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## PROPERTY 309 Panorama Dr, Denver, PA 17517-9710

SELLER Dennis L Hurst Jr

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## INFORMATION REGARDING THE REAL ESTATE SELLER DISCLOSURE LAW

- The Real Estate Seller Disclosure Law (68 P.S. §7301, et seq.) requires that before an agreement of sale is signed, the seller in a residential
- real estate transfer must disclose all known material defects about the property being sold that are not readily observable. 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 its normal useful life is not by itself a material defect.
- This property disclosure statement ("Statement") includes disclosures beyond the basic requirements of the Law and is designed to assist
- Seller in complying with disclosure requirements and to assist Buyer in evaluating the property being considered. Sellers who wish to see
- or use the basic disclosure form can find the form on the website of the Pennsylvania State Real Estate Commission. Neither this Statement
- nor the basic disclosure form limits Seller's obligation to disclose a material defect.
- 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 rep-
- 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.
- The Law provides exceptions (listed below) where a property disclosure statement does not have to be completed. All other sellers are obligated to complete a property disclosure statement, even if they do not occupy or have never occupied the Property.
- 1. Transfers by a fiduciary during the administration of a decedent estate, guardianship, conservatorship or trust. 19
- 2. Transfers as a result of a court order. 20
- 3. Transfers to a mortgage lender that results from a buyer's default and subsequent foreclosure sales that result from default. 21
- 4. Transfers from a co-owner to one or more other co-owners. 22
- 5. Transfers made to a spouse or direct descendant. 23
- 6. Transfers between spouses as a result of divorce, legal separation or property settlement. 24
- 7. Transfers by a corporation, partnership or other association to its shareholders, partners or other equity owners as part of a plan of 25 liquidation. 26
- 8. Transfers of a property to be demolished or converted to non-residential use. 27
- 9. Transfers of unimproved real property. 28
  - 10. Transfers of new construction that has never been occupied and:
    - a. The buyer has received a one-year warranty covering the construction;
- The building has been inspected for compliance with the applicable building code or, if none, a nationally recognized model 31 building code; and 32
  - c. A certificate of occupancy or a certificate of code compliance has been issued for the dwelling.

## COMMON LAW DUTY TO DISCLOSE

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

	MINISTR			

38 According to the provisions of the Real Estate Seller Disclosure Law, the undersigned executor, administrator or trustee is not required 39 to fill out a Seller's Property Disclosure Statement. The executor, administrator or trustee, must, however, disclose any known material defect(s) of the Property. 41

				DATE	
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43 Seller's Initials IIH SKW Date 2-9-22

SPD Page 1 of 11

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



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45 45	Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a Property. Check unknown when the question does apply to the Property but you are not sure of the answer. A	questi Il ques	on does	not a	pply to answe	the red.
46	1. SELLER'S EXPERTISE		Yes	No	Unk	N/A
47 48	(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?	· A				
49	(B) Is Seller the landlord for the Property?	B				
5()	(C) Is Seller a real estate licensee?	(:		17		
51	Explain any "yes" answers in Section 1:				-	
52						
5.3	2. OWNERSHIP/OCCUPANCY					
54	(A) Occupancy		Yes	No	Unk	N/A
55	1. When was the Property most recently occupied? at present	AI				
56	1. When was the Property most recently occupied? at present  2. By how many people? 2	A.2	,			
	3. Was Seller the most recent occupant?	A.3	V			1
SX	4. If "no," when did Seller most recently occupy the Property?	A4				
59	(B) Role of Individual Completing This Disclosure. Is the individual completing this form:			7		
ή()	1. The owner	B1				
0)	2. The executor or administrator	B2				
63	3. The trustee	B.3				
63	4. An individual holding power of attorney	144				
(s)	(C) When was the Property acquired?    (D) List any animals that have lived in the residence(s) or other structures during your ownership:	C				
55 56	had six laying hens in a fenced in corner of you	and				
67	Explain Section 2 (if needed):					
18						
39	3. CONDOMINIUMS/PLANNED COMMUNITIES/HOMEOWNERS ASSOCIATIONS					
70 71	(A) Disclosures for condominiums and cooperatives are limited to Seller's particular unit(s). Disclosures regarding common areas or facilities are not required by the Real Estate Seller Disclosure Law.		· 			
72	(B) Type. Is the Property part of a(n):		Yes	No	Unk	N/A
13	1. Condominium	BI		V		
14	2. Homeowners association or planned community	82				
7.4	3. Cooperative	83		V	4	
l Fa	4. Other type of association or community	15-4				
	4. Other type of association or community	$\epsilon$				
18	(D) If "yes," are there any community services or systems that the association or community is responsi-					
76	ble for supporting or maintaining? Explain:	1)		V		
<()	(E) If "yes," provide the following information:					
4	1. Community Name	ET				
<2	2. Contact	£2				
3	3. Mailing Address	E3				
кđ	4. Telephone Number	F.4				
45	(F) How much is the capital contribution/initiation fee(s)? \$	F.*				
76 77 78 79 70	Notice to Buyer: A buyer of a resale unit in a condominium, cooperative, or planned community must recei (other than the plats and plans), the by-laws, the rules or regulations, and a certificate of resale issued by the cooperative, or planned community. Buyers may be responsible for capital contributions, initiation fees or sto regular maintenance fees. The buyer will have the option of canceling the agreement with the return of at tificate has been provided to the buyer and for five days thereafter or until conveyance, whichever occurs fit	ne asso imilar Il depos	ciation one-tin	cond ie fees	ominiu : in ada	m, lition
/1	4. ROOFS AND ATTIC					
)2	(A) Installation		Yes	No	Unk	N/A
23	1. When was or were the roof or roofs installed? <u>approx</u> , 2 years ago	AT				
1.7	2. Do you have documentation (invoice, work order, warranty, etc.)?	A2		V		
28	(B) Repair					
16	1. Was the roof or roofs or any portion of it or them replaced or repaired during your ownership?	B1		$\sqrt{}$		
17	2. If it or they were replaced or repaired, were any existing roofing materials removed?	B2		$\sqrt{}$		
) N	(C) Issues			/		
לינ	1. Has the roof or roofs ever leaked during your ownership?	CL		$\mathcal{L}$		
()()	2. Have there been any other leaks or moisture problems in the attic?	€2		$\checkmark$		
HH H)2	3. Are you aware of any past or present problems with the roof(s), attic, gutters, flashing or down-spouts?	. <u>C3</u>		/		
()3	Seller's Initials JHAN Date 2-9-22 SPD Page 2 of 11 Buyer's Initials/		Date_			

