#### 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		GRANDVIEW.	Drive Unit	ONTOWN PA	15401		
2 SELLER _	PAMELA	S. CONN, E	vecutor of	Estate of Al	ARVEY A	TOSTOI	

## 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.

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- 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.

41 Seller's Initials PSE	Date 12/11/20	SPD Page 1 of 10	Buyer's Initials	/ Date	



	Yes	No	Unk	N/A	1. SELLER'S EXPERTISE
					(A) Does Seller possess expertise in contracting, engineering, architecture, environmental assessment or
Α					other areas related to the construction and conditions of the property and its improvements?
В					(B) Is Seller the landlord for the property?
C					(C) Is Seller a real estate licensee?
					Explain any "yes" answers in Section 1:
			1		2. OWNERSHIP/OCCUPANCY
	Yes	No	Unk	N/A	(A) Occupancy
1					When was the property most recently occupied?
2					2. Was the Seller the most recent occupant? If "no," when did the Seller most recently occupy
2					the property?
3					3. How many persons most recently occupied the property?
					(B) Role of Individual Completing This Disclosure. Is the individual completing this form:
1		-			1. The owner
2		┼			<ul><li>2. The executor</li><li>3. The administrator</li></ul>
3		+			4. The trustee
5		+-			5. An individual holding power of attorney
C					(6) 177
D					(C) When was the property purchased?  (D) Are you aware of any pets having lived in the house or other structures during your ownership?
	-			in incomplications	Explain Section 2 (if needed):
	-	·			3. CONDOMINIUMS/PLANNED COMMUNITIES/OTHER HOMEOWNERS ASSOCIATIONS
	Yes	No	Unk	N/A	(A) <b>Type.</b> Is the Property part of a(n):
1					1. Condominium
2					2. Homeowners association or planned community
3					3. Cooperative
4	malant Constitution				<ul> <li>4. Other type of association or community</li></ul>
В			-	THE CONTRACT OF STREET	(B) If "yes," how much are the fees? \$, paid (□ Monthly) (□ Quarterly) (□ Yearly)
		l			(C) If "yes," are there any community services or systems that the association or community is re-
C					sponsible for supporting or maintaining? Explain:
75					(D) If "yes," provide the following information about the association:
D 1					Community Name
2	Driedson S				2. Contact
3				$\vdash$	3. Mailing Address
4					4. Telephone Number
E					(E) How much is the capital contribution/initiation fee? \$
					Notice to Buyer: A buyer of a resale unit in a condominium, cooperative, or planned community must receive
					a copy of the declaration (other than the plats and plans), the by-laws, the rules or regulations, and a certificate
					of resale issued by the association in the condominium, cooperative, or planned community. Buyers may be
					responsible for capital contributions, initiation fees or similar one-time fees in addition to regular monthly
					maintenance fees. The buyer will have the option of canceling the agreement with the return of all deposit
					monies until the certificate has been provided to the buyer and for five days thereafter or until conveyance,
					whichever occurs first. 4. ROOF AND ATTIC
	Van	I <sub>NI</sub> .	Tinh	NI/A	(A) Installation
4	Yes	No	Unk	N/A	1. When was the roof installed?
1 2					2. Do you have documentation (invoice, work order, warranty, etc.)?
La			\$128Y50		(B) Repair
1					1. Has the roof or any portion of it been replaced or repaired during your ownership?
2				AND ASSESSED BASES	2. If it has been replaced or repaired, was the existing roofing material removed?
					(C) Issues
1					1. Has the roof ever leaked during your ownership?
2					2. Are you aware of any current/past problems with the roof, gutters, flashing or downspouts?
					Explain any "yes" answers in section 4, including the location and extent of any problem(s) and any
					repair or remediation efforts:

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100		г	т				SEMENTS AND CRAWLS	SPACES		
101		Yes	No	Unk	N/A	(A)	Sump Pump	'10 IC 1	0	
102	1						1. Does the property have a			
103	2						2. Does the property have a		ow many?	
104	3						3. If it has a sump pump, ha		-i 1 - <sub>2</sub> 0	
105	4	No. of the last		Bank residency	854-880-5085TS	(D)	4. If it has a sump pump, is	the sump pump in work	ding order?	
106						(B)	Water Infiltration	tar laakaaa aaanmulati	on or dominaga within	the begon out on anorry
107	1						1. Are you aware of any wa space?	ter reakage, accumuran	on, or damphess within	the basement of craw
108			-				2. Do you know of any rep	rairs or other attempts	to control any water or	damnness problem is
109	2						the basement or crawl sr		to control any water of	dampness problem n
110	3						3. Are the downspouts or g		uhlic system?	
111	5					Explair	any "yes" answers in this so			v nrohlem(s) and any
							or remediation efforts:	cetton, metading the to	cation and extent of ar	ly problem(s) and any
113 114				_		6. TE	RMITES/WOOD-DESTRO	YING INSECTS. DR	PYROT. PESTS	
115		Yes	No	Unk	N/A		Status	111.01.01010,01		
116	1					( )	1. Are you aware of any ter	mites/wood-destroying	insects, dryrot, or pests	affecting the property?
117	2						2. Are you aware of any da			
118						(B)	Treatment	-		
119	1						1. Is your property currently	y under contract by a l	icensed pest control co	mpany?
120	2			1			2. Are you aware of any te			
121							ı any "yes" answers in secti	on 6, including the na	me of any service/trea	tment provider, if ap
122						plicabl				
123		Yes	No	Unk	N/A		RUCTURAL ITEMS			
124	A					(A)	Are you aware of any past of			or other problems with
125	73					(D)	walls, foundations, or other			
126	В					(B)	Are you aware of any past of	or present problems wi	th driveways, walkway	ys, patios, or retaining
127					7.23	(C)	walls on the property?		tata a	
128	C					(C)	Are you aware of any past or	present water infiltrati	on in the house or othe	r structures, other than
129			<b>医</b>			(D)	the roof, basement or crawl		-	
130	1			3,000		(D)	Stucco and Exterior Synth  1. Is your property construction.		S	
131			<del> </del>				2. Is your property constru		Inculating Finishing C	vistom (EIEC) analysis
132	2						Dryvit or synthetic stuce			ystem (EIFS), such a
133	3						3. If "yes," when was it ins		milicue stone:	
134 135	E					(E)	Are you aware of any fire, s		age to the property?	
136	F						Are you aware of any defect		- 1 1 ,	nos?
137		Lancia de la constante de la c					any "yes" answers in section			
138							or remediation efforts:	, <b>g</b>		y problem(s) and an
139		Yes	No	Unk	N/A	_	DITIONS/ALTERATIONS			
140		103	110				Have any additions, structura	al changes, or other alte	rations been made to th	e property during you
141	A					( )	ownership? Itemize and date			e property daming you
142	n					(B)	Are you aware of any priva			he property other than
143	В						zoning codes?	•		1 1 7
					7 (COL)					
144					Ad	ldition, st	ructural	Approximate date	Were permits ob-	Final inspections/
145						ange, or a		of work	tained? (Yes/No/Un-	approvals obtained?
146					0110			or work	known)	(Yes/No/Unknown)
147										
148										
149										
		-				Mark was the transport outcome.				
150						- Province of the Contract of				
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152								***************************************		
				-					J	
153						□ A sh	eet describing other addition	ons and alterations is a	attached.	

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 Unk Yes No 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 3 4 4. A holding tank 5 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? 2. Depth of Well 3 3. Gallons per minute, \_\_\_\_\_, measured on (date) \_\_\_ 4 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, pumping system, and related items? 2. Have you ever had a problem with your water supply? Explain any "yes" answers in section 9, including the location and extent of any problem(s) and any repair or remediation efforts:

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 de-

termine 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.

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

212 Seller's Initials Ale Date 15/11/20

Yes

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No

Unk

N/A

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10. SEWAGE SYSTEM

(B) **Type** Is your property served by:

2. Community (non-public)

4. Other, explain:

(A) General

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1. Public (if "yes," continue to D throughG below)

