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).

	The appropriate 200 Country Club Drive Telford DA
	PROPERTY 200 Country Club Drive, Telford, PA
2	SELLER Vera Myers
3	INFORMATION REGARDING THE REAL ESTATE SELLER DISCLOSURE LAW
4	Generally speaking, the Real Estate Seller Disclosure Law (68 P.S. §7301 et seq.) requires that before an agreement of sale is signed, the

5 seller in a residential real estate transfer must make certain disclosures regarding the property to potential buyers in a form defined by the 6 law. A residential real estate transfer is defined as a sale, exchange, installment sales contract, lease with an option to buy, grant or other 7 transfer of an interest in real property where NOT LESS THAN ONE AND NOT MORE THAN FOUR RESIDENTIAL DWELLING 8 UNITS are involved. The Law defines a number of exceptions where the disclosures do not have to be made:

- Transfers that are the result of a court order.
- Transfers to a mortgage lender that result 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 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 14 liquidation. 15
- Transfer of a property to be demolished or converted to non-residential use. 16
- 17 Transfer of unimproved real property.

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- Transfers by a fiduciary during the administration of a decedent estate, guardianship, conscrvatorship 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 21 building code; and 22 23
 - 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 25 regarding common areas or facilities are not required, as those elements are already addressed in the laws that govern the resale of condo-²⁶ minium and cooperative interests.

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

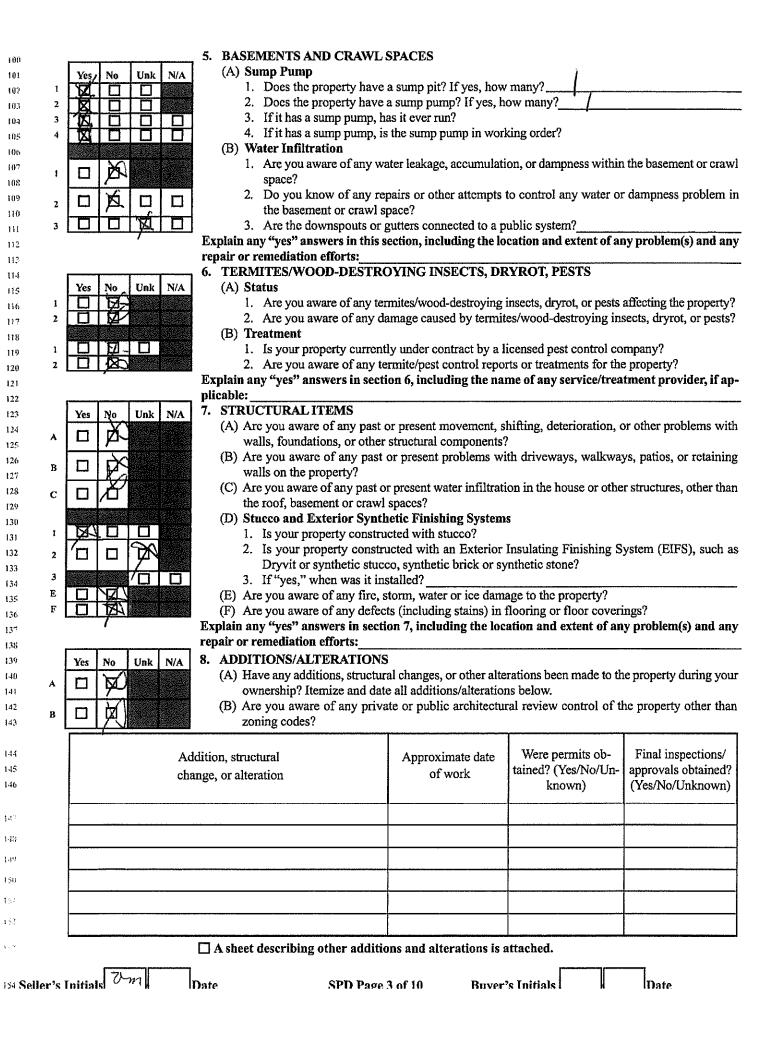
This Statement discloses Seller's knowledge of the condition of the property as of the date signed by Seller and is not a substitute for 31 any inspections or warranties that Buyer may wish to obtain. This Statement is not a warranty of any kind by Seller or a warranty or rep-32 resentation by any listing real estate broker, any selling real estate broker, or their licensees. Buyer is encouraged to address concerns about 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.