4 5		eck yes, no, unknown (unk) or not applicable (N/A) for each q perty. Check unknown when the question does apply to the Proper						
6 7		Explain any "yes" answers in Section 4. Include the location a the name of the person or company who did the repairs and	nd extent of any prob	olem(s) and any repa				
9 9	5.	BASEMENTS AND CRAWL SPACES						· · · · · · · · · · · · · · · · · · ·
	J.	(A) Sump Pump			Yes	No	Unk	N/A
1		1. Does the Property have a sump pit? If "yes," how many?	1	A1	-	110	Unk	11/12
3		2. Does the Property have a sump pump? If "yes," how may						
3		3. If it has a sump pump, has it ever run?	-	A3				
4		4 If it has a sump pump, is the sump pump in working order	er?	A <sup>3</sup>	V			
Š		(B) Water Infiltration						
6 7		1. Are you aware of any past or present water leakage, accur ment or crawl space? garage area in base 2. Do you know of any repairs or other attempts to control	nulation, or dampness	within the base-	1			
k )		2. Do you know of any repairs or other attempts to control basement or crawl space? Footer drain installed	( around the li	iving area in	1./			
3		3. Are the downspouts or gutters connected to a public sew		ement "				
}		Explain any "yes" answers in Section 5. Include the location a	•		- t	media	tion eff	orts.
}		the name of the person or company who did the repairs and	the date they were do	one: Burkholde	Co Co	ontro	acti,	ngl
Ì		installed tooter drain and draina	ge swale,	repaired +	seg	led		
	_	walls		······································				<del> </del>
	6.	TERMITES/WOOD-DESTROYING INSECTS, DRYROT,	PESTS		r	1 57		
		<ul><li>(A) Status</li><li>1. Are you aware of past or present dryrot, termites/wood-d</li></ul>	actrossina incaste ar at	than neets on the	Yes	No	Unk	N/A
		Property?	estroying insects or of	mer pests on the		V		
ĺ		· · · · · · · · · · · · · · · · · · ·		Al.	ļ			
		2. Are you aware of any damage caused by dryrot, termites/v	vood-destroying insect	s or other pests?		V		
		(B) Treatment				1		
		<ol> <li>Is the Property currently under contract by a licensed pes</li> <li>Are you aware of any termite/pest control reports or treat</li> </ol>		· · · · · · · · · · · · · · · · · · ·		V	1	
					<u> </u>			
		Explain any "yes" answers in Section 6. Include the name of	any service/treatmen	it provider, it applica	abie: _			
	7.	STRUCTURAL ITEMS			Yes	No	Unk	N/A
		(A) Are you aware of any past or present movement, shifting, dete foundations, or other structural components?	rioration, or other prob	olems with walls,		/		
		(B) Are you aware of any past or present problems with driveways, the Property?	walkways, patios or ret					
		(C) Are you aware of any past or present water infiltration in the h roof(s), basement or crawl space(s)?	ouse or other structures					
		(D) Stucco and Exterior Synthetic Finishing Systems		1		ν		
		1. Is any part of the Property constructed with stucco or an I	Exterior Insulating Fin	nishing System				
		(EIFS) such as Dryvit or synthetic stucco, synthetic brick	or synthetic stone?	()]			V	
		2. If "yes," indicate type(s) and location(s)	· · · · · · · · · · · · · · · · · · ·					
		3. If "yes," provide date(s) installed		103				
		(E) Are you aware of any fire, storm/weather-related, water, hail		Property?		V		
		(F) Are you aware of any defects (including stains) in flooring or	floor coverings?	F	V			
		Explain any "yes" answers in Section 7. Include the location at	nd extent of any probl	lem(s) and any repair	r or ren	nediat	ion effe	orts, ,
		the name of the person or company who did the repairs and t	he date the work was	s done: very m	INTO	nal	car	pet
				1 570	ญักร			
8	3.	ADDITIONS/ALTERATIONS			Yes	No	Unk	N/A
		(A) Have any additions, structural changes or other alterations (in Property during your ownership? Itemize and date all addition		been made to the				
Γ			:	Were permits	F	inal in:	spection	ns/
		Addition, structural change or alteration	Approximate date	obtained?	apı	provals	s obtain	ied?
L		(continued on following page)	of work	(Yes/No/Unk/NA)	(Y	'es/No	/Unk/N	lA)
L								
L								
-	lall.	er's Initials BIMINA Date 2-9-22 SPD Pa	ige 3 of 11 Buyer	's Initials /	Da	te.		
- 2	, C	a similar of Minney H Date of Cold Stuff	ECTUILI DUYUI	o minimaio /	Da	.c		