3. An individual on-lot sewage disposal system

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

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

3. When was the sewage system installed (or date of connection, if public)?

Buyer's Initials \_\_\_\_\_/\_\_\_ Date\_\_\_

		Yes	No	Unk	N/A	(C) Individual On-lot Sewage Disposal System. Is your sewage	e system (check all that apply):
214	1					1. Within 100 feet of a well	
215	2					2. Subject to a ten-acre permit exemption	
216	3					3. A holding tank	
217	4					4. A drainfield	
218	5					5. Supported by a backup or alternate drainfield, sandmoun	d, etc.
219	6					6. A cesspool	
220	7					7. Shared	
221	8	STANSON TO SE		1 1000000000000000000000000000000000000	NICE AND DESCRIPTION	8. Other, explain:	
222						(D) Tanks and Service	
223	1		_	-		1. Are there any metal/steel septic tanks on the Property?	
224	2			-		2. Are there any cement/concrete septic tanks on the Proper	rty?
225	3			<u> </u>		3. Are there any fiberglass septic tanks on the Property?	
226	4	BOSTON SA		-		4. Are there any other types of septic tanks on the Property?  5. Where are the centil tanks leasted?	
228	5					<ul><li>5. Where are the septic tanks located?</li><li>6. How often is the on-lot sewage disposal system serviced'</li></ul>	9
229	6 7					7. When was the on-lot sewage disposal system last serviced	
230	,					(E) Abandoned Individual On-lot Sewage Disposal Systems a	
231	1					1. Are you aware of any abandoned septic systems or cessp	
232	2		<del> </del>	<b>英語</b>		2. Have these systems or cesspools been closed in accordance	
233	-					(F) Sewage Pumps	with the maneipanty s oraniance.
234	1		275000000			1. Are there any sewage pumps located on the property?	
235	2		The same of			2. What type(s) of pump(s)?	
236	3		- Reduction			3. Are pump(s) in working order?	
237	4					4. Who is responsible for maintenance of sewage pumps?	
238						(G) Issues	
239	1					1. Is any waste water piping not connected to the septic/sew	
240	2					2. Are you aware of any past or present leaks, backups, or of	ther problems relating to the sewage
	he	l l				system and related items?	
241			1	C 20 0 5			
241 242			1			Explain any "yes" answers in section 10, including the location and	
242 243			1				
242 243 244						Explain any "yes" answers in section 10, including the location and epair or remediation efforts:	
242 243 244 245			Ι	1		Explain any "yes" answers in section 10, including the location and epair or remediation efforts:  1. PLUMBING SYSTEM	
242 243 244 245 246		Yes	No	Unk	N/A	Explain any "yes" answers in section 10, including the location and epair or remediation efforts:  1. PLUMBING SYSTEM  (A) Material(s). Are the plumbing materials (check all that apply)	
242 243 244 245 246 247	1	Yes	No	Unk	N/A	Explain any "yes" answers in section 10, including the location and epair or remediation efforts:  1. PLUMBING SYSTEM  (A) Material(s). Are the plumbing materials (check all that apply 1. Copper	
242 243 244 245 246 247 248	2	Yes	No	Unk	N/A	Explain any "yes" answers in section 10, including the location and epair or remediation efforts:  1. PLUMBING SYSTEM  (A) Material(s). Are the plumbing materials (check all that appl  1. Copper  2. Galvanized	
242 243 244 245 246 247	2	Yes	No	Unk	N/A	Explain any "yes" answers in section 10, including the location and epair or remediation efforts:  1. PLUMBING SYSTEM  (A) Material(s). Are the plumbing materials (check all that appl 1. Copper  2. Galvanized 3. Lead	
242 243 244 245 246 247 248 249	2 3 4	Yes	No	Unk	N/A	Explain any "yes" answers in section 10, including the location and epair or remediation efforts:  1. PLUMBING SYSTEM  (A) Material(s). Are the plumbing materials (check all that appl  1. Copper  2. Galvanized  3. Lead  4. PVC	
242 243 244 245 246 247 248 249 250	2 3 4 5	Yes	No	Unk	N/A	Explain any "yes" answers in section 10, including the location and epair or remediation efforts:  1. PLUMBING SYSTEM  (A) Material(s). Are the plumbing materials (check all that apply 1. Copper  2. Galvanized  3. Lead  4. PVC  5. Polybutylene pipe (PB)	
242 243 244 245 246 247 248 249 250 251	2 3 4 5 6	Yes	No	Unk	N/A	Explain any "yes" answers in section 10, including the location and epair or remediation efforts:  1. PLUMBING SYSTEM  (A) Material(s). Are the plumbing materials (check all that apply 1. Copper  2. Galvanized  3. Lead  4. PVC  5. Polybutylene pipe (PB)  6. Cross-linked polyethyline (PEX)  7. Other	y):