35 A material defect is a problem with a residential real property or any portion of it that would have a significant adverse impact on the 36 value of the property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect. 38

39 Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to 40 the property. Check unknown when the question does apply to the property but you are not sure of the answer.

11 Seller's Initials Um Date	SPD Page 1 of 10	Buyer's InitialsDate
Pennsylvania Association of Re	ealtors*	COPYRIGHT PENNSYLVANIA ASSOCIATION OF REALTORS® 2016 7/16

	Yes No turk N/A	1. SELLER'S EXPERTISE
		(A) Does Seller possess expertise in contracting, engineering, architecture, environmental assessment or
A		other areas related to the construction and conditions of the property and its improvements?
B		(B) Is Seller the landlord for the property?
C		(C) Is Seller a real estate licensee?
		Explain any "yes" answers in Section 1:
		2. OWNERSHIP/OCCUPANCY
	Yes No Unk N/A	(A) Occupancy 1. When was the property most recently occupied? 1. When was the property most recently occupied? 1. When was the property most recently occupied?
1		1. When was the property most recently occupied? CWMNY occupied 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	1881	1. The owner
2		2. The executor
3		3. The administrator
4		4. The trustee
5 C		5. An individual holding power of attorney 8/22/06 (C) When was the property purchased?
D		(D) Are you aware of any pets haying lived in the house or other structures during your ownership?
		Explain Section 2 (if needed):
		3. CONDOMINIUMS/PLANNED COMMUNITIES/OTHER HOMEOWNERS ASSOCIATIONS
	Yes No Unk N/A	(A) Type. Is the Property part of a(n):
1		1. Condominium
2	X 1	2. Homeowners association or planned community
3		3. Cooperative
4		4. Other type of association or community
В		(B) If "yes," how much are the fees? \$ 2/0 paid (Monthly) (Quarterly) (Yearly)
_		(C) If "yes," are there any community services or systems that the association or community is responsible for supporting or maintaining? Explain: \(\lambda \text{UVI}, \(\sigma \text{DVV}, \text{TRS} \)
С		common area municipalite
a		(D) If "yes," provide the following information about the association:
1		1. Community Name Indian Valley Greens
2		2. Contact JUNET Sheevs
3		3. Mailing Address
4		4. Telephone Number 2/5-855-8700
E		(E) How much is the capital contribution/initiation fee? \$ //000 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.
	1 1 1	4. ROOF AND ATTIC
	Yes No Unk N/A	(A) Installation
1		1. When was the roof installed? When built 2. Do you have decomposition (invoice work order warms).
2		2. Do you have documentation (invoice, work order, warranty, etc.)?(B) Repair
		1. Has the roof or any portion of it been replaced or repaired during your ownership?
1 2	HH 横 H	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: Tashing was repaired on extenor
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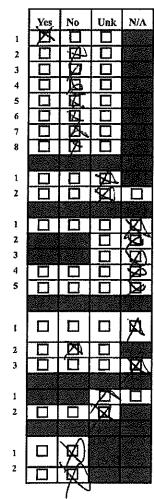


obtained. Where required permits were not obtained, the municipality might require the current owner to upgrade or remove changed made by the prior owners. Buyers can have the property inspected by an expert in codes compliance to determine if issues exist. Expanded title insurance policies may be available 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. 9. WATER SUPPLY (A) Source. Is the source of your drinking water (check all that apply): 1. Public 2. A well on the property 3. Community water 4. A holding tank 5. A cistern 6. A spring 7. Other 8. No water service (explain): (B) Bpass Valve (for properties with multiple sources of water) 1. Does your water source have a bypass valve? If "yes," is the bypass valve working? (C) Well 1. Has your well ever run dry? 2. Depth of Well 3. Gallons per minute, _____, measured on (date) _____ 4. Is there a well used for something other than the primary source of drinking water? 5. If there is an unused well, is it capped? (D) Pumping and Treatment 1. If your drinking water source is not public, is the pumping system in working order? If "no," explain: 2. Do you have a softener, filter, or other treatment system? 3. Is the softener, filter, or other treatment system lease? From whom? 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? 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: 10. SEWAGE SYSTEM N/A (A) General 1. Is your property served by a sewage system (public, private or community)? 2. If "no," is it due to availability or permit limitations? 3. When was the sewage system installed (or date of connection, if public)? (B) **Type** Is your property served by: 1. Public (if "yes," continue to D throughG below) Community (non-public) 3. An individual on-lot sewage disposal system 4. Other, explain:

Note to Buyer: The PA Construction Code Act, 35 P.S. §7210 et seq. (effective 2004), and local codes es-

tablish 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



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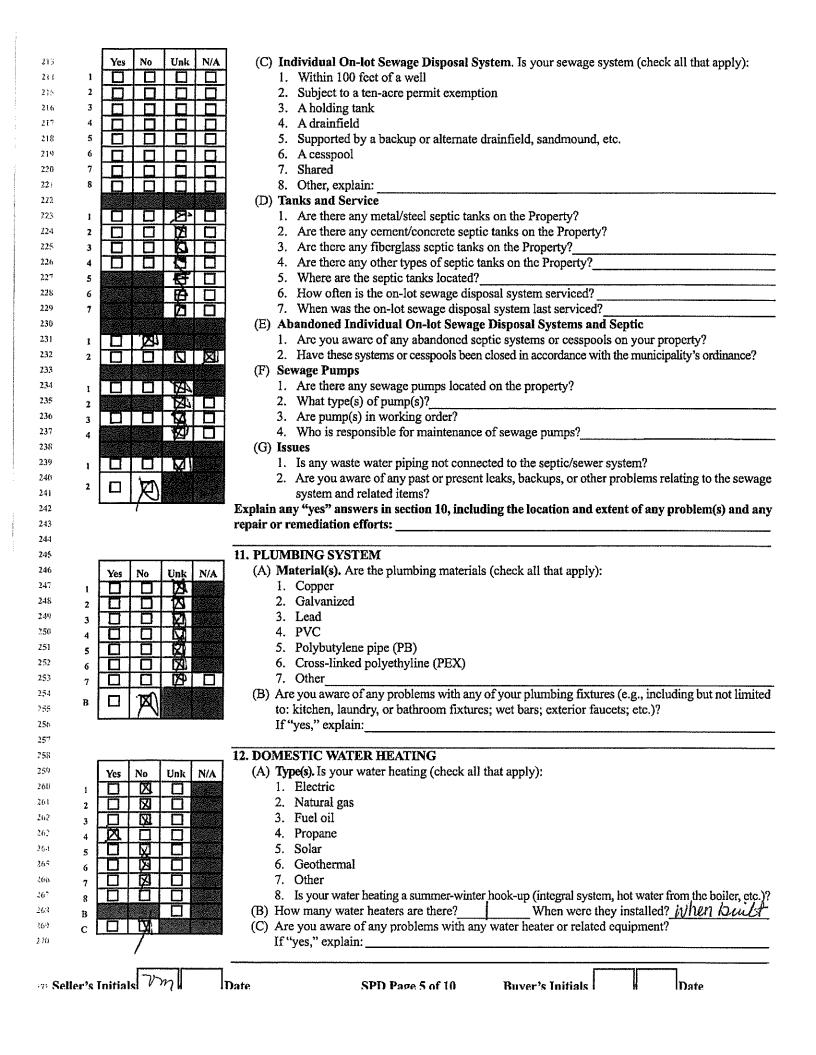
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272			13. HEATING SYSTEM
273		Yes No Unk N/A	(A) Fuel Type(s). Is your heating source (check all that apply):
274	1		1. Electric
275	2		2. Natural gas
276	3		3. Fuel oil
277	4		4. Propane
278	5		5. Geothermal
279	6		6. Coal
280	7		7. Wood
281	8		8. Other:
282			(B) System Type(s) (check all that apply):
283 284	1		Forced hot air Hot water
285	2		3. Heat pump
286	4		4. Electric baseboard
287	5		5. Steam
288	6		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	ı		1. When was your heating system(s) installed? When DWH
294	2		2. When was the heating system(s) last serviced? Foll 2017
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		BAGUMAN MEMBADAN KAMBADAN PERMEMBADAN PERM	(D) Fireplaces
298	1		1. Are there any fireplace(s)? How many?
299	2		2. Are all fireplace(s) working?
300	3		 3. Fireplace types(s) (wood, gas, electric, etc.): PUPLUE GES 4. Were the fireplace(s) installed by a professional contractor or manufacturer's representative?
301	4		
302 303	5		5. Are there any chimney(s) (from a fireplace, water heater or any other heating system)?6. How many chimney(s)? When were they last cleaned?
30.5	6 7		6. How many chimney(s)? When were they last cleaned?
305	E		(E) List any areas of the house that are not heated: (2.45)
306			(F) Heating Fuel Tanks
307	1		1. Are you aware of any heating fuel tank(s) on the property?
308	2		2. Location(s), including underground tank(s):
309	3		3. If you do not own the tank(s), explain:
310	P		Are you aware of any problems or repairs needed regarding any item in section 13? If "yes," explain:
311			
312			14. AIR CONDITIONING SYSTEM
313		Yes No Unk N/A	(A) Type(s). Is the air conditioning (check all that apply):
314	1		1. Central air
315	2		2. Wall units
316	3		3. Window units
317	4		4. Other
318	5		5. None
319 320			(B) Status 1. When was the central air conditioning system installed? ∠ ∠ ∠ ∠ ∠ ∠ ∠ ∠ ∠ ∠ ∠ ∠ ∠ ∠ ∠ ∠ ∠ ∠
321	1 2		2. When was the central air conditioning system histaried? Same time as weather
322	3		3. How many air conditioning zones are in the property?
32.3	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		y	15. ELECTRICAL SYSTEM
327		Yes No Unk N/A	(A) Type(s)
328	i		1. Does the electrical system have fuses?
329	2		2. Does the electrical system have circuit breakers?
		7	
		5/	
330 Sel	ler's	Initials m	Date SPD Page 6 of 10 Buver's Initials Date