165 166	Addition, structural change or alteration	Approximate date of work	Were permits obtained? (Yes/No/Unk/NA)	ap	prova Yes/N	nspection ls obtain o/Unk/1	ned?
	deck stair treads replaced	fall of 2021	NO		1	10	
			an manana ay makada na kaja ay makanan				en dist
69					***********	AND THE PARTY OF T	
70							
71							
72							
73	A sheet describing other additions and	alterations is attached		Yes	No	Unk	N/A
74 75	(B) Are you aware of any private or public architectural re codes? If "yes," explain:	eview control of the Property of	В		V		
176 177 178 179 180 181 183	Note to Buyer: The PA Construction Code Act, 35 P.S. §7210 altering properties. Buyers should check with the municipality and if so, whether they were obtained. Where required permity grade or remove changes made by the prior owners. Buyers cat if issues exist. Expanded title insurance policies may be available owners without a permit or approval.  Note to Buyer: According to the PA Stormwater Management drainage control and flood reduction. The municipality where vious surfaces added to the Property. Buyers should contact to determine if the prior addition of impervious or semi-pervi	y to determine if permits and/o ts were not obtained, the munic in have the Property inspected b able for Buyers to cover the ris it Act, each municipality must e the Property is located may in the local office charged with ov	r approvals were necipality might require by an expert in codes o k of work done to the mact a Storm Water i mpose restrictions or verseeing the Stormw	essary the cu complia Prope Manage imper ater Ma	for dis rrent of unce to erty by ement vious of anager	sclosed owner to determ previou Plan fo or semi- ment Pl	work o up- nine us or -per- lan
185 186	ability to make future changes.	ous areas, such as waikways, a	iecks, and swimming	poors,	migni	ијјест у	our
	9. WATER SUPPLY		*				
	(A) Source. Is the source of your drinking water (check a	all that apply):		Yes	No	Unk	N/A
89	1. Public		A1.		V		
90	2. A well on the Property		Λ2	V			
91	3. Community water				IV		10
			A3		-		
12.	4. A holding tank		A3 A4		V	anana kari ja	
	5. A cistern				V		
	<ul><li>5. A cistern</li><li>6. A spring</li></ul>		A4 A5 A6		V		
)3 14	<ul><li>5. A cistern</li><li>6. A spring</li><li>7. Other</li></ul>		A4 A5 A6 A7		V		
)3 )4 )5	<ul> <li>5. A cistern</li> <li>6. A spring</li> <li>7. Other</li> <li>8. If no water service, explain:</li> </ul>		A4 A5 A6 A7		V		
)3 14 )5	5. A cistern 6. A spring 7. Other 8. If no water service, explain: (B) General		A4 A5 A6 A7		V		
)3 )4 )5 )6	5. A cistern 6. A spring 7. Other 8. If no water service, explain: (B) General 1. When was the water supply last tested?		A4 A5 A6 A7		V		
13 14 15 16 17 18 19	5. A cistern 6. A spring 7. Other 8. If no water service, explain: (B) General 1. When was the water supply last tested? Test results:		A4 A5 A6 A7		V		
93 94 96 97 98 99	5. A cistern 6. A spring 7. Other 8. If no water service, explain: (B) General 1. When was the water supply last tested? Test results: 2. Is the water system shared?		A4 A5 A6 A7 B1 B2				
)3 )4 )5 )6 )7 )8 )9 )1	5. A cistern 6. A spring 7. Other 8. If no water service, explain: (B) General 1. When was the water supply last tested? Test results: 2. Is the water system shared? If "was " is there a written agreement?		A4 A5 A6 A7 B1				
23 14 25 26 27 18 29 10 11 12	5. A cistern 6. A spring 7. Other 8. If no water service, explain:  (B) General 1. When was the water supply last tested?  Test results: 2. Is the water system shared?  If "yes," is there a written agreement? 4. Do you have a softener, filter or other conditioning	ng system? filter only	A4 A5 A6 A7  B1  B2 B3 B4				
)3 )4 )5 )6 )7 )8 )9 )0 )1 )2 )3	5. A cistern 6. A spring 7. Other 8. If no water service, explain:  (B) General 1. When was the water supply last tested?  Test results: 2. Is the water system shared?  If "yes," is there a written agreement? 4. Do you have a softener, filter or other conditionin 5. Is the softener, filter or other treatment system less	ng system? Filter only	A4 A5 A6 A7 B1 B2 B3 B3 B4 B5				
)3 )4 )5 )5 )7 )8 )9 )0 )1 )2 )3 )4 )5 )7 )8 )9 )1 )1 )1 )1 )1 )1 )1 )1 )1 )1 )1 )1 )1	5. A cistern 6. A spring 7. Other 8. If no water service, explain: (B) General 1. When was the water supply last tested? Test results: 2. Is the water system shared? If "yes," is there a written agreement? 4. Do you have a softener, filter or other conditionin 5. Is the softener, filter or other treatment system les 6. If your drinking water source is not public, is the	ng system? Filter only	A4 A5 A6 A7  B1  B2 B3 B4 B5  rder? If "no,"				
93 14 95 96 97 18 99 90 91 92 93 94 95	5. A cistern 6. A spring 7. Other 8. If no water service, explain: (B) General 1. When was the water supply last tested? Test results: 2. Is the water system shared? If "yes," is there a written agreement? 4. Do you have a softener, filter or other conditionin 5. Is the softener, filter or other treatment system les 6. If your drinking water source is not public, is the explain:	ng system? Filter only ased? From whom? _ pumping system in working on	A4 A5 A6 A7 B1 B2 B3 B3 B4 B5	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \			
93 94 95 96 97 99 90 91 92 93 94 95 96	5. A cistern 6. A spring 7. Other 8. If no water service, explain: (B) General 1. When was the water supply last tested? Test results: 2. Is the water system shared? If "yes," is there a written agreement? 4. Do you have a softener, filter or other conditionin 5. Is the softener, filter or other treatment system les 6. If your drinking water source is not public, is the explain: (C) Bypass Valve (for properties with multiple sources of	ng system? Filter only ased? From whom? _ pumping system in working on	A4 A5 A6 A7  B1  B2 B3 B4 B5 rder? If "no,"  B6				
93 94 95 96 97 96 97 97 97 97 97 97 97 97 97 97 97 97 97	5. A cistern 6. A spring 7. Other 8. If no water service, explain:  (B) General 1. When was the water supply last tested?  Test results: 2. Is the water system shared?  If "yes," is there a written agreement? 4. Do you have a softener, filter or other conditionin 5. Is the softener, filter or other treatment system les 6. If your drinking water source is not public, is the explain:  (C) Bypass Valve (for properties with multiple sources of 1. Does your water source have a bypass valve?	ng system? Filter only ased? From whom? _ pumping system in working on	A4 A5 A6 A7  B1  B2 B3 B4 B5  rder? If "no,"  B6				
3 14 15 26 77 8 29 10 11 12 13 14 15 16 77 18	5. A cistern 6. A spring 7. Other 8. If no water service, explain:  (B) General 1. When was the water supply last tested?  Test results: 2. Is the water system shared?  If "yes," is there a written agreement? 4. Do you have a softener, filter or other conditionin 5. Is the softener, filter or other treatment system les 6. If your drinking water source is not public, is the explain:  (C) Bypass Valve (for properties with multiple sources of the condition of the	ng system? Filter only ased? From whom? _ pumping system in working on	A4 A5 A6 A7  B1  B2 B3 B4 B5 rder? If "no,"  B6				
93 94 95 96 97 98 99 00 01 02 03 04 05 06 07 08 09 09	5. A cistern 6. A spring 7. Other 8. If no water service, explain:  (B) General 1. When was the water supply last tested?  Test results: 2. Is the water system shared?  If "yes," is there a written agreement? 4. Do you have a softener, filter or other conditionin 5. Is the softener, filter or other treatment system les 6. If your drinking water source is not public, is the explain:  (C) Bypass Valve (for properties with multiple sources of 1. Does your water source have a bypass valve?	ng system? Filter only ased? From whom? _ pumping system in working on	A4 A5 A6 A7  B1  B2 B3 B4 B5  rder? If "no,"  B6				
93 04 95 96 97 98 99 00 01 02 03 04 05 07 08 09 07	5. A cistern 6. A spring 7. Other 8. If no water service, explain:  (B) General 1. When was the water supply last tested?  Test results: 2. Is the water system shared?  If "yes," is there a written agreement? 4. Do you have a softener, filter or other conditionin 5. Is the softener, filter or other treatment system les 6. If your drinking water source is not public, is the explain:  (C) Bypass Valve (for properties with multiple sources of the condition of the	ng system? Filter only ased? From whom? pumping system in working on of water)	A4 A5 A6 A7  B1  B2 B3 B4 B5  rder? If "no,"  B6  C1 C2				
93 94 95 96 97 98 99 90 90 90 90 90 90 90 90 90 90 90 90	5. A cistern 6. A spring 7. Other 8. If no water service, explain: (B) General 1. When was the water supply last tested? Test results: 2. Is the water system shared? If "yes," is there a written agreement? 4. Do you have a softener, filter or other conditionin 5. Is the softener, filter or other treatment system les 6. If your drinking water source is not public, is the explain: (C) Bypass Valve (for properties with multiple sources of 1. Does your water source have a bypass valve? 2. If "yes," is the bypass valve working? (D) Well 1. Has your well ever run dry? 2. Depth of well 3. Gallons per minute:, measured of	ng system? Filter only ased? From whom?	A4 A5 A6 A7  B1  B2 B3 B4 B5  C1 C2  D1 D2 D3			V	
93 94 95 96 97 98 99 00 01 02 03 04 05 06 07 08 09 10 11	5. A cistern 6. A spring 7. Other 8. If no water service, explain: (B) General 1. When was the water supply last tested? Test results: 2. Is the water system shared? If "yes," is there a written agreement? 4. Do you have a softener, filter or other conditionin 5. Is the softener, filter or other treatment system les 6. If your drinking water source is not public, is the explain: (C) Bypass Valve (for properties with multiple sources of 1. Does your water source have a bypass valve? 2. If "yes," is the bypass valve working? (D) Well 1. Has your well ever run dry? 2. Depth of well 3. Gallons per minute:	ng system? Filter only ased? From whom?	A4 A5 A6 A7  B1  B2 B3 B4 B5  C1 C2  D1 D2 D3				
92 93 94 95 96 97 99 00 00 00 00 00 00 00 00 00 00 00 00	5. A cistern 6. A spring 7. Other 8. If no water service, explain: (B) General 1. When was the water supply last tested? Test results: 2. Is the water system shared? If "yes," is there a written agreement? 4. Do you have a softener, filter or other conditionin 5. Is the softener, filter or other treatment system les 6. If your drinking water source is not public, is the explain: (C) Bypass Valve (for properties with multiple sources of 1. Does your water source have a bypass valve? 2. If "yes," is the bypass valve working? (D) Well 1. Has your well ever run dry? 2. Depth of well 3. Gallons per minute:, measured of	ng system? Filter only ased? From whom?	A4 A5 A6 A7  B1  B2 B3 B4 B5 C1 C2  D1 D2 D3				