242 243 244 245 246 247 248 249 250 251 252	2 3 4 5 6 7	Yes	No	Unk	N/A	Explain any "yes" answers in section 10, including the location and epair or remediation efforts:  1. PLUMBING SYSTEM  (A) Material(s). Are the plumbing materials (check all that apply 1. Copper  2. Galvanized  3. Lead  4. PVC  5. Polybutylene pipe (PB)  6. Cross-linked polyethyline (PEX)  7. Other	y):
242 243 244 245 246 247 248 249 250 251 252 253	2 3 4 5 6	Yes	No	Unk	N/A	Explain any "yes" answers in section 10, including the location and epair or remediation efforts:  1. PLUMBING SYSTEM  (A) Material(s). Are the plumbing materials (check all that apply 1. Copper 2. Galvanized 3. Lead 4. PVC 5. Polybutylene pipe (PB) 6. Cross-linked polyethyline (PEX)	y):
242 243 244 245 246 247 248 249 250 251 252 253 254	2 3 4 5 6 7	Yes	No	Unk	N/A	Explain any "yes" answers in section 10, including the location and epair or remediation efforts:  1. PLUMBING SYSTEM  (A) Material(s). Are the plumbing materials (check all that apply 1. Copper 2. Galvanized 3. Lead 4. PVC 5. Polybutylene pipe (PB) 6. Cross-linked polyethyline (PEX) 7. Other  (B) Are you aware of any problems with any of your plumbing fix to: kitchen, laundry, or bathroom fixtures; wet bars; exterior	y):  Etures (e.g., including but not limited faucets; etc.)?
242 243 244 245 246 247 248 249 250 251 252 253 254 255	2 3 4 5 6 7	Yes	No	Unk	N/A	Explain any "yes" answers in section 10, including the location and epair or remediation efforts:  1. PLUMBING SYSTEM  (A) Material(s). Are the plumbing materials (check all that apply 1. Copper 2. Galvanized 3. Lead 4. PVC 5. Polybutylene pipe (PB) 6. Cross-linked polyethyline (PEX) 7. Other  (B) Are you aware of any problems with any of your plumbing fix to: kitchen, laundry, or bathroom fixtures; wet bars; exterior If "yes," explain:	y):  Etures (e.g., including but not limited faucets; etc.)?
242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258	2 3 4 5 6 7	Yes	No	Unk	N/A	Explain any "yes" answers in section 10, including the location and epair or remediation efforts:  1. PLUMBING SYSTEM  (A) Material(s). Are the plumbing materials (check all that appl. 1. Copper  2. Galvanized  3. Lead  4. PVC  5. Polybutylene pipe (PB)  6. Cross-linked polyethyline (PEX)  7. Other  (B) Are you aware of any problems with any of your plumbing fix to: kitchen, laundry, or bathroom fixtures; wet bars; exterior If "yes," explain:  2. DOMESTIC WATER HEATING	y):  Etures (e.g., including but not limited faucets; etc.)?
242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259	2 3 4 5 6 7	Yes	No	Unk	N/A	Explain any "yes" answers in section 10, including the location and epair or remediation efforts:  1. PLUMBING SYSTEM  (A) Material(s). Are the plumbing materials (check all that appl. 1. Copper  2. Galvanized  3. Lead  4. PVC  5. Polybutylene pipe (PB)  6. Cross-linked polyethyline (PEX)  7. Other  (B) Are you aware of any problems with any of your plumbing fix to: kitchen, laundry, or bathroom fixtures; wet bars; exterior If "yes," explain:  2. DOMESTIC WATER HEATING  (A) Type(s). Is your water heating (check all that apply):	y):  Etures (e.g., including but not limited faucets; etc.)?
242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260	2 3 4 5 6 7					Explain any "yes" answers in section 10, including the location and epair or remediation efforts:  1. PLUMBING SYSTEM  (A) Material(s). Are the plumbing materials (check all that apply 1. Copper 2. Galvanized 3. Lead 4. PVC 5. Polybutylene pipe (PB) 6. Cross-linked polyethyline (PEX) 7. Other  (B) Are you aware of any problems with any of your plumbing fix to: kitchen, laundry, or bathroom fixtures; wet bars; exterior If "yes," explain:  2. DOMESTIC WATER HEATING  (A) Type(s). Is your water heating (check all that apply): 1. Electric	y):  Etures (e.g., including but not limited faucets; etc.)?
242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261	2 3 4 5 6 7					Explain any "yes" answers in section 10, including the location and epair or remediation efforts:  1. PLUMBING SYSTEM  (A) Material(s). Are the plumbing materials (check all that apply 1. Copper 2. Galvanized 3. Lead 4. PVC 5. Polybutylene pipe (PB) 6. Cross-linked polyethyline (PEX) 7. Other  (B) Are you aware of any problems with any of your plumbing fix to: kitchen, laundry, or bathroom fixtures; wet bars; exterior If "yes," explain:  2. DOMESTIC WATER HEATING  (A) Type(s). Is your water heating (check all that apply): 1. Electric 2. Natural gas	y):  Etures (e.g., including but not limited faucets; etc.)?
