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

## PROPERTY 840 Billyville Rd, Mifflintown, PA 17059

SELLER John D. Kurtz, Saloma J Kurtz

## 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.

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- 3. Transfers to a mortgage lender that results from a buyer's default and subsequent foreclosure sales that result from default.
- 4. Transfers from a co-owner to one or more other co-owners. 22
  - 5. Transfers made to a spouse or direct descendant.
  - 6. Transfers between spouses as a result of divorce, legal separation or property settlement.
    - 7. Transfers by a corporation, partnership or other association to its shareholders, partners or other equity owners as part of a plan of liquidation.
    - 8. Transfers of a property to be demolished or converted to non-residential use.
- 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 building code; and
    - c. A certificate of occupancy or a certificate of code compliance has been issued for the dwelling.

## COMMON LAW DUTY TO DISCLOSE

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

## EXECUTOR, ADMINISTRATOR, TRUSTEE SIGNATURE BLOCK

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

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43 Seller's Initials I-1 K Date 3-16-23

SPD Page 1 of 11

**Buyer's Initials** / Date



SELLER'S EXPERTISE   No Unk NA	45	Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All	questi Il ques	tions m	ust be	ppry to	red.
other areas related to the construction and conditions of the Property and its improvements?  (B) is Seller are all estatic licensee?  Explain any "yes" answers in Section 1:  2. OWNERSHIPOCCUPANCY  (A) Occupancy  1. When was the Property most recently occupied?  2. DyNRRSHIPOCCUPANCY  (A) Occupancy  1. When was property most recently occupied?  2. Dy Norwary people?  3. The own many people?  3. The owner of Individual Completing This Disclosure. Is the individual completing this form:  1. The owner  1. The owner  1. The owner  2. The executor or administrator  3. The trustee  3. The trustee  3. The trustee  4. An individual bodding power of attorney  (C) When was the Property acquired?  (C) When was the Property acquired?  (C) When was the Property acquired?  (D) List any animals that have lived in the residence(s) or other structures during your ownership:  (A) Disclosures for condominisms 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 regarding common areas or facilities are not required by the Real Estate Seller Disclosure regarding common areas or facilities are not required by the Real Estate Seller Disclosure regarding common areas or facilities are not required by the Real Estate Seller Disclosure regarding common areas or facilities are not required by the Real Estate Seller Disclosure regarding common areas or facilities are not required by the Real Estate Seller Disclosure regarding common areas or facilities are not required by the Real Estate Seller Disclosure regarding common areas or facilities are not required by the Real Estate Seller Disclosure regarding common areas or facilities are not required by the Real Estate Seller Disclosure regarding common areas or facilities are not required by the Real Estate Seller Disclosure regarding common areas or facilities are not required by the Real Estate Seller Disclosure regarding common areas or facilities are not required to the Real Es	46				-	,	
18   18   18   18   18   18   18   18		(A) Does Seller possess