		c yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a querty. Check unknown when the question does apply to the Property but you are not sure of the answer. All contents to the property but you are not sure of the answer.					
.)	(	E) Issues		Yes	No	Unk	N/A
)	,	1. Are you aware of any leaks or other problems, past or present, relating to the water supply,			V		
		pumping system and related items?	EI		_/		
		2. Have you ever had a problem with your water supply?	E2		V		<u> </u>
		Explain any problem(s) with your water supply. Include the location and extent of any problem(s) in efforts, the name of the person or company who did the repairs and the date the work was don		any rep	oair o	r reme	dia-
	10. 5	EWAGE SYSTEM					
	(	A) General		Yes,	No	Unk	N/A
		<ol> <li>Is the Property served by a sewage system (public, private or community)?</li> </ol>	AI	V			
		2. If "no," is it due to unavailability or permit limitations?	A2				
		3. When was the sewage system installed (or date of connection, if public)?	4.3			V	
		4. Name of current service provider, if any:	14				
	(	B) Type Is your Property served by:			_/	10 A 10 A 10 A 10	
		1. Public	B 1		V		130
		2. Community (non-public)	B2		/		Alest (
		An individual on-lot sewage disposal system	B3	V	-		
		4. Other, explain: (check all that apply):	B4				
	(	C) Individual On-lot Sewage Disposal System. (check all that apply):		-/			
		1. Is your sewage system within 100 feet of a well?	CI	V	1		
		2. Is your sewage system subject to a ten-acre permit exemption?	('2	-	ν	1	75170 7517
		3. Does your sewage system include a holding tank?	C3	/	22.20	V	
		4. Does your sawage system include a septic tank?  5. Does your sawage system include a drainfield?	C4	V	88.7899	4	
		5. Does your sewage system include a drainfield?	C5.	<u> </u>	_		
		6. Does your sewage system include a sandmound?	C6 :		V		
		7. Does your sewage system include a cesspool?	C7		V		
		8. Is your sewage system shared?	(.8		V		
		9. Is your sewage system any other type? Explain:	(3)		1		
	(1	10. Is your sewage system supported by a backup or alternate system?  D) Tanks and Service	(10				
		1. Are there any metal/steel septic tanks on the Property?	DI	1 19 19 10 10		V	
		2. Are there any cement/concrete septic tanks on the Property?	D2			V	
		3. Are there any fiberglass septic tanks on the Property?	D3			V	
		4. Are there any other types of septic tanks on the Property? Explain	D4				
		5. Where are the septic tanks located? beside patio, south side of house	D5				
		6. When were the tanks last pumped and by whom?	06				
	(1	E) Abandoned Individual On-lot Sewage Disposal Systems and Septic					
		1. Are you aware of any abandoned septic systems or cesspools on the Property?	E1	TOTAL STREET	2		
		2. If "yes," have these systems, tanks or cesspools been closed in accordance with the municipality's ordinance?	F.2				
	a	F) Sewage Pumps				Name of Street	
	1,	Are there any sewage pumps located on the Property?	FI				
		2. If "yes," where are they located?	F.2			V	
		3. What type(s) of pump(s)?	F3			S	
		4. Are pump(s) in working order?	F4			X	
		5. Who is responsible for maintenance of sewage pumps?	1 7				
		5. With is responsible for maintenance of sewage pumps.	F5			×	
	((	G) Issues					
		1. How often is the on-lot sewage disposal system serviced? every 3 years	GI				-1,000
		2. When was the on-lot sewage disposal system last serviced and by whom?	G2	,			
		3. Is any waste water piping not connected to the septic/sewer system? washer drains into	G3	1			70
		4. Are you aware of any past or present leaks, backups, or other problems relating to the sewage system and related items?	G4		1		

Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered. Explain any "yes" answers in Section 10. Include the location and extent of any problem(s) and any repair or remediation efforts, the name of the person or company who did the repairs and the date the work was done: \_ 11. PLUMBING SYSTEM (A) Material(s). Are the plumbing materials (check all that apply): No Unk N/A Yes, 2. Galvanized 17 3. Lead 13 4. PVC 14 5. Polybutylene pipe (PB) 15 6. Cross-linked polyethyline (PEX) 16 7. Other (B) Are you aware of any past or present problems with any of your plumbing fixtures (e.g., including but not limited to: kitchen, laundry, or bathroom fixtures; wet bars; exterior faucets; etc.)? If "yes," explain: leaking kitchen drain repaired leaking copper garage pipe repaired, dryer recepticle replaced 12. DOMESTIC WATER HEATING No Unk N/A (A) Type(s). Is your water heating (check all that apply): 1. Electric V 2. Natural gas 3. Fuel oil 13 4. Propane 1.4 If "yes," is the tank owned by Seller? 15 If "yes," is the system owned by Seller? 6. Geothermal 1 7. Other (B) System(s) How many water heaters are there? Tanks \_\_\_\_ Tankless \_ 2. When were they installed? 4nknown 3. Is your water heater a summer/winter hook-up (integral system, hot water from the boiler, etc.)? 133 (C) Are you aware of any problems with any water heater or related equipment? If "yes," explain: \_ 13. HEATING SYSTEM N/A No Unk (A) Fuel Type(s). Is your heating source (check all that apply): Yes 1. Electric V AI 2. Natural gas A23. Fuel oil 13 4. Propane 14 If "yes," is the tank owned by Seller? 5. Geothermal 6. Coal 7. Wood fireplace in basement 8. Solar shingles or panels If "yes," is the system owned by Seller? 9. Other: (B) System Type(s) (check all that apply): 1. Forced hot air 131 2. Hot water B2 3. Heat pump 18.3 4. Electric baseboard 134