242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262	2 3 4 5 6 7 B					Explain any "yes" answers in section 10, including the location and epair or remediation efforts:  1. PLUMBING SYSTEM  (A) Material(s). Are the plumbing materials (check all that apply 1. Copper 2. Galvanized 3. Lead 4. PVC 5. Polybutylene pipe (PB) 6. Cross-linked polyethyline (PEX) 7. Other  (B) Are you aware of any problems with any of your plumbing fix to: kitchen, laundry, or bathroom fixtures; wet bars; exterior If "yes," explain:  2. DOMESTIC WATER HEATING  (A) Type(s). Is your water heating (check all that apply): 1. Electric 2. Natural gas 3. Fuel oil	y):  Etures (e.g., including but not limited faucets; etc.)?
242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263	2 3 4 5 6 7 B					Explain any "yes" answers in section 10, including the location and epair or remediation efforts:  1. PLUMBING SYSTEM  (A) Material(s). Are the plumbing materials (check all that apply 1. Copper 2. Galvanized 3. Lead 4. PVC 5. Polybutylene pipe (PB) 6. Cross-linked polyethyline (PEX) 7. Other  (B) Are you aware of any problems with any of your plumbing fix to: kitchen, laundry, or bathroom fixtures; wet bars; exterior If "yes," explain:  2. DOMESTIC WATER HEATING  (A) Type(s). Is your water heating (check all that apply):  1. Electric  2. Natural gas  3. Fuel oil  4. Propane	y):  Etures (e.g., including but not limited faucets; etc.)?
242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264	2 3 4 5 6 7 B					Explain any "yes" answers in section 10, including the location and epair or remediation efforts:  1. PLUMBING SYSTEM  (A) Material(s). Are the plumbing materials (check all that apply 1. Copper 2. Galvanized 3. Lead 4. PVC 5. Polybutylene pipe (PB) 6. Cross-linked polyethyline (PEX) 7. Other  (B) Are you aware of any problems with any of your plumbing fix to: kitchen, laundry, or bathroom fixtures; wet bars; exterior If "yes," explain:  2. 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	y):  Etures (e.g., including but not limited faucets; etc.)?
242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265	2 3 4 5 6 7 B					Explain any "yes" answers in section 10, including the location and epair or remediation efforts:  1. PLUMBING SYSTEM  (A) Material(s). Are the plumbing materials (check all that apply 1. Copper 2. Galvanized 3. Lead 4. PVC 5. Polybutylene pipe (PB) 6. Cross-linked polyethyline (PEX) 7. Other  (B) Are you aware of any problems with any of your plumbing fix to: kitchen, laundry, or bathroom fixtures; wet bars; exterior If "yes," explain:  2. 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	y):  Etures (e.g., including but not limited faucets; etc.)?
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242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266	2 3 4 5 6 7 B					Explain any "yes" answers in section 10, including the location and epair or remediation efforts:  1. PLUMBING SYSTEM  (A) Material(s). Are the plumbing materials (check all that apply 1. Copper 2. Galvanized 3. Lead 4. PVC 5. Polybutylene pipe (PB) 6. Cross-linked polyethyline (PEX) 7. Other	y):  Etures (e.g., including but not limited faucets; etc.)?
242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267	2 3 4 5 6 7 B					Explain any "yes" answers in section 10, including the location and epair or remediation efforts:  1. PLUMBING SYSTEM  (A) Material(s). Are the plumbing materials (check all that apply 1. Copper 2. Galvanized 3. Lead 4. PVC 5. Polybutylene pipe (PB) 6. Cross-linked polyethyline (PEX) 7. Other  (B) Are you aware of any problems with any of your plumbing fix to: kitchen, laundry, or bathroom fixtures; wet bars; exterior If "yes," explain:  2. DOMESTIC WATER HEATING  (A) Type(s). Is your water heating (check all that apply):  1. Electric 2. Natural gas 3. Fuel oil 4. Propane 5. Solar 6. Geothermal 7. Other 8. Is your water heating a summer-winter hook-up (integral synth) (B) How many water heaters are there? When were	y):  Etures (e.g., including but not limited faucets; etc.)?
242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268	2 3 4 5 6 7 B					Explain any "yes" answers in section 10, including the location and epair or remediation efforts:  1. PLUMBING SYSTEM  (A) Material(s). Are the plumbing materials (check all that apply 1. Copper 2. Galvanized 3. Lead 4. PVC 5. Polybutylene pipe (PB) 6. Cross-linked polyethyline (PEX) 7. Other	stem, hot water from the boiler, etc.)?  stem installed?

