,	C Trans System Most of Fredd and by whom:	622			V	
4. Are you aware of any past or present leaks, backups, or other problems relating to the sewage	ì	3. Is any waste water piping not connected to the septic/sewer system?				1	
myotoms and unlated items 0	*			APPENDENT PROPERTY.	WSCHINE & WOMEN		17
	~	system and related items?	G4				V
			., ,	Leanne	l	4	L
	. oener	s Initials Date SPD Page 5 of 11 Buyer's Initials		3	Date		

Buyer's Initials _____ Date____

Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered. Explain any "yes" answers in Section 10. Include the location and extent of any problem(s) and any repair or remediation efforts, the name of the person or company who did the repairs and the date the work was done: 111. PLUMBING SYSTEM (A) **Material(s).** Are the plumbing materials (check all that apply): Yes N/A No Unk V 1. Copper Al 2. Galvanized V 12 3. Lead A3 4. PVC 14 5. Polybutylene pipe (PB) 15 6. Cross-linked polyethyline (PEX) 16 A7 (B) Are you aware of any past or present problems with any of your plumbing fixtures (e.g., including but not limited to: kitchen, laundry, or bathroom fixtures; wet bars; exterior faucets; etc.)? If "yes," explain: 12. DOMESTIC WATER HEATING (A) **Type(s).** Is your water heating (check all that apply): Yes No Unk N/A 1. Electric 2. Natural gas 3. Fuel oil 4. Propane If "yes," is the tank owned by Seller? V If "yes," is the system owned by Seller? 6. Geothermal 16 7. Other A7 (B) System(s) 1. How many water heaters are there? ONC В Tanks Tankless____ 2. When were they installed? V R2 3. Is your water heater a summer/winter hook-up (integral system, hot water from the boiler, etc.)? (C) Are you aware of any problems with any water heater or related equipment? If "yes," explain: **112 13. HEATING SYSTEM** (A) Fuel Type(s). Is your heating source (check all that apply): Yes No Unk N/A 1. Electric 2. Natural gas 3. Fuel oil 0 13 4. Propane A4 6 If "yes," is the tank owned by Seller? 5. Geothermal A5 6. Coal 16 7. Wood .17 8. Solar shingles or panels A8 If "yes," is the system owned by Seller? 9. Other: (B) System Type(s) (check all that apply): 1. Forced hot air 131 2. Hot water V 3. Heat pump V 133 4. Electric baseboard V 134 5. Steam V B 6. Radiant flooring 130 7. Radiant ceiling Seller's Initials _____ Date___ SPD Page 6 of 11 Buyer's Initials Date

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	Y	es No	Unk
8. Pellet stove(s)	B8	1	
	130		-
How many and location? 9. Wood stove(s)		1	-
How many and location?	139	1	
10. Coal stove(s)	B10	1/	
	DIO		-
11. Wall-mounted split system(s)	B11	IV	-
How many and land and			
12. Other: Dropane stave up stava	B12		
12. Other: Propane Stove up Stains 13. If multiple systems, provide locations			
	B13		1
(C) Status	¥		
1. Are there any areas of the house that are not heated?	CI		V
If "yes," explain:			
2. How many heating zones are in the Property?	C2		V
2. How many heating zones are in the Property? 3. When was each heating system(s) or zone installed? 4. When was the heating system(s) last serviced?	C3		V
" " " " " " " " " " " " " " " " " " "	C4		V
5. Is there an additional and/or backup heating system? If "yes," explain:		1	1
6. Is any part of the heating system subject to a lease, financing or other agreement?	C5		1
If "yes," explain:	C6		
(D) Fireplaces and Chimneys			
1. Are there any fireplaces? How many?	DI	1/	The state of the s
2. Are an ineplaces working?	D2	17	+
3. Fireplace types (wood, gas, electric, etc.):	D3		
4. Was the fireplace(s) installed by a professional contractor or manufacturer's representative?	D4	V	
5. Are there any chimneys (from a fireplace, water heater or any other heating system)?	D5 1	/	
6. How many chimneys? One	D6		
7. When were they last cleaned?	D7		V
8. Are the chimneys working? If "no," explain:	D8 V		
1. Are you aware of any heating fuel tank(s) on the Property?			ļ
2. Location(s), including underground tank(s): Outside Behind the Nouse	E1 1		
3. If you do not own the tank(s), explain:	E2		-
(F) Are you aware of any problems or repairs needed regarding any item in Section 13? If "yes.	E3		
evnlain:	E	1	
AIR CONDITIONING SYSTEM			
(A) Type(s) . Is the air conditioning (check all that apply):			
1. Central air	AIV		
a. How many air conditioning zones are in the Property?	ta		V
o. When was each system or zone installed?	1 b		12
c. When was each system last serviced?	1e	-	4
2. Wall units How many and the location? Window units	A2		-
3. Window units	A3		-
How many?	.13	-IV	-
4. Wall-mounted split units	.44		
How many and the location?			
5. Ottel	A5	1/	
o. Note	Λ6		
(B) Are there any areas of the house that are not air conditioned?	В		11/
If "yes," explain: (C) Are you aware of any problems with a wide in Section 149 M. (C)		415	
(C) Are you aware of any problems with any item in Section 14? If "yes," explain:		1	
	C		