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5. Steam

Radiant flooring

Radiant ceiling

Date \_\_\_\_

**B**5

136

B7

34 :	Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question. Check unknown when the question does apply to the Property but you are not sure of the answer. All					
		1	Yes		Unk	
10	9 Pallat staya(s)	n á	1 es	V	Unk	IN/A
36 37	8. Pellet stove(s) How many and location?	RS		<u> </u>		
4×	9. Wood stove(s)	89		1		
19	How many and location?	19.3			_	
40	10. Coal stove(s)	1111		7		
4	How many and location?	71373		V		
43	11. Wall-mounted split system(s)	tiri		$\checkmark$		
44	How many and location?	****			/	
44	12. Other:	B12		V		
45	12. Other:					
46		111				
47	(C) Status					
48	1. Are there any areas of the house that are not heated?	CI	1/			
40	If "yes," explain: <u>oil furnace hearts everything but the attri</u> 2. How many heating zones are in the Property? 3 gara	co				
SH	2. How many heating zones are in the Property? 3	98				
51	3. When was each heating system(s) or zone installed?	C3			V	
5.3	4. When was the heating system(s) last serviced? Feb 2021	€4				
53 54	5. Is there an additional and/or backup heating system? If "yes," explain:	C6		/		
ą si	6. Is any part of the heating system subject to a lease, financing or other agreement?	C6		1/		
\$6	If "yes," explain:					
5.7	(D) Fireplaces and Chimneys					
58	1. Are there any fireplaces? How many?	[5]				
39	2. Are all fireplaces working?	1)2	$\checkmark$			
(1()	3. Fireplace types (wood, gas, electric, etc.): WOOD	1):3				
n (	4. Was the fireplace(s) installed by a professional contractor or manufacturer's representative?	1)4			V	
	5. Are there any chimneys (from a fireplace, water heater or any other heating system)?	B5	$\vee$			
63	6. How many chimneys?	D6				ļ
64	7. When were they last cleaned? do not know	D7	-/			
44	8. Are the chimneys working? If "no," explain:  (E) Fuel Tanks  Underground no long er in the Property?	D8	<u> </u>			
(16) (17)	(E) Fuel Tanks  1. Are you aware of any heating fuel tank(s) on the Property?		/			
(s)	2. Location(s) including underground tank(s): 2 tanks to Daycage 1 and decays	10.1	Y			
713 713	2. Location(s), including underground tank(s): 2 tanks To garage   underground tank(s) tanks To garage   underground	una	/			
/t)	(F) Are you aware of any problems or repairs needed regarding any item in Section 13? If "yes,"	*			/	
74	explain:	F		$\checkmark$		
	14. AIR CONDITIONING SYSTEM					
7.4	(A) Type(s). Is the air conditioning (check all that apply):					
7-1	1. Central air	1, 1	V			
15	a. How many air conditioning zones are in the Property?	113				
16 	b. When was each system or zone installed? approx. 12 years ago c. When was each system last serviced? 10 9 5 5 4 mmer	lb.				
7 7 7 0	2. Wall units	le		-/		
78 79	How many and the location?	.1.2				
i z kili	3. Window units	A.3				
9	How many?	20.0				
	4. Wall-mounted split units	A4		$\mathcal{J}$		
43	How many and the location?	. , ,				
<4	5. Other	A5		$\sqrt{}$		
	6. None	3.6				
\$A	(B) Are there any areas of the house that are not air conditioned?	£3 ·	<b>V</b>			
{7	If "yes," explain: everything but garage + attic					
(K	(C) Are you aware of any problems with any item in Section 14? If "yes," explain: AC Unit	-+-				
(1)	has a smaller than average motor which doesn't cool que	11 re	<u></u>			
)()	Seller's Initials ABKH Date 2-9-22 SPD Page 7 of 11 Buyer's Initials		_ Dat	e		

Ch	eck	yes, no, unknown (unk) or not	annlice	hle (N	/A) for	each a	uestion Resure to check N/A w	hen a o	nectio	n does	nota	nnly to	the
		y. Check unknown when the que											
		LECTRICAL SYSTEM		40 sep p	<i>y</i>				quest		tiot o c	uns.ve	
15.										17.00	I Nie	11-1-	I NY/A
	(A	1) Type(s) 1. Does the electrical system by	ana fira	1009						Yes	No	Unk	N/A
					ومستعلمه				AI	1	<del> </del>	-	
		2. Does the electrical system b			akers!				1.2	V	-	ļ	
		3. Is the electrical system sola				~ 40			A3		V		
		a. If "yes," is it entirely or						1 11	. Зи				
	b. If "yes," is any part of the system subject to a lease, financing or other agreement? If "yes," explain:										1		
	(B	) What is the system amperage?							В				
	(C	) Are you aware of any knob and	tube w						€,		1/		
	(D	) Are you aware of any problems	or repa	irs nee	ded in	the elect	rical system? If "yes," explain: _		l)			,	
16.	O'	THER EQUIPMENT AND AP	PLIAN	CES							I		
		) THIS SECTION IS INTEND			TIFY I	PROBL	EMS OR REPAIRS and must b	e com	oleted	for ea	ch iter	n that	
	(						Agreement of Sale negotiated be						er-
		mine which items, if any, are in	cluded	in the p	ourchas	e of the	Property. THE FACT THAT A	NITE	M IS	LIST	ED DO	DES N	OT
		MEAN IT IS INCLUDED IN											
	(B)	Are you aware of any problems		irs nee	ded to	any of th	ne following:	·					
		Item	Yes	No	N/A		Item	Yes	No	N/A	$\Box$		
		A/C window units		V			Pool/spa heater		V	4_	_		
		Attic fan(s)		V			Range/oven		1				
		Awnings		V,			Refrigerator(s)		V				
		Carbon monoxide detectors		<u>/</u>			Satellite dish		V		_		
		Ceiling fans	1				Security alarm system		V_	4			
		Deck(s)	$\perp \vee$				Smoke detectors		V		_		
		Dishwasher					Sprinkler automatic timer			4			
		Dryer	L	V			Stand-alone freezer		1/				
		Electric animal fence		Ÿ			Storage shed		V				
		Electric garage door opener					Trash compactor						
		Garage transmitters	$\sqrt{}$				Washer		$\sqrt{}$				
		Garbage disposal		1			Whirlpool/tub		V	1			
		In-ground lawn sprinklers		1			Other:						
		Intercom		V,			1.						
		Interior fire sprinklers		V			2.				_		
		Keyless entry		$\sqrt{}$			3.						
	ļ	Microwave oven		1			4.				_		
	ļ	Pool/spa accessories		1			5.				_		
	Į	Pool/spa cover		<b>V</b>			6.				╛		
	(C)	Explain any "yes" answers in	Section	16: _	<del></del>								
			<del> </del>		······								
17.		OLS, SPAS AND HOT TUBS							1	Yes	No	Unk	N/A
	(A)	Is there a swimming pool on the							_ A _		V		
		1. Above-ground or in-ground?	·						AL				
		2. Saltwater or chlorine?							Α2				
		3. If heated, what is the heat so	urce?						Α3				
		4. Vinyl-lined, fiberglass or co	ncrete-l	ined? _					Α4				
		5. What is the depth of the swif	nming	poor: _					A5				
		6. Are you aware of any proble							Α6				
		7. Are you aware of any proble	ms with	n any o	f the sv	vimming	g pool equipment (cover, filter, la	ıdder,	. [	l			
	الموار	lighting, pump, etc.)?							Α7		/		
	(B)	Is there a spa or hot tub on the P							18		V		
		1. Are you aware of any proble		-					BI				·
		2. Are you aware of any proble cover, etc.)?	ms with	any o	t the sp	a or hot	tub equipment (steps, lighting, jo	ets,	82				