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(B) What is the system amperage?

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

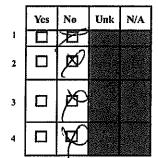
Are you aware of any problems or repairs needed in the electrical system? If "yes," explain:

16. OTHER EQUIPMENT AND APPLIANCES

This section must be completed for each item that will, or may, be sold with the property. The fact that an item is listed does not mean it is included in the Agreement of Sale. Terms of the Agreement of Sale negotiated between Buyer and Seller will determine which items, if any, are included in the purchase of the Property.

burchase of the Property.				1		
Item	Yes	No		Item	Yes	Nο
Electric garage door opener	Ø			Trash compactor		X
Garage transmitters				Garbage disposal	X	
Keyless entry	<u>D</u>			Stand-alone freezer		K
Smoke detectors	図			Washer	X	
Carbon monoxide detectors		TY)		Dryer	7	
Security alarm system	図			Intercom		Ş
Interior fire sprinklers)ZV)		Ceiling fans	M	
In-ground lawn sprinklers	M			A/C window units		口
Sprinkler automatic timer				Awnings	Z ⁱ	
Swimming pool		赵		Attic fan(s)		図
Hot tub/spa		Ø		Satellite dish		X
Deck(s)				Storage shed		M
Pool/spa heater		\boxtimes	59/32 (23) 7/38/33 (34)	Electric animal fence		∇
Pool/spa cover		ХŽ		Other:		
Whirlpool/tub		D 1		1		
Pool/spa accessories		B		2		
Refrigerator(s))SE)			3		
Range/oven	Ø			4,		
Microwave oven	风			5,		
Dishwasher	Z			6		

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

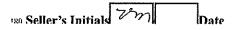


17. LAND/SOILS

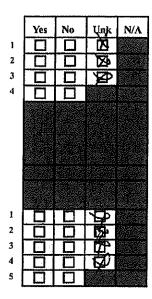
(A) Property

- 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).







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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.