					or each question. Be sure to chec he Property but you are not sure of						
93 15. EL	ECTRICAL SYSTEM	***********	***************************************	***************		***************************************	LANGE PROPERTY AND ADDRESS OF THE PERSON	MA PALLETO PROPERTY	***************************************	*******************************	A-201-1-12-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-
	Type(s)				8				Yes	No U	nk N/A
	1. Does the electrical system l	ansia fu	Can D						1 63	110	IIK WA
9.1	2. Does the electrical system l			un alrama)				11	W	
Ψ ₀ ;	3. Is the electrical system sola			reakers.	(12 1		
98	a. If "yes," is it entirely or			ar nowei	red?				43		_
36					a lease, financing or other agree	ment?	If "ve		3a		
'11:	explain:	uic oye	otom o	abject te	a rease, intaining of other agree	ment;	11 yc		21		
n: (B)	What is the system amperage?								36		
	Are you aware of any knob and		viring	in the P	roperty' ⁷				В	1/	
(D)	Are you aware of any problems	s or rep	airs n	eeded in	the electrical system? If "yes," ex	xplain:					
.().(,				4	1 ************************************				
15 16. OT	THER EQUIPMENT AND A	PPLIA	NCE	S					v		1
96 (A)	THIS SECTION IS INTEN	DED	TOI	DENTI	<u>FY PROBLEMS OR REPAIR</u>	RS and	must	be cor	npleted :	for each	item that
11."	will, or may, be included with	the Pro	operty	. The ter	rms of the Agreement of Sale neg	otiated	betw	een B	uyer and	Seller v	vill deter-
.015	mine which items, if any, are in	cluded	l in the	purchas	se of the Property. THE FACT T	HAT	ANII	CEM)	IS LIST	ED DO	ES NOT
.(p)	MEAN IT IS INCLUDED I	NTH	EAG	REEM	ENT OF SALE.						
	Are you aware of any problems		~	~			·		1		
7 1	Item	Yes	No	N/A	Item	Yes	No	N/A			
11.1	A/C window units		V		Pool/spa heater		V				
1.5	Attic fan(s)		1/		Range/oven	_	LV_	ļ			
1)3	Awnings Carbon monoxide detectors	 	5		Refrigerator(s)		V	ļ			
[] S.	Ceiling fans	+	-		Satellite dish	-	1	ļ	-		
11.	Deck(s)	+./	V		Security alarm system	4.	V_	ļ			
118	Dishwasher	+	V		Smoke detectors	1V	-				
11%	Dryer	 	V		Sprinkler automatic timer		V	ļ			
: / · · · · · · · · · · · · · · · · · ·	Electric animal fence	-	1		Stand-alone freezer	-	V				
31	Electric garage door opener		V		Storage shed Trash compactor	-	W				
F.T.	Garage transmitters	 	V		Washer	 	V	 			
Ci2	Garbage disposal		V		Whirlpool/tub		V	 			
:31	In-ground lawn sprinklers		V		Other:	-	1	 			
1.75	Intercom		1		Other.	-	† –	 			
176	Interior fire sprinklers	-	V		2.	-	 		1		
187	Keyless entry	***************************************	V		3.			 			
3 k	Microwave oven		V		4.	+	 	 			
19	Pool/spa accessories		V		5.	***************************************	-				
.111	Pool/spa cover		V		6.			1			
	Explain any "yes" answers in	ı Secti	on 16:					·			
60 en 17 PO	OLE CDVE VVID ATOL DATE	6									
	OLS, SPAS AND HOT TUB Is there a swimming pool on the		- uk -0 3	(£ II					Yes	No U	nk N/A
.35 (A) .35	1 Above-ground or in ground	e Prop	erty?	ir "yes,":	:				Α		
,šo	2 Saltwater or chlorine?	1:					-		41		
¥**									12		
.in	4. Vinyl-lined, fiberglass or co	oncrete	e-lined	9					43		
.tv	5. What is the depth of the sw	immin	g pool	 [?					14		
40	6. Are you aware of any probl	lems w	ith the	swimm	ing pool?				15		
-51	7. Are you aware of any prob	lems v	vith an	y of the	swimming pool equipment (cove	er, filte	r, ladd	ler.			
d.	lighting, pump, etc.)?			2	J	,	,		17		
4.5 (B)	Is there a spa or hot tub on the								В	100	
-14	1. Are you aware of any probl	lems w	ith the	spa or l	hot tub?				ві		(
.45	2. Are you aware of any prol	olems	with a	ny of th	e spa or hot tub equipment (step	s, light	ing, je	ets,			
do (50)	cover, etc.)?								B2		
657 (C)	Explain any problems in Sect	tion 17	:						trosan-sal		marining a service access
(A!;											
Seller'	s Initials Date_				SPD Page 8 of 11 Buyer'	s Initi:	als		Т	Date	
					0						