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272		37	N.	Tr.l.	NI/A	13. HEATING SYSTEM  (A) Fuel Type(s). Is your heating source (check all that apply):
273 274		Yes	No	Unk	N/A	1. Electric
275	1					2. Natural gas
276	2			-		3. Fuel oil
277	3		-	-		4. Propane
278	5					5. Geothermal
279	6		<del> </del>	-		6. Coal
280	7		<del> </del>	<del> </del>		7. Wood
281	8			-		8. Other:
282	0					(B) System Type(s) (check all that apply):
283	1					1. Forced hot air
284	2			<b>†</b>		2. Hot water
285	3	***************************************	<b></b>			3. Heat pump
286	4		-			4. Electric baseboard
287	5		<b></b>	<del>                                     </del>		5. Steam
288	6		<b> </b>			6. Radiant
289	7					7. Wood stove(s) How many?
290	8					8. Coal stove(s) How many?
291	9					9. Other:
292						(C) Status
293	1					1. When was your heating system(s) installed?
294	2					<ol> <li>When was your heating system(s) installed?</li> <li>When was the heating system(s) last serviced?</li> </ol>
295	3					3. How many heating zones are in the property?
296	4					4. Is there an additional and/or backup heating system? Explain:
297						(D) Fireplaces
298	1					1. Are there any fireplace(s)? How many?
299	2	MANUFACTURE PROPERTY.	t to the second			2. Are all fireplace(s) working?
300	3		學數			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	SERVICE CONTRACTOR	NOTE THE PERSON OF THE PERSON			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	100000000000000000000000000000000000000	2002300022003			7. Are the chimney(s) working? If "no," explain:
305	E				955000000000000000000000000000000000000	(E) List any areas of the house that are not heated:
306						(F) Heating Fuel Tanks
307 308	1	製造の変形を				1. Are you aware of any heating fuel tank(s) on the property?
309	2			Military Colors		<ol> <li>Location(s), including underground tank(s):</li> <li>If you do not own the tank(s), explain:</li> </ol>
310	3 P				10年15日1日	
311	r					Are you aware of any problems or repairs needed regarding any item in section 13? If "yes," explain:
312						14. AIR CONDITIONING SYSTEM
313		Vos	Ne	Unk	NI/A	(A) <b>Type(s)</b> . Is the air conditioning (check all that apply):
314	1	Yes	No	UIK	N/A	1. Central air
315	2		<del> </del>	<del> </del>		2. Wall units
316	3		<b></b>			3. Window units
317	4	-		$\vdash$		4. Other
318	5					5. None
319						(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?
322	3					3. How many air conditioning zones are in the property?
323	C					(C) List any areas of the house that are not air conditioned:
324	P					Are you aware of any problems with any item in section 14? If "yes," explain:
325						
326		T	Ι	Τ		15. ELECTRICAL SYSTEM
327		Yes	No	Unk	N/A	(A) Type(s)
328	1			-	Paris and	1. Does the electrical system have fuses?
329	2		<u></u>	<u></u>		2. Does the electrical system have circuit breakers?