(C) Explain any problems in Section 17: \_

0-	WIN	DOWS		Yes	No	Unk	N/A
		ave any windows or skylights been replaced during your ownership of the Property?	A	163	1	Ciik	14/24
		re you aware of any problems with the windows or skylights?	R	-	1/		Section 1
	Expla	in any "yes" answers in Section 18. Include the location and extent of any problem(s) and any	y rep			ment o	r
	reme	diation efforts, the name of the person or company who did the repairs and the date the work	was	done:			
9.		D/SOILS		7/	Lar		Lazza
		roperty		Yes	No	Unk	N/A
		Are you aware of any fill or expansive soil on the Property?	11		V		
		Are you aware of any sliding, settling, earth movement, upheaval, subsidence, sinkholes or earth stability problems that have occurred on or affect the Property?	Λ2		V		
	3.	Are you aware of sewage sludge (other than commercially available fertilizer products) being spread on the Property?	A3		/		
	4.	Have you received written notice of sewage sludge being spread on an adjacent property?	Ad		V		
	5.	Are you aware of any existing, past or proposed mining, strip-mining, or any other excavations on the Property?	ÀS.		V		
	N	ote to Buyer: The Property may be subject to mine subsidence damage. Maps of the counties and m	ines	where	mine	subside	nce
	<i>da</i> Pr (B) <b>Pr</b>	mage may occur and further information on mine subsidence insurance are available through Depotection Mine Subsidence Insurance Fund, (800) 922-1678 or ra-epmsi@pa.gov.referential Assessment and Development Rights					
	Is	the Property, or a portion of it, preferentially assessed for tax purposes, or subject to limited devel-					
	op	ment rights under the:		Yes	No	Unk	N/A
	1.	Farmland and Forest Land Assessment Act - 72 P.S.§5490.1, et seq. (Clean and Green Program)	B1		V	,	
		Open Space Act - 16 P.S. §11941, et seq.	112		V	4.0.00	
	3.	Agricultural Area Security Law - 3 P.S. §901, et seq. (Development Rights)	83		8		
	4.	Any other law/program:	134			V	
	wl	ote to Buyer: Pennsylvania has enacted the Right to Farm Act (3 P.S. § 951-957) in an effort to limber in the agricultural operations may be subject to nuisance suits or ordinances. Buyers are encouraged with unal operations covered by the Act operate in the vicinity of the Property.	it the l to i	e circun nvestig	nstanc ate wi	es und hether d	er any
	wh ag (C) <b>Pr</b> Ar	nich agricultural operations may be subject to nuisance suits or ordinances. Buyers are encouraged pricultural operations covered by the Act operate in the vicinity of the Property.  Soperty Rights  The you aware of the transfer, sale and/or lease of any of the following property rights (by you or a	it the I to i	nvestig	ate wi	hether o	any
	wh ag (C) Pr Ar pro	nich agricultural operations may be subject to nuisance suits or ordinances. Buyers are encouraged pricultural operations covered by the Act operate in the vicinity of the Property.  Supporty Rights  The you aware of the transfer, sale and/or lease of any of the following property rights (by you or a servious owner of the Property):	it the l to i	Yes	nstand ate wi	es und hether d	er uny N/A
	wh ag (C) Pr Ar pro	aich agricultural operations may be subject to nuisance suits or ordinances. Buyers are encouraged pricultural operations covered by the Act operate in the vicinity of the Property.  Toperty Rights  Te you aware of the transfer, sale and/or lease of any of the following property rights (by you or a serious owner of the Property):  Timber	it the l to i	nvestig	No No	hether o	any
	whag (C) Pr Ar pro 1.	aich agricultural operations may be subject to nuisance suits or ordinances. Buyers are encouraged ricultural operations covered by the Act operate in the vicinity of the Property.  Toperty Rights  To you aware of the transfer, sale and/or lease of any of the following property rights (by you or a evious owner of the Property):  Timber  Coal	l to i	nvestig	ate wi	hether o	any
	whag (C) Pr Ar pro 1. 2. 3.	aich agricultural operations may be subject to nuisance suits or ordinances. Buyers are encouraged ricultural operations covered by the Act operate in the vicinity of the Property.  **roperty Rights**  re you aware of the transfer, sale and/or lease of any of the following property rights (by you or a evious owner of the Property):  Timber  Coal  Oil	<i>(10 i</i>	nvestig	No No	hether o	any
	wh ag (C) Pr Ar pro 1. 2. 3.	aich agricultural operations may be subject to nuisance suits or ordinances. Buyers are encouraged ricultural operations covered by the Act operate in the vicinity of the Property.  Toperty Rights  Toperty Rights  Timber  Coal  Oil  Natural gas	(1) (2)	nvestig	No No	hether o	any
	wh ag (C) Pr Ar pro 1. 2. 3.	aich agricultural operations may be subject to nuisance suits or ordinances. Buyers are encouraged ricultural operations covered by the Act operate in the vicinity of the Property.  **roperty Rights**  re you aware of the transfer, sale and/or lease of any of the following property rights (by you or a evious owner of the Property):  Timber  Coal  Oil	C1	nvestig	No No	hether o	any
	wh ag (C) Pr Ar pro 1. 2. 3. 4. 5.	aich agricultural operations may be subject to nuisance suits or ordinances. Buyers are encouraged ricultural operations covered by the Act operate in the vicinity of the Property.  Toperty Rights  Toperty Rights  Timber  Coal  Oil  Natural gas	C1 C2 C3 C4 C5	Yes by, ames in the	No V V V V V V V V V V V V V V V V V V V	Unk  Her med	N/A ans,
	wh ag (C) Pr Ar pro 1. 2. 3. 4. 5. No eng the to Explai	aich agricultural operations may be subject to nuisance suits or ordinances. Buyers are encouraged ricultural operations covered by the Act operate in the vicinity of the Property.  Toperty Rights  Toperty	C1 C2 C3 C4 C5	Yes by, ames in the	No V V V V V V V V V V V V V V V V V V V	Unk  Her med	N/A ans,
i. i	wh ag (C) Pr Ar pro 1. 2. 3. 4. 5. No eng the to b Explai	aich agricultural operations may be subject to nuisance suits or ordinances. Buyers are encouraged ricultural operations covered by the Act operate in the vicinity of the Property.  Toperty Rights  Toperty Rights  To you aware of the transfer, sale and/or lease of any of the following property rights (by you or a evious owner of the Property):  Timber  Coal  Oil  Natural gas  Mineral or other rights (such as farming rights, hunting rights, quarrying rights) Explain:  The to Buyer: Before entering into an agreement of sale, Buyer can investigate the status of these rights againg legal counsel, obtaining a title examination of unlimited years and searching the official receive Recorder of Deeds, and elsewhere. Buyer is also advised to investigate the terms of any existing letterms of those leases.  To the tope of the property is also advised to investigate the terms of any existing letterms of those leases.  To the property Rights  To the Property.  To t	C1 C2 C3 C4 C5	Yes by, ames in the	No V V V V V V V V V V V V V V V V V V V	Unk  Her med	N/A  ans, e of
	wh. ag (C) Pr Ar pro 1. 2. 3. 4. 5. No eng the to FLOO (A) Flo	aich agricultural operations may be subject to nuisance suits or ordinances. Buyers are encouraged ricultural operations covered by the Act operate in the vicinity of the Property.  Toperty Rights  Toperty Rights  To you aware of the transfer, sale and/or lease of any of the following property rights (by you or a evious owner of the Property):  Timber  Coal  Oil  Natural gas  Mineral or other rights (such as farming rights, hunting rights, quarrying rights) Explain:  The to Buyer: Before entering into an agreement of sale, Buyer can investigate the status of these rights againg legal counsel, obtaining a title examination of unlimited years and searching the official recorder of Deeds, and elsewhere. Buyer is also advised to investigate the terms of any existing letterms of those leases.  Toping DRAINAGE AND BOUNDARIES  Toping DRAINAGE AND BOUNDARIES  Toping Drainage	C1 C2 C3 C4 C5	Yes by, ames in the start as But	No V V V V V V V V V V V V V V V V V V V	Unk  Her med y Office ay be s	nny  N/A  ans, e of uhject
i. i	wh. ag (C) Pr Ar pro 1. 2. 3. 4. 5. No eng the to Explai	nich agricultural operations may be subject to nuisance suits or ordinances. Buyers are encouraged ricultural operations covered by the Act operate in the vicinity of the Property.  Toperty Rights  Toperty Rights  To you aware of the transfer, sale and/or lease of any of the following property rights (by you or a servious owner of the Property):  Timber  Coal  Oil  Natural gas  Mineral or other rights (such as farming rights, hunting rights, quarrying rights) Explain:  The to Buyer: Before entering into an agreement of sale, Buyer can investigate the status of these rights againg legal counsel, obtaining a title examination of unlimited years and searching the official recorder of Deeds, and elsewhere. Buyer is also advised to investigate the terms of any existing letterms of those leases.  Toping, DRAINAGE AND BOUNDARIES  Toping Drainage  Is any part of this Property located in a wetlands area?	CI C2 C3 C4 C8	Yes by, ames in the start as But	No No No No No	Unk  Her med y Office ay be s	nny  N/A  ans, e of uhject
. 1	wh ag (C) Pr Ar pro 1. 2. 3. 4. 5. No eng the to (A) Flo (A) Flo 2.	nich agricultural operations may be subject to nuisance suits or ordinances. Buyers are encouraged ricultural operations covered by the Act operate in the vicinity of the Property.  Toperty Rights  Toperty Rights  To you aware of the transfer, sale and/or lease of any of the following property rights (by you or a sevious owner of the Property):  Timber  Coal  Oil  Natural gas  Mineral or other rights (such as farming rights, hunting rights, quarrying rights) Explain:  The to Buyer: Before entering into an agreement of sale, Buyer can investigate the status of these rights againg legal counsel, obtaining a title examination of unlimited years and searching the official recorder of Deeds, and elsewhere. Buyer is also advised to investigate the terms of any existing letterms of those leases.  To any "yes" answers in Section 19:  DDING, DRAINAGE AND BOUNDARIES  Doding/Drainage  Is any part of this Property located in a wetlands area?  Is the Property, or any part of it, designated a Special Flood Hazard Area (SFHA)?	C1 C2 C3 C4 C5 C5 A1 A2	Yes by, ames in the start as But	No No No No No	Unk  Her med y Office ay be s	N/A  ans, e of uhject
. 1	wh ag (C) Pr Ar pro 1. 2. 3. 4. 5.  No eng the to (A) Flo 1. 2. 3.	nich agricultural operations may be subject to nuisance suits or ordinances. Buyers are encouraged ricultural operations covered by the Act operate in the vicinity of the Property.  Toperty Rights  To you aware of the transfer, sale and/or lease of any of the following property rights (by you or a serious owner of the Property):  Timber  Coal  Oil  Natural gas  Mineral or other rights (such as farming rights, hunting rights, quarrying rights) Explain:  The to Buyer: Before entering into an agreement of sale, Buyer can investigate the status of these rigging legal counsel, obtaining a title examination of unlimited years and searching the official recovered flowers, and elsewhere. Buyer is also advised to investigate the terms of any existing letterms of those leases.  To any "yes" answers in Section 19:  DDING, DRAINAGE AND BOUNDARIES  To boding/Drainage  Is any part of this Property located in a wetlands area?  Is the Property, or any part of it, designated a Special Flood Hazard Area (SFHA)?  Do you maintain flood insurance on this Property?	C1 C2 C3 C4 C5 C5 C4 C5 A1	Yes by, ames in the start as But	No No No No No	Unk  Her med y Office ay be s	N/A  ans, e of uhject
. 1	wth ag (C) Pr Ar pro 1. 2. 3. 4. 5.  No eng the to (A) Flo 1. 2. 3. 4.	nich agricultural operations may be subject to nuisance suits or ordinances. Buyers are encouraged ricultural operations covered by the Act operate in the vicinity of the Property.  Toperty Rights  To you aware of the transfer, sale and/or lease of any of the following property rights (by you or a serious owner of the Property):  Timber  Coal  Oil  Natural gas  Mineral or other rights (such as farming rights, hunting rights, quarrying rights) Explain:  The to Buyer: Before entering into an agreement of sale, Buyer can investigate the status of these rights againg legal counsel, obtaining a title examination of unlimited years and searching the official receivers of Deeds, and elsewhere. Buyer is also advised to investigate the terms of any existing letterms of those leases.  To any "yes" answers in Section 19:  DDING, DRAINAGE AND BOUNDARIES  To boding/Drainage  Is any part of this Property located in a wetlands area?  Is the Property, or any part of it, designated a Special Flood Hazard Area (SFHA)?  Do you maintain flood insurance on this Property?  Are you aware of any past or present drainage or flooding problems affecting the Property?	CI C2 C3 C4 C5 C5 A1 A2 A3 A4	Yes by, ames in the start as But	No No No No No	Unk  Her med y Office ay be s	nny  N/A  ans, e of uhject
).	wth ag  (C) Pr  Ar  pro 1. 2. 3. 4. 5.  No eng the to  Explai  FLOO (A) Flo 1. 2. 3. 4. 5.	nich agricultural operations may be subject to nuisance suits or ordinances. Buyers are encouraged ricultural operations covered by the Act operate in the vicinity of the Property.  Toperty Rights  Toperty	C1 C2 C3 C4 C5 A1 A2 A3	Yes by, ames in the start as But	No No No No No	Unk  Her med y Office ay be s	nny  N/A  ans, e of uhject
).	wth ag  (C) Pr  Ar  pro 1. 2. 3. 4. 5.  No eng the to to the to t	nich agricultural operations may be subject to nuisance suits or ordinances. Buyers are encouraged ricultural operations covered by the Act operate in the vicinity of the Property.  Toperty Rights  Toperty	CI C2 C3 C4 C5 C5 A1 A2 A3 A4	Yes by, ames in the start as But	No No No No No	Unk  Her med y Office ay be s	nny  N/A  ans, e of uhject
	wth ag  (C) Pr  Ar  pro 1. 2. 3. 4. 5.  No eng the to to the to t	nich agricultural operations may be subject to nuisance suits or ordinances. Buyers are encouraged ricultural operations covered by the Act operate in the vicinity of the Property.  Toperty Rights  Toperty	CI C2 C3 C4 C5 C5 C4 C5 A1 A2 A3 A4 A5	Yes by, ames in the start as But	No No No No No	Unk  Her med y Office ay be s	nny  N/A  ans, e of uhject

Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered. Explain any "yes" answers in Section 20(A). Include dates, the location and extent of flooding and the condition of any manmade storm water management features: had drain + swall installed (B) Boundaries Yes No Unk N/A 1. Are you aware of encroachments, boundary line disputes, or easements affecting the Property? 83.1 2. Is the Property accessed directly (without crossing any other property) by or from a public road? 82 3. Can the Property be accessed from a private road or lane? 133 a. If "yes," is there a written right of way, easement or maintenance agreement? 324 b. If "yes," has the right of way, easement or maintenance agreement been recorded? 3b 4. Are you aware of any shared or common areas (driveways, bridges, docks, walls, etc.) or maintenance agreements? 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.

Explain any "yes" answers in Section 20(B):  $\Theta A Y A CCESS OF PUBLIC CO$ 21. HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES (A) Mold and Indoor Air Quality (other than radon) Unk N/A 1. Are you aware of any tests for mold, fungi, or indoor air quality in the Property? V 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 Yes No Unk N/A 1. Are you aware of any tests for radon gas that have been performed in any buildings on the Property? 83 [ 2. If "yes," provide test date and results B2 3. Are you aware of any radon removal system on the Property? 83 (C) Lead Paint If the 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 on a separate disclosure form. 1. Are you aware of any lead-based paint or lead-based paint hazards on the Property?  $\Box$ 2. Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on the Property? £3 (D) Tanks 1. Are you aware of any existing underground tanks? front of house that was

2. Are you aware of any underground tanks that have been removed or filled? filled in 111 112 (E) Dumping. Has any portion of the Property been used for waste or refuse disposal or storage? If "yes," location: tood + yard compost in woods (F) Other 1. Are you aware of any past or present hazardous substances on the Property (structure or soil) such as, but not limited to, asbestos or polychlorinated biphenyls (PCBs)? 2. Are you aware of any other hazardous substances or environmental concerns that may affect the 17 3. If "yes," have you received written notice regarding such concerns? 113 4. Are you aware of testing on the Property for any other hazardous substances or environmental concerns? Explain any "yes" answers in Section 21. Include test results and the location of the hazardous substance(s) or environmental issue(s): we put dry lock on basement walls to control mold however garage however garage still gets water 22. MISCELLANEOUS Heavy 00 9 (A) Deeds, Restrictions and Title Yes Unk N/A No 1. Are there any deed restrictions or restrictive covenants that apply to the Property?  $\Lambda 1$ Are you aware of any historic preservation restriction or ordinance or archeological designation associated with the Property?

