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

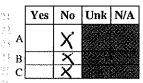
PROPERTY 140 Middle Road, Centre Hall PA

The Real Estate Seller Disclosure Law (68 P.S. §7301 et seq.) requires that a seller of a property must disclose to a buyer all known material defects about the property being sold that are not readily observable. While the Law requires certain disclosures, this statement includes disclosures beyond the basic requirements of the Law in an effort to assist sellers in complying with seller disclosure requirements and to assist buyers in evaluating the property being considered. Sellers who wish to see or use the basic disclosure form can find the form on the Web site of the Pennsylvania State Real Estate Commission.

This Statement discloses Seller's knowledge of the condition of the property as of the date signed by Seller and is not a substitute for any inspections or warranties that Buyer may wish to obtain. This Statement is not a warranty of any kind by Seller or a warranty or representation by any listing real estate broker, any selling real estate broker, or their licensees. Buyer is encouraged to address concerns about the conditions of the property that may not be included in this Statement. This Statement does not relieve Seller of the obligation to disclose a material defect that may not be addressed on this form. Any non-exempt seller is obligated to complete the disclosure form even if the seller does not occupy or has never occupied the property. For a list of exempt sellers, see Information Regarding the Real Estate Seller's Property Disclosure Law found on the last page of this document.

A Material Defect is a problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the property. Check unknown when the question does apply to the property but you are not sure of the answer.



No

Yes

16

135

94

26

29.1

3

· 2

35 3

151.3 C

Æ3

0.1

. 2

## Unk N/A 1. SELLER'S EXPERTISE

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

Explain any "yes" answers in Section 1: \_\_
2. OWNERSHIP/OCCUPANCY

Unk N/A (A) Occupancy

the property?

How many persons most recently occupied the property?

(B) Role of Individual Completing This Disclosure. Is the individual completing this form:

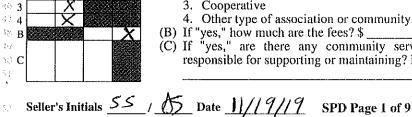
- 1. The owner
- The executor
- The administrator
- The trustee
- 5. An individual holding power of attorney
- (C) When was the property purchased?
- (D) Are you aware of any pets having lived in the house or other structures during your ownership?

Explain section 2 (if needed): 3. CONDOMINIUMS/PLANNED COMMUNITIES/OTHER HOMEOWNERS ASSOCIATIONS

#### Unk N/A Yes No (A) **Type.** Is the Property part of a(n): 1. Condominium 2. Homeowners association or planned community

- 3. Cooperative
- 4. Other type of association or community \_\_
- \_, paid ( Monthly)( Quarterly)( Yearly)

	(c) if yes, the there any community services of systems that the association of community is
63333	responsible for supporting or maintaining? Evylain
	responsible for supporting or maintaining? Explain:
S0003555	



Pennsylvania Association of REALTORS\*

Buyer's Initials / Date COPYRIGHT PENNSYLVANIA ASSOCIATION OF REALTORS® 2015

Disclosure Stmt

Condo/Townhouse Realty, ChdsFd, 6 Hillock Lane Chadds Ford, PA 19317 Phone: (610)459-8074 Donald Weiss