1				•	ure to check N/A when a qu not sure of the answer. All c		
340 18	WIND	OWS	NOTE OF THE SECOND CONTRACTOR OF THE SECOND CO	nada andre pipo pe andre per de la lace sur escupión pren la condiciona pipo de prode que executivamente.	24 C 2 C 2 C 2 C 2 C 2 C 2 C 2 C 2 C 2 C	Yes No	Unk N/A
153			r skylights been replaced du	wing your ownership of the	o Droportri	A	
14.1	(R) A:	e von aware of am	problems with the window	aring your ownership or un	e Property?	R	4
155	Explai	n anv "ves" answ	vers in Section 18. Include	S Or SKYNGHIS!	of any problem(s) and a	ny ranair ranl	acomont or
156	remed	iation efforts, the	name of the person or cor	anany who did the renai	rs and the date the work w	ny repan, repr vas dona:	accinent of
13"	**************	,		ipanj mo ara me repan	is and the date the norm	, as done.	
-×19.	LAND	SOILS				position and the second	
1/11/	(A) Pr					Yes No	Unk N/A
11111	1.	Are you aware of	any fill or expansive soil o	n the Property?		Al V	
103	2.	Are you aware of	any sliding, settling, earth	movement, upheaval, subs	sidence, sinkholes or earth		
(6.)	2		s that have occurred on or a			A2	
la"	3.	Are you aware o	f sewage sludge (other tha	n commercially available	fertilizer products) being		
505	Δ	spread on the Pro		.f., J.,	T'	A3 A4	4
30h	- 1 .	Are you aware of	d written notice of sewage any existing, past or propos	studge being spread on an	adjacent property?	***	1
ėt.		the Property?	any existing, past of propos	ed mining, surp-mining, o	any other excavations on	A5 V	
165	Na	ote to Buyer: The	Property may be subject to	mine subsidence damage.	Maps of the counties and n	ines where min	e subsidence
1749	da	mage may occur a	ınd further information on	mine subsidence insuranc	e are available through D	epartment of E	nvironmental
d/H	Pro	otection Mine Subs	sidence Insurance Fund, (80	0) 922-1678 or ra-epmsi@	pa.gov.		
("}	(B) Pr	eferential Assessr	nent and Development Rig	ghts			
4.4	IS	the Property, or a p ment rights under	portion of it, preferentially a	ssessed for tax purposes, of	or subject to limited devel-	Yes No	Unk N/A
47,			rest Land Assessment Act -	72 D C \$5400 1 at an a (C	Slage and Character December	B1 103 110	J IVA
4.5	2.	Open Space Act	· 16 P.S. §11941, et seq.	72 F.S. 93490.1, et seq. (C	iean and Green Program)	B2	
374			Security Law - 3 P.S. §901	et sea (Development Ri	ohte)	В3	0
		Any other law/pr		, or seq. (Boveropment Ki	gitts)	B4	V
Y 5	Na	ote to Buyer: Penn	sylvania has enacted the R	ight to Farm Act (3 P.S. §	951-957) in an effort to li	mit the circums	tances under
4.1	wh	ich agricultural o _l	perations may be subject to	nuisance suits or ordinan	ices. Buyers are encourage	d to investigate	whether any
Siste	ag	ricultural operatio	ns covered by the Act opera	te in the vicinity of the Pre	operty.		v
dill 7. r		operty Rights		0 04 04 1			
-87 :83	A1	e you aware or the	transfer, sale and/or lease	of any of the following pr	operty rights (by you or a	Yes No	Unk N/A
1.5.1	7	Timber	e rroperty):			CI Tes 140	UIIK NA
405		Coal				C2	
Hite	3.					C3 V	
.3-	4.	Natural gas				C4 V	
$g_{\rm R}$	5.	Mineral or other	ights (such as farming righ	ts, hunting rights, quarryin	ig rights) Explain:	C5	
40,4	* 7	***					
A90	No	te to Buyer: Befor	re entering into an agreeme	nt of sale, Buyer can inves	tigate the status of these rig	ghts by, among	other means,
493 493	en	gaging legal couns Recorder of Deed	rel, obtaining a title examin	ation of unlimited years at	nd searching the official re	cords in the cou	inty Office of
193	to	terms of those leas	s, una eisewhere. Buyer is a es	iso aavisea io investigate i	the terms of any existing lea	ses, as Buyer m	ay be subject
49.7	Explai	n any "yes" answ	ers in Section 19:				
395						er og krimskallinde oktober og en	
			GE AND BOUNDARIE	8		<u> </u>	7
φ 0		ooding/Drainage				Yes No	Unk N/A
195 195	1.	Is any part of this	Property located in a wetla	nds area?		All V	
544.	3.	Do you maintain	r any part of it, designated a flood insurance on this Proj	Special Flood Hazard Arc	ea (SFHA)?	A2 A3	
581	4.	Are you aware of	any past or present drainag	e or flooding problems att	fecting the Property?	A4 1	
:, 132	5.	Are you aware of	any drainage or flooding m	itigation on the Property?		A5 \	
1413	6.	Are you aware of	the presence on the Proper	ty of any man-made featu	re that temporarily or per-		
5(1.1		manently conveys	s or manages storm water, ir	icluding any basin, pond, c	litch, drain, swale, culvert,		
5g).	7	pipe or other feat				A6	
MA H	1.	storm water for the	responsible for maintaining	or repairing that feature v	which conveys or manages	4.7	
11		storm water for th	ie rroperty;			.47	
Sex Sel	ller's In	itials	Date	SPD Page 9 of 11	Buyer's Initials	Date_	