	Yes	No	Unk	N/A
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(B)	What	is the	system	amperage?	
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(C) Are you aware of any knob and tube wiring in the home?

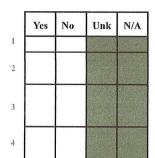
Are you aware of any problems or repairs needed in the electrical system? If "yes," explain:

### 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			Trash compactor		
Garage transmitters			Garbage disposal		
Keyless entry			Stand-alone freezer		
Smoke detectors			Washer		
Carbon monoxide detectors			Dryer		
Security alarm system			Intercom		
Interior fire sprinklers			Ceiling fans		
In-ground lawn sprinklers			A/C window units		
Sprinkler automatic timer			Awnings		
Swimming pool		200 30 50 4	Attic fan(s)		
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			2.		
Refrigerator(s)			3.		
Range/oven			4.		
Microwave oven			5.		
Dishwasher			6.		

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



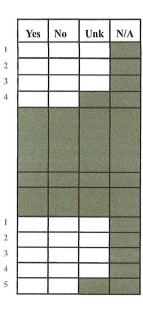
#### 17. LAND/SOILS

#### (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).

380	Seller's	Initials	PSC1	Date_/	12/11	1/2
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## (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
- 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:

# No Yes Unk N/A 2 3 4 5 3

#### 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:

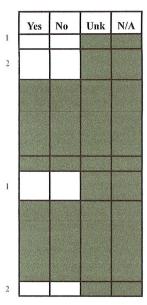
#### (B) Boundaries

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

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 "y	es" answers in section 18(B):	



Unk

N/A

Yes No

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#### 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 IAQ 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	Se	cond Test
Date			
Type of Test			
Results (picocuries/liter)			
Name of Testing Service			
2. Are you aware of any	radon removal system on	the property? If "yes," 1	ist date installed and
type of system, and w	nether it is in working ord	er below:	
Date Installed	Type of System	Provider	Working?
Management of the control of the con			

## (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?
- 2. Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on the property?

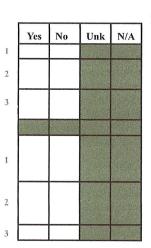
## (D) Tanks

- 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)?
- 2. Have you received written notice regarding the presence of an environmental hazard or bio-hazard 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?

apon the property.	
Explain any "yes" answers in section 19:	



#### 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?
- 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?

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Seller's Initials	Date 12/11/20	SPD Page 9 of 10	Buyer's Initials	1	Date	

498	Yes No Unk N/A	(C) Legal	
499	1		ns of federal, state, or local laws or regulations relating to this
500 501		property?  2. Are you aware of any existing	g or threatened legal action affecting the property?
502	2	(D) Additional Material Defects	g of threatened legal detion directing the property.
503	1		al defects to the property, dwelling, or fixtures which are not
504		disclosed elsewhere on this fo	
505			is a problem with a residential real property or any portion of
506		0 0	dverse impact on the value of the property or that involves an e property. The fact that a structural element, system or subsys:
507 508			normal useful life of such a structural element, system or sub-
509		system is not by itself a material of	
510		2. After completing this form, if	Seller becomes aware of additional information about the
511			inspection reports from a buyer, the Seller must update the
512			tatement and/or attach the inspection(s). These inspection reports
513		are for informational purposes	s only. <b>):</b>
514 515			9.
516			
517 21.	ATTACHMENTS		
518	(A) The following are par	t of this Disclosure if checked:	
519		sclosure Statement Addendum (PAR Form S	T .
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521 522			
344			
524 of \$ 525 ert 526 CC 527 wh	Seller's knowledge. Seller I y and to other real estate li DNTAINED IN THIS STAT ich is rendered inaccurate	nereby authorizes the Listing Broker to procensees. SELLER ALONE IS RESPONSI EMENT. Seller shall cause Buyer to be not by a change in the condition of the proper	
528 SE	LLER		DATE
529 <b>SE</b>	LLER		DATE
530 <b>SE</b>	LLER		DATE
533 to	according to the provisions of fill out a Seller's Property		TEE SIGNATURE BLOCK Indersigned executor, administrator or trustee is not required ator or trustee, must, however, disclose any known material
536		RECEIPT AND ACKNOWLEDGE	

# SPD Page 10 of 10

DATE \_\_\_\_\_

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 DATE DATE

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**BUYER**