SPD Page 10 of 11 Buyer's Initials

Seller's Initials DIM SHIP Date 2-9-22

Date

568 569	Check yes Property, C	no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does apply to the Property but you are not sure of the answer. All	uestio quest	n does ions m	not ap ust be	oply to answer	the ed.
				Yes	No	Unk	N/A
570 571 571	3.	Are you aware of any reason, including a defect in title or contractual obligation such as an option or right of first refusal, that would prevent you from giving a warranty deed or conveying title to the Property?	A.3		V		
471	(B) <b>Fi</b>	nancial					
S 74 575 576		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?	83		1		
578 578 570		Are you aware of any mortgages, judgments, encumbrances, liens, overdue payments on a support obligation, or other debts against this Property or Seller that cannot be satisfied by the proceeds of this sale?	30 Z				
\$8() 		Are you aware of any insurance claims filed relating to the Property during your ownership?	83		V		
581	(C) Le	Are you aware of any violations of federal, state, or local laws or regulations relating to this Prop-					
582 583		erty?	$\mathbb{C}^{1}$		V		
384	2.	Are you aware of any existing or threatened legal action affecting the Property?	C2		V		
585		lditional Material Defects				,	
586 587	1.	Are you aware of any material defects to the Property, dwelling, or fixtures which are not disclosed elsewhere on this form?	1) 1				
488		Note to Buyer: A material defect is a problem with a residential real property or any portion of i	t that	would	have	a signif	îcant
589 590		adverse impact on the value of the property or that involves an unreasonable risk to people on the structural element, system or subsystem is at or beyond the end of the normal useful life of such a	e pro	perty. I	The fa	ct that a	7
591		subsystem is not by itself a material defect.  After completing this form, if Seller becomes aware of additional information about the Pro	mart	v inch	ıdina	throng	h
593 594	2.	inspection reports from a buyer, the Seller must update the Seller's Property Disclosure Statinspection report(s). These inspection reports are for informational purposes only.	teme	nt and	l/or at	tach th	ie
595	Evnla	in any "yes" answers in Section 22:					
596	Lingin	many yes and the second and the seco					
597	23. ATTA	CHMENTS					
593	(A) Th	e following are part of this Disclosure if checked:					
40m		Seller's Property Disclosure Statement Addendum (PAR Form SDA)					
(vi)(I				····			
661	Ц						
602	Ц						
603 603 603 603	of Seller's erty and t TION CO tion of this	signed Seller represents that the information set forth in this disclosure statement is accur knowledge. Seller hereby authorizes the Listing Broker to provide this information to pro o other real estate licensees. SELLER ALONE IS RESPONSIBLE FOR THE ACCUR. NTAINED IN THIS STATEMENT. If any information supplied on this form becomes in form, Seller shall notify Buyer in writing.	spect ACY naccu	ive bu OF T rate fo	yers o HE I ollowi	f the p NFOR ng con	orop- MA- aple-
608	SELLER	Vienn T, Hent for Dennis L Hurst	<u>Jr</u> D	ATE_	2-	7-0	<u> </u>
609	SELLER	Denni J. Heurt fr. Dennis L Hurst	D	ATE	2-	9-22	2
610	SELLER		D	ATE			
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612	SELLER_		U	ATE			
() []	SELLER_		D	ATE_			
614		RECEIPT AND ACKNOWLEDGEMENT BY BUYER					
615	The under	signed Buyer acknowledges receipt of this Statement. Buyer acknowledges that this State	ment	is not	a wa	rranty	and
616 617 618	that, unles	s stated otherwise in the sales contract, Buyer is purchasing this property in its present y to satisfy himself or herself as to the condition of the property. Buyer may request that the pense and by qualified professionals, to determine the condition of the structure or its compo	conc he pr	lition. operty	It is	Buyer'	s re-
619	RUVER		DA	ATE -		: 1	
620			D/	ATE _		**	
621	BUYER		<b>D</b> A	TE_			
				<del>-</del>			

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

## THIS FORM MUST BE COMPLETED FOR ANY PROPERTY BUILT PRIOR TO 1978 PROPERTY 309 Panorama Dr. Denver, PA 17517-9710 1 SELLER Dennis L Hurst Jr 2 LEAD WARNING STATEMENT 3 Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such 4 property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead 5 poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, 6 behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller of any interest 7 in residential real property is required to provide the Buyer with any information on lead-based paint hazards from risk assessments or 8 inspections in the Seller's possession and notify the Buyer of any known lead-based paint hazards. A risk assessment or inspection for 9 possible lead-based paint hazards is recommended prior to purchase. 10 SFLLER'S DISCLOSURE 11 (AH) In Seller has no knowledge of the presence of lead-based paint and/or lead-based paint hazards in or about the Property. 12 Seller has knowledge of the presence of lead-based paint and/or lead-based paint hazards in or about the Property. (Provide the 13 basis for determining that lead-based paint and/or hazards exist, the location(s), the condition of the painted surfaces, and other 14 available information concerning Seller's knowledge of the presence of lead-based paint and/or lead-based paint hazards.) 15 16 SELLER'S RECORDS/REPORTS 17 BAN Seller has no records or reports pertaining to lead-based paint and/or lead-based paint hazards in or about the Property. 18 / \_\_\_Seller has provided Buyer with all available records and reports regarding lead-based paint and/or lead-based paint hazards in 19 or about the Property. (List documents): 20 21 Seller certifies that to the best of Seller's knowledge the above statements are true and accurate. 22 Dennis L Hurst Jr DATE 23 DATE ()2-09 24 SELLER DATE 25 SELLER 26 BUYER DATE OF AGREEMENT 27 BUYER'S ACKNOWLEDGMENT 28 Buyer has received the pamphlet Protect Your Family from Lead in Your Home and has read the Lead Warning Statement. 29 Buyer has reviewed Seller's disclosure of known lead-based paint and/or lead-based paint hazards and has received the records 30 31 and reports regarding lead-based paint and/or lead-based paint hazards identified above. 32 Buyer has (initial one): received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of 33 34 lead-based paint and/or lead-based paint hazards; or waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based 35 36 paint hazards. Buyer certifies that to the best of Buyer's knowledge the statements contained in Buyer's acknowledgement are true and accurate. 37 38 BUYER DATE 39 BUYER DATE 40 **BUYER** DATE AGENT ACKNOWLEDGEMENT AND CERTIFICATION 41 42 Agent/Licensee represents that Agent has informed Seller of Seller's obligations under the Residential Lead-Based-Paint 43 Hazard Reduction Act, 42 U.S.C. §4852(d), and is aware of Agent's responsibility to ensure compliance. The following have reviewed the information above and certify that the Agent statements are true to the best of their knowledge and belief. 44 45 Seller Agent and Buyer Agent must both sign this form. BROKER FOR SELLER (Company Name) Beiler Campbell Realtors LICENSEE William DATE BROKER FOR BUYER (Company Name) 46 47



LICENSEE

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Fax: 717-786-7900

DATE