	neck yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a que operty. Check unknown when the question does apply to the Property but you are not sure of the answer. All qu					
211	Explain any "yes" answers in Section 20(A). Include dates, the location and extent of flooding and the					
. 11 1 2 1 1	made storm water management features:	ne co	man	ion o	1 any	man-
š}.					***************************************	
,s) .f.	(B) Boundaries		***************************************			The state of the s
215	1. Are you aware of encroachments, boundary line disputes, or easements affecting the Property?		Yes	No	Unk	N/A
310	2. Is the Property accessed directly (without crossing any other property) by or from a public road?	B1 B2 1				
N	3. Can the Property be accessed from a private road or lane?	B3		$\overline{}$		
. 1.:	a. If "yes," is there a written right of way, easement or maintenance agreement?	3n			1	
16,53	b. If "yes," has the right of way, easement or maintenance agreement been recorded?	3b			1/	
.* 29	4. Are you aware of any shared or common areas (driveways, bridges, docks, walls, etc.) or mainte-			*****		
331	nance agreements?	B4				
13.2 51.5	Note to Buyer: Most properties have easements running across them for utility services and other reason	ns. In	man	y cas	es, the	ease-
.23	ments do not restrict the ordinary use of the property, and Seller may not be readily aware of them. Buy	vers i	nay v	vish t	o dete	rmine.
374	the existence of easements and restrictions by examining the property and ordering an Abstract of Title the Office of the Recorder of Deeds for the county before entering into an agreement of sale.	or se	archi	ng th	e reco	rds in
840	Explain any "yes" answers in Section 20(B):					
13.						
	HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES	ļ				·
839 830	(A) Mold and Indoor Air Quality (other than radon)		Yes	No	Unk	N/A
431	1. Are you aware of any tests for mold, fungi, or indoor air quality in the Property?	A1		<u>V</u>	/	
:	2. Other than general household cleaning, have you taken any efforts to control or remediate mold or mold-like substances in the Property?				V	
13.3	Note to Buyer: Individuals may be affected differently, or not at all, by mold contamination. If mold contamination is most to be affected differently.	A2[ningt	iono	r inde	or dir
534	quality is a concern, buyers are encouraged to engage the services of a qualified professional to do t	estin	o Int	Cormo	tion o	on this
1.75	issue is available from the United States Environmental Protection Agency and may be obtained by conta	ucting	g IAC) INF	O, P, C	 Box
550	5/155, Wasnington, D.C. 20013-/133, 1-800-438-4318.		,			
3.37	(B) Radon	3	'es	No.	Unk	N/A
*,31; *30	1. Are you aware of any tests for radon gas that have been performed in any buildings on the Property?	B1		/	/	
3.10	2. If "yes," provide test date and results	B2		_/	V	
3-14	3. Are you aware of any radon removal system on the Property?(C) Lead Paint	B3		V		
[4] ;	If the Property was constructed, or if construction began, before 1978, you must disclose any knowl-					
543	edge of, and records and reports about, lead-based paint on the Property on a separate disclosure form.					
544	1. Are you aware of any lead-based paint or lead-based paint bazards on the Property?	C1		/		
313	2. Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on		$\neg \uparrow$			
5.36	the Property?	C2		V		
54" 308	(D) Tanks					
544	1. Are you aware of any underground tanks?	D1		/		
550	2. Are you aware of any underground tanks that have been removed or filled?(E) Dumping. Has any portion of the Property been used for waste or refuse disposal or storage?	D2		V	/	
15,21	If "yes," location:	E			V	
3-2	(r) Other		+		V	
3,7.1	1. Are you aware of any past or present hazardous substances on the Property (structure or soil)	1900				
5,4	such as, but not limited to, asbestos or polychlorinated biphenyls (PCBs)?	FI		V		
334 376	2. Are you aware of any other hazardous substances or environmental concerns that may affect the Property?					
	3. If "yes," have you received written notice regarding such concerns?	F2		V		_
358	4. Are you aware of testing on the Property for any other hazardous substances or environmental	F3		-		~
7,50	concerns?	174		V		
860	Explain any "yes" answers in Section 21. Include test results and the location of the hazardous substa	ince(s) or	envi	ronm	ental
301	issue(s):					
363 363	MISCELLANEOUS (A) Deeds, Restrictions and Title	Γ	,			1
504	Are there any deed restrictions or restrictive accounts that surface the December 2	-	'es	No	Unk	N/A
363	2. Are you aware of any historic preservation restriction or ordinance or archeological designation	A1			·)	
i (ifs	associated with the Property?	A2		V		
						-
. " Se	ler's Initials Date SPD Page 10 of 11 Buyer's Initials		D:	ate		