3,4	Yes	No Ur	ık N/A		
34 I		999	X		(D) How much is the capital contribution/initiation fee? \$
.5%					Notice to Buyer: A buyer of a resale unit in a condominium, cooperative, or planned community must receive a
9: ()					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 respon-
:14					sible for capital contributions, initiation fees or similar one-time fees in addition to regular monthly maintenance
40					fees. The buyer will have the option of canceling the agreement with the return of all deposit monies until the cer-
683					tificate has been provided to the buyer and for five days thereafter or until conveyance, whichever occurs first.
Δ)				, 4.	ROOF AND ATTIC
147	Yes	No Ur	ik N/A		(A) Installation
ij.		t reen over			1. When was the roof installed? 2017
64.2		X			2. Do you have documentation (invoice, work order, warranty, etc.)?
86 88					<ul><li>(B) Repair</li><li>1. Has the roof or any portion of it been replaced or repaired during your ownership?</li></ul>
00     80   <b>2</b>		13			2. If it has been replaced or repaired, was the existing roofing material removed?
68		X	15000		(C) Issues
(4)	X	2 0000000000000000000000000000000000000		8	1. Has the roof ever leaked during your ownership?
717 g				Ŷ	2. Are you aware of any current/past problems with the roof, gutters, flashing or downspouts?
24				Ex <sub>I</sub>	plain any "yes" answers in section 4, including the location and extent of any problem(s) and any
.7				rep	air or remediation efforts: Minor caulking in Various locations; Missing a gutt
1		T 4. Two	. [		BASEMENTS AND CRAWL SPACES
74	Yes	No Ur	ık N/A	22	(A) Sump Pump
75 [	·	X			<ol> <li>Does the property have a sump pit? If yes, how many?</li> <li>Does the property have a sump pump? If yes, how many?</li> </ol>
75-2 77-3		<i>X</i>			3. If it has a sump pump, has it ever run?
			12		4 If it has a sump pump, is the sump pump in working order?
					(B) Water Infiltration
1.0					1. Are you aware of any water leakage, accumulation, or dampness within the basement or
2 f - I	X				crawl space?
82.2	,		?		2. Do you know of any repairs or other attempts to control any water or dampness problem in
14.5	<u> </u>		<u> </u>	-	the basement or crawl space?  3. Are the downspouts or gutters connected to a public system?
: 1 3 - 8:	3 L	X		J Ext	plain any "yes" answers in this section, including the location and extent of any problem(s) and
145				any	repair or remediation efforts: Rain water comes through a basement
(s)				<u>w</u>	indow with heavy rains
XE				<b>-</b> 6.	TERMITES/WOOD-DESTROYING INSECTS, DRYROT, PESTS
(9)	Yes	No U	ık N/A	ا	(A) Status
90.1	·	X			1. Are you aware of any termites/wood-destroying insects, dryrot, or pests affecting the property?
(11.2	2	X			<ol> <li>Are you aware of any damage caused by termites/wood-destroying insects, dryrot, or pests?</li> <li>Treatment</li> </ol>
92 91 <b> </b>					1. Is your property currently under contract by a licensed pest control company?
04 2					2. Are you aware of any termite/pest control reports or treatments for the property?
45	· L			Exp	plain any "yes" answers in section 6, including the name of any service/treatment provider, if
96					plicable:
97	Γ	T T		7 ===	
33%	Yes	No Ui	ik N/A	7.	STRUCTURAL ITEMS
99 196 A	4				(A) Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, or other structural components?
101				<b>2</b>	(B) Are you aware of any past or present problems with driveways, walkways, patios, or retaining
(i)/ E	3	X			walls on the property?
1005					(C) Are you aware of any past or present water infiltration in the house or other structures, other
).).j. <b>(</b>	3	X			than the roof, basement or crawl spaces?
11)				8	(D) Stucco and Exterior Synthetic Finishing Systems
1976) I		X			1. Is your property constructed with stucco?
1 () 1 (1) 2	,	x			2. Is your property constructed with an Exterior Insulating Finishing System (EIFS), such as Dryvit or synthetic stucco, synthetic brick or synthetic stone?
100 g				2	
ing p		X X			3. If "yes," when was it installed?  (E) Are you aware of any fire, storm, water or ice damage to the property?
H		12			(F) Are you aware of any defects (including stains) in flooring or floor coverings?
112	L		and a second	Exp	plain any "yes" answers in section 7, including the location and extent of any problem(s) and any
315				rep	air or remediation efforts:
111					
			_ ^		
445 8	Seller's	Initials .	<u>S_S</u>	1 Bc	Date 1) / 19/19 SPD Page 2 of 9 Buyer's Initials / Date

Ġ.	Yes	No	Unk	N/A
)   <b>A</b>		X		
, B		X		
			A SAN POLICE (P. AAAC)	e el esconcionar el esconba;
i i				
į				
, i -				

137

129

1111

1 3

134

135 13

2.10

16

#### 8. ADDITIONS/ALTERATIONS

(A) Have any additions, structural changes, or other alterations been made to the property during your ownership? Itemize and date all additions/alterations below.