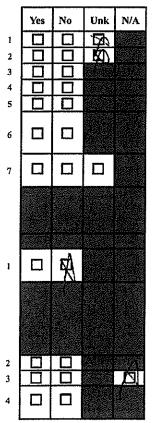
(C) Property Rights

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
- 5. Other minerals or rights (such as farming rights, hunting rights, quarrying rights) Explain:

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

Explain any "yes" answers in section 17:_



18. FLOODING, DRAINAGE AND BOUNDARIES

(A) Flooding/Drainage

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

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

(B) Boundaries

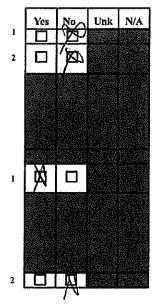
1. Are you aware of any encroachments, boundary line disputes, or easements affecting the prop-

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 "yes"	answers in section 18(B):	

	Dry	L
437 Seller's Initials	0 //	Date



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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: Second Teet

	LH2f 1C2f	50	COLU I CSI
Date	2000		
Type of Test	Radon		
Results (picocuries/liter)	unknown	<u> </u>	
Name of Testing Service			
2. Are you aware of any	y radon removal system on	the property? If "yes," I	list date installed and
type of system, and v	vhether it is in working orde	er below:	
Date Installed	Type of System	Provider	Working?

(C) Lead Paint

If property was constructed, or if construction began, before 1978, you must disclose any knowledge of, and records and reports about, lead-based paint on the property.

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

-post the property.	
Explain any "yes" answers in section 19:	!

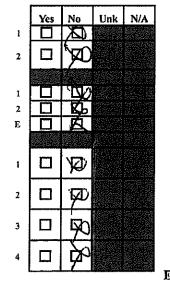
20. MISCELLANEOUS

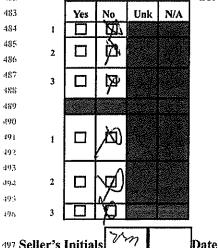
(A) Deeds, Restrictions and Title

- 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. Arc 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?





498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514	Yes No Unk N/A 1 2 1 1	property? 2. Are you aware of any (D) Additional Material Def 1. Are you aware of any disclosed elsewhere of Note to Buyer: A material it that would have a signi unreasonable risk to peop tem is at or beyond the en system is not by itself a ma 2. After completing this property, including the Seller's Property Discluding for informational property.	material defects to the property, dwelling, or fixtures which are not a this form? It defect is a problem with a residential real property or any portion of ficant adverse impact on the value of the property or that involves an ite on the property. The fact that a structural element, system or subsystem of the normal useful life of such a structural element, system or substaterial defect. form, if Seller becomes aware of additional information about the hrough inspection reports from a buyer, the Seller must update the osure Statement and/or attach the inspection(s). These inspection reports
515 516			
517 2] 518 519 520 521 522	Seller's Property Dis	of this Disclosure if checked: closure Statement Addendum (PAR	
524 of 525 er 526 C 527 w	Seller's knowledge. Seller be ty and to other real estate lice ONTAINED IN THIS STATE hich is rendered inaccurate by	ereby authorizes the Listing Broke ensees. SELLER ALONE IS RES EMENT. Seller shall cause Buyer	in this disclosure statement is accurate and complete to the best er to provide this information to prospective buyers of the prop-PONSIBLE FOR THE ACCURACY OF THE INFORMATION to be notified in writing of any information supplied on this form property following completion of this form. DATE
529 S]	ELLER		DATE
530 S]	ELLER		DATE
533 t	According to the provisions of t	he Real Estate Seller Disclosure Lav	TRUSTEE SIGNATURE BLOCK v, the undersigned executor, administrator or trustee is not required ministrator or trustee, must, however, disclose any known material DATE
536		RECEIPT AND ACKNOWI	EDGEMENT BY BUYER
538 v 539 i	warranty and that, unless stat is Buyer's responsibility to sat	ted otherwise in the sales contract	e Statement. Buyer acknowledges that this Statement is not a Buyer is purchasing this property in its present condition. It endition of the property. Buyer may request that the property
	be inspected, at Buyer's expen	se and by qualified professionals,	to determine the condition of the structure or its components.
5.51 I		se and by qualified professionals,	
- 1	BUYER BUYER	se and by qualified professionals,	DATE