See Che	x yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question	does r	ot ap	oply t	o the
	rty. Check unknown when the question does apply to the Property but you are not sure of the answer. All question				
L		Yes N	Vo	Unk	N/A
5"41	3. Are you aware of any reason, including a defect in title or contractual obligation such as an option				
x 1	or right of first refusal, that would prevent you from giving a warranty deed or conveying title to the		1		
41.3	Property?	V			
: ()	Financial				
-G***1	1. Are you aware of any public improvement, condominium or homeowner association assessments				1
377	against the Property that remain unpaid or of any violations of zoning, housing, building, safety or		_		
5"n	fire ordinances or other use restriction ordinances that remain uncorrected?	$ \vee $			
Ç.	2. Are you aware of any mortgages, judgments, encumbrances, liens, overdue payments on a support	WARRIED AND ADDRESS OF THE PARTY OF THE PART			
F. 3	obligation, or other debts against this Property or Seller that cannot be satisfied by the proceeds of				
Arriy	this sale?	V			
.Htt	3. Are you aware of any insurance claims filed relating to the Property during your ownership?	1			
	Legal				
5-275	1. Are you aware of any violations of federal, state, or local laws or regulations relating to this Prop-				
984 983	erty?	\\ \\ \			
	2. Are you aware of any existing or threatened legal action affecting the Property? C2 Additional Material Defects	V			
786 ()	1. Are you aware of any material defects to the Property, dwelling, or fixtures which are not dis-				
-1 <u>1</u> -1	closed elsewhere on this form?	L			
Nat:	Note to Buyer: A material defect is a problem with a residential real property or any portion of it that we	ould be	we a	ciani	ficem
589	adverse impact on the value of the property or that involves an unreasonable risk to people on the pro	onerty	The	fact	ncani that a
iBB_{i}	structural element, system or subsystem is at or beyond the end of the normal useful life of such a structu	ıral ele	ment	. svsl	em or
594	subsystem is not by itself a material defect.				
503	2. After completing this form, if Seller becomes aware of additional information about the Propert	y, incl	udin	g thr	ough
.43	inspection reports from a buyer, the Seller must update the Seller's Property Disclosure Stateme	ent and	d/or	attac	h the
nas F	inspection report(s). These inspection reports are for informational purposes only.				
-9/ ₁	plain any "yes" answers in Section 22:				
	TACHMENTS				
	The following are part of this Disclosure if checked:				
500	Seller's Property Disclosure Statement Addendum (PAR Form SDA)				
(sitti					
1,511			~~~		
500					
on on se	ndersigned Seller represents that the information set forth in this disclosure statement is accurate and cer's knowledge. Seller hereby authorizes the Listing Broker to provide this information to prospective had to other real estate licensees. SELLER ALONE IS RESPONSIBLE FOR THE ACCURACY OF CONTAINED IN THIS STATEMENT. If any information supplied on this form becomes inaccurate this form, Seller shall notify Buyer in writing.	ouyers THE I	of th	ie pro	0p~
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with SEL	ER DATE DATE	***************************************			
oli SEL	ERDATE	***************************************			
D.L.) A 1 k	***************************************		***	
613 SEL	ER DATE			*********	
old The tha spo	RECEIPT AND ACKNOWLEDGEMENT BY BUYER undersigned Buyer acknowledges receipt of this Statement. Buyer acknowledges that this Statement is unless stated otherwise in the sales contract, Buyer is purchasing this property in its present conditionsibility to satisfy himself or herself as to the condition of the property. Buyer may request that the property's expense and by qualified professionals, to determine the condition of the structure or its component	on. It is erty be ts.	s Bu insp	yer's ected	re- l, at
619 BU	ER DATE	***************************************			
	DATE				
	ERDATE	***************************************			