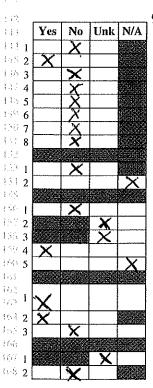
(B) Are you aware of any private or public architectural review control of the property other than zoning codes?

Note to Buyer: The PA Construction Code Act, 35 P.S. \$7210 et seq. (effective 2004), and local codes establish standards for building and altering properties. Buyers should check with the municipality to determine if permits and/or approvals were necessary for disclosed work and if so, whether they were obtained. Where required permits were not obtained, the municipality might require the current owner to upgrade or remove changed made by the prior owners. Buyers can have the property inspected by an expert in codes compliance to determine if issues exist. Expanded title insurance policies may be available for Buyers to cover the risk of work done to the property by previous owners without a permit or approval.

Note to Buyer: According to the PA Stormwater Management Act, each municipality must enact a Storm Water Management Plan for drainage control and flood reduction. The municipality where the property is located may impose restrictions on impervious or semi-pervious surfaces added to the property. Buyers should contact the local office charged with overseeing the Stormwater Management Plan to determine if the prior addition of impervious or semi-pervious areas, such as walkways, decks, and swimming pools, might affect your ability to make future changes.

Addition, structural change, or alteration	Approximate date of work	Were permits obtained? (Yes/No/Unknown)	Final inspections/ approvals obtained? (Yes/No/Unknown)

☐ A sheet describing other additions and alterations is attached.



7,	WATERSUFFLI
	(A) Source. Is the source of your drinking water (check all that apply):

1. Public

WATED CHIDDEN

- 2. A well on the property
- 3. Community water
- 4. A holding tank
- 5. A cistern
- 6. A spring
- 7. Other
- 8. No water service (explain):
- (B) **Bypass Valve** (for properties with multiple sources of water)
- 1. Does your water source have a bypass valve?
  - 2. If "yes," is the bypass valve working?
- (C) Well
  - 1. Has your well ever run dry?

  - 2. Depth of Well \_\_\_\_, measured on (date) \_\_\_ 3. Gallons per minute
  - 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,"
  - 2. Do you have a softener, filter, or other treatment system?
  - 3. Is the softener, filter, or other treatment system leased? From whom?
- (E) General

  - When was your water last tested? \_\_\_\_\_\_ Test results: \_\_\_\_\_\_\_
     Is the water system shared? With whom? \_\_\_\_\_\_\_

Seller's Initials 55 / 85 Date 11/19/19	SPD Page 3 of 9	Buyer's Initials	/ Da	te
benef stitutions = 1 D Date 11/1/1	or D rage 5 or 5	Dujet a Initiata	_/ = "	

/(1	Yes	No	Unk	N/A	(F) Issues
7)		V			1. Are you aware of any leaks or other problems, past or present, relating to the water supply,
713	'	X			pumping system, and related items?
/ }					2. Have you ever had a problem with your water supply?
7 (					Explain any "yes" answers in section 9, including the location and extent of any problem(s) and any
Ç.					repair or remediation efforts: During an extended dry season we
16					repair or remediation efforts: During an extended dry season we conserved water because water pressure was low
ΣŽ					
Æ					10. SEWAGE SYSTEM
Q	Yes	No	Unk	N/A	(A) General
Ø					1. Is your property served by a sewage system (public, private or community)?
11 -	2			X	2. If no, is it due to availability or permit limitations?
1	3	10.20	/		3. When was the sewage system installed (or date of connection, if public)? 2014
( )				9000	(B) <b>Type</b> Is your property served by:
1.1		X			1. Public (if "yes," continue to D through G below)
\		X			2. Community (non-public)
i (÷					3. An individual on-lot sewage disposal system
W.	4	X			4. Other, explain:
\$13°					(C) Individual On-lot Sewage Disposal System. Is your sewage system (check all that apply):
/1:		X			1. Within 100 feet of a well
X)		X			2. Subject to a ten-acre permit exemption
ž į		X			3. A holding tank
8D.	4 🗶		<u> </u>		4. A drainfield
1,1	5	<u> </u>	X		5. Supported by a backup or alternate drainfield, sandmound, etc.
).[		X	<u> </u>		6. A cesspool
173	***************************************	$\perp X$	ļ		7. Shared
45	8				8. Other, explain:
)7					(D) Tanks and Service
183	1	X	ļ		<ol> <li>Are there any metal/steel septic tanks on the Property?</li> <li>Are there any cement/concrete septic tanks on the Property?</li> </ol>
39	2 <b>X</b>	<del> </del>			3. Are there any fiberglass septic tanks on the Property?
¥1		1		$\vdash$	4. Are there any other types of septic tanks on the Property?
J( .			8	<del>                                     </del>	5. Where are the septic tanks located? Side of the lawn
13 1,1	5			$\vdash$	6. How often is the on-lot sewage disposal system serviced?
).I				$\vdash$	7. When was the on-lot sewage disposal system last serviced? 1 year, inspected
);-	'	977.6		0800850	(E) Abandoned Individual On-lot Sewage Disposal Systems and Septic
λ. Kj				774 (A) 1900 (B)	1. Are you aware of any abandoned septic systems or cesspools on your property?
	2	$+\Delta$	V		2. Have these systems or cesspools been closed in accordance with the municipality's ordinance?
M.	2		$  \wedge  $	7/6	(F) Sewage Pumps
n Ny	1	X	5002505	06742666	1. Are there any sewage pumps located on the property?
Çs.				~	2. What type(s) of pump(s)?
		100000000	ļ	$\checkmark$	3. Are pump(s) in working order?
2			-	<del>\frac{1}{x}</del>	4. Who is responsible for maintenance of sewage pumps?
1		(05)16311			(G) Issues
4	1	$oxed{X}$	000000000000000000000000000000000000000	37.6	1. Is any waste water piping not connected to the septic/sewer system?
5.					2. Are you aware of any past or present leaks, backups, or other problems relating to the sewage
Ġ	2	ΙX			system and related items?
7	<b>L</b>	<u> </u>		Salverian transcondition	Explain any "yes" answers in section 10, including the location and extent of any problem(s) and any
×					repair or remediation efforts:
ij					
Ų,	<b>,</b>	· · · · · · · · · · · · · · · · · · ·	<del>,</del>	,	11. PLUMBING SYSTEM
1 1	Yes	No	Unk	N/A	(A) Material(s). Are the plumbing materials (check all that apply):
		-			1. Copper
14	2		X		2. Galvanized
'n,	3	X			3. Lead
15.					4. PVC
16	5		X		5. Polybutylene pipe (PB)
	6		Į X		6. Cross-linked polyethyline (PEX)
10.7	7		X		7. Other (B) Are you aware of any problems with any of your plumbing fixtures (e.g., including but not lim-
19 .	R	Y			(B) Are you aware of any problems with any of your plumbing fixtures (e.g., including but not lim-
10 ·	" <u></u>				ited to: kitchen, laundry, or bathroom fixtures; wet bars; exterior faucets; etc.)?
11					If "yes," explain:
1.1					
			_	1	10 11 110 110
`	Seller's	Initia	als 🗲	<u>&gt;</u> /	