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Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards

Lead Warning Statement .

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

Seller's Disclosure (initial) MR (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):	
(a) Presence of lead-based paint and/a-1-1	
paint and/or lead-based paint hazards (check one below)	
'Known lead-based paint and/or lead-based paint hazards are present in the housing	
	g (explain).
Seller has no knowledge of lead based with	
Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the	housing.
(a) do and reports available to the seller (check as a land	
I Solid has broaded the street	and boned water
and/or lead-based paint hazards in the housing (list documents below).	ed-nased baint
Seller has no reports or records pertaining to lead-based paint and/or lead-based paint housing.	
Diverti	nazards in the
Purchaser's Acknowledgment (initial)	
(c) Purchaser has received copies of all information listed above. (d) Purchaser has received the pamphlet Bertinian listed above.	
(e) Purchaser has (check one below):	
Received a 10-day opportunity	
inspection for the presence of lead-based paint and/or lead-based paint hazards; or Waived the opportunity to conduct a risk and/or lead-based paint hazards; or	ssessment or
Waived the opportunity to conduct a risk assessment or inspection for the presence of paint and/or lead-based paint hazards.	
Agents A - I	or lead-based
Agent's Acknowledgment (initial) Sub (i) Agent has informed the self-	
(i) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852(d) and his/her responsibility to ensure compliance.	d is aware of
Certification of Accumulation	
The following perfice have verticed in	
information provided by the signatory is true and accurate.	dge, that the
4/1000 Kam Ren 3/15/20	•
Seller Seller 3/5/24	
Agent 3/15/24	Date
Purchaser Date Agent	Date
Date Purchaser	Date
	Date