13	r		1	<sub>¬</sub> 12.	DOMESTIC WATER HEATING
3.5	Yes	No	Unk N/A		(A) <b>Type(s).</b> Is your water heating (check all that apply):
it.		1			1. Electric
37 :		X,			2. Natural gas
8		X			3. Fuel oil
39 . 40 :		$\downarrow \circlearrowleft$			4. Propane 5. Solar
907 ; 81 (		<del>                                     </del>			5. Solar 6. Geothermal
7 13		<del>\</del>			7. Other:
13		3			8. Is your water heating a summer-winter hook-up (integral system, hot water from the boiler, etc.)?
11 ]					(B) How many water heaters are there? When were they installed?
13.	Z	Х			(B) How many water heaters are there? When were they installed? (C) Are you aware of any problems with any water heater or related equipment?
56				_	If "yes," explain:
11	1.22	1			HEATING SYSTEM
48	Yes	No	Unk N/A	ed	(A) Fuel Type(s). Is your heating source (check all that apply):
165   Sec. 2		X			1. Electric
90 : ST :		X			2. Natural gas 3. Fuel oil
		V			4. Propane
63	:	X			5. Geothermal
 		<del>\</del>		22 23	6. Coal
55 7		$\overrightarrow{\lambda}$			7 Wood
35 <b>8</b>					8. Other Pellets
¥2					(B) System Type(s) (check all that apply):
14		X	1672		1. Forced hot air
99.2	X		-82.00		2. Hot water
90.1		X			3. Heat pump
St Z		LX,			4. Electric baseboard
છે. પ્ર <b>ે</b>		<b>X</b> −			<ul><li>5. Steam</li><li>6. Radiant</li></ul>
и <b>(</b> Н 7	;	1			7. Wood stove(s) How many?
		(A)			8. Coal stove(s) How many?
912 <b>G</b>					8. Coal stove(s) How many?  9. Other:   Pelle +
ا	1000		5.00.8		(C) Status
:K ]			X		1. When was your heating system(s) installed?
12.2		\$16			2. When was the heating system(s) last serviced? Wovember 2019
N 3					3. How many heating zones are in the property?
4		energy by school ke			4. Is there an additional and/or backup heating system? Explain: Pellets
, . 					(D) Fireplaces
i i	$\vdash \mathcal{S}$		2.55-2.0546	Š	1. Are there any fireplace(s)? How many?
14 2 13 3	to the second second			-	<ol> <li>Are all fireplace(s) working?</li> <li>Fireplace types(s) (wood, gas, electric, etc.): Wood</li> </ol>
. 4	The latest designation of the latest designa			-	4. Were the fireplace(s) installed by a professional contractor or manufacturer's representative?
୍ର 5	_~		<b>A</b>		5. Are there any chimney(s) (from a fireplace, water heater or any other heating system)?
(8 <b>6</b>		994000	X		6. How many chimney(s)? 2 When were they last cleaned?
19 <b>7</b>	X				7. Are the chimney(s) working? If "no," explain:
e E				~	(E) List any areas of the house that are not heated: <u>Pasement</u> , Attics
: :					(F) Heating Fuel Tanks
√ 1		8 ° 10 ° 15 10 10 10 10 10 10 10 10 10 10 10 10 10	o su o se d		1. Are you aware of any heating fuel tank(s) on the property?
2	48.5			1	2. Location(s), including underground tank(s): <u>Basement</u>
3				A	3. If you do not own the tank(s), explain: you aware of any problems or repairs needed regarding any item in section 13? If "yes,"
6 <b>F</b>	<u> </u>	<u> </u>			ain:
				слр	dili.
10				14.	AIR CONDITIONING SYSTEM
O	Yes	No	Unk N/A	] - ''	(A) <b>Type(s).</b> Is the air conditioning (check all that apply):
0.1		X		5	1. Central air
1 2		X			2. Wall units
ે 3	X		59.0		3. Window units
4		X			4. Other
1 5		X			5. None
-			. 55	$\wedge$	Date 11/19/19 SPD Page 5 of 9 Buyer's Initials / Date
; S	eller's	Initia	ls	1 <u>B</u>	Date 11/19/19 SPD Page 5 of 9 Buyer's Initials / Date

	Yes	No	Unk	N/A
1				X
2				X
3				X
С				X
P		X		

2616

200

\*1966

200

3(1) 301

1413

.40%

311

347

44.4

110

103

139 \$ 600

336

Sant

	771			4	
1	B		ta	п	10
٦,	***	·	LU		

- 1. When was the central air conditioning system installed?
- 2. When was the central air conditioning system last serviced?
- 3. How many air conditioning zones are in the property?
- (C) List any areas of the house that are not air conditioned:

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

## Unk N/A No 3/81-1 440 **2** 39% **B** 109 C 300 **P**

## 15. ELECTRICAL SYSTEM

- (A) Type(s)
  - 1. Does the electrical system have fuses?
  - 2. Does the electrical system have circuit breakers?
- (B) What is the system amperage? 200
- (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		X		Trash compactor		X
Garage transmitters		X		Garbage disposal		X
Keyless entry		X		Stand-alone freezer	X_	
Smoke detectors	X			Washer	$\perp X$	
Carbon monoxide detectors	X			Dryer		
Security alarm system		X		Intercom		X
Interior fire sprinklers		X		Ceiling fans	X	
In-ground lawn sprinklers		X		A/C window units	X	
Sprinkler automatic timer		χ		Awnings		X
Swimming pool		X		Attic fan(s)		X
Hot tub/spa		X		Satellite dish		X
Deck(s)		X		Storage shed	X	
Pool/spa heater		Χ	- A	Electric animal fence		X
Pool/spa cover		Х		Other:		
Whirlpool/tub		Х		1.		
Pool/spa accessories		X	6.0	2.		
Refrigerator(s)	X		100	3.		
Range/oven	X			4.		
Microwave oven	X			5.		
Dishwasher	Х		dos	6.		

5,53		Yes	No	Unk	N/A
338	P		X		

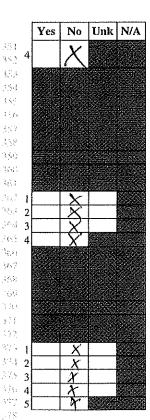
Are you aware of any problems or repairs needed regarding any item in section 16? If "yes," explain: \_\_

317 241		Yes	No	Unk	N/A
34.7	1		X	9000	
148 346	2	,	X		
307 488	3		X		

# 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?

Seller's Initials 55 / Date 11/19/19	SPD Page 6 of 9	Buyer's Initials	/ Date	
--------------------------------------	-----------------	------------------	--------	--



1.763

300

25.7

103 3×6.

35

55.7

3971

001 (31)

(9.£

3.36

398

199

104

402

dies

Jost

10% J-Ki

5 103

6 163

Yes No 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).

(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:

## 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?

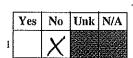
4. Are you aware of any past or present drainage or flooding problems affecting the property?

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:



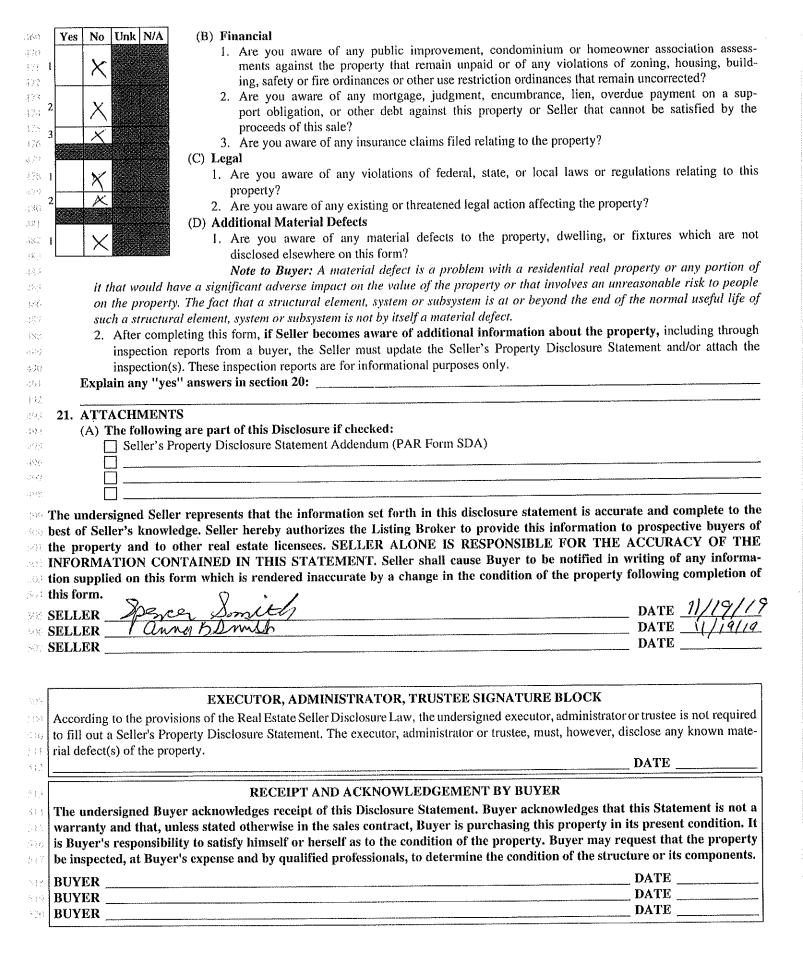
Unk N/A

#### (B) Boundaries

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

Note to Buyer: Most properties have easements running across them for utility services and other reasons. In many cases, the easements do not restrict the ordinary use of the property, and Seller may not be readily aware of them. Buyers may wish to determine the existence of easements and restrictions by examining the property and ordering an Abstract of Title or searching the records in the Office of the Recorder of Deeds for the county before entering into an agreement of sale.

114 1 313 1 313 4 313 314		3. 4.		ed right of way or maintenance ag ed or common areas (driveway	greement? s, bridges, docks, walls, etc.) or
### ##################################	Yes No Unk N/A  1 X	(A) M 1. 2. N If se U P. (B) R 1.	Are you aware of any tests for Other than general househo mold or mold-like substances ote to Buyer: Individuals made mold contamination or indoo cryices of a qualified professionited States Environmental Procession of the Market of the States and Market of the States of the Market of the States of the Market of the States of the Market of the Market of the Market of the Market of Type of Test Results (picocuries/liter) Name of Testing Service	mold, fungi, or indoor air quality decleaning, have you taken any in the property?  y be affected differently, or no rair quality is a concern, buye and to do testing. Information of the concept and may be obtained as the concern of the concept and may be obtained as the concept and results of all tests below:  First Test	y efforts to control or remediate t at all, by mold contamination. rs are encouraged to engage the in this issue is available from the brained by contacting IAQ INFO, erformed in any buildings on the  Second Test
174 154 157 157		2.	Are you aware of any radon re type of system, and whether is Date Installed	emoval system on the property? If is in working order below: Type of System	"yes," list date installed and Provider Working?
我们并他没有我们的 "我们的我们的我们的我们的我们的我们的我们的我们的我们的我们的我们的我们的我们的我	2 X 1 X 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	(A) D	Are you aware of any report ards on the property?  anks  Are you aware of any report ards on the property?  anks  Are you aware of any existing If "yes," have any tanks been umping. Are you aware of any existing there are you aware of any existent as, but not limited to, ast Have you received written a hazard on your property or an Are you aware of testing of mental concerns?  Are you aware of any oth impact upon the property?  Are you aware in section 19  ELLANEOUS  eeds, Restrictions and Title  Are you aware of any deed reserved.	ports about, lead-based paint on the sed paint or lead-based paint hazarts or records regarding lead-based or records regarding lead-based or removed underground tanks? The removed during your ownership? It dumping on the property? The last is a substances on the property of the property? The property on the property for any other the property of the property of the property or the property of t	rds on the property? ed paint or lead-based paint haz- Size:  the property (structure or soil) is (PCBs)? an environmental hazard or bio- nazardous substances or environ- vironmental concerns that might
363 153 366		2.	Are you aware of any histonation associated with the pro	oric preservation restriction or operty?  i, including a defect in title, that	y: ordinance or archeological desig- would prevent you from giving a
	10	b	1. 120/10		



#### INFORMATION REGARDING THE REAL ESTATE SELLER DISCLOSURE LAW

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

- 1. Transfers that are the result of a court order.
- 2. Transfers to a mortgage lender that result from a buyer's default and subsequent foreclosure sales that result from default.
- 3. Transfers from a co-owner to one or more other co-owners.
- 4. Transfers made to a spouse or direct descendant.
- 5. Transfers between spouses that result from divorce, legal separation, or property settlement.
- 6. 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.

Seller's Initials	<u>55</u>	/ D>	Date 11/19	7/19	SPD Notices 1 of 1	Buyer's Initials	/	Date _	
-------------------	-----------	------	------------	------	--------------------	------------------	---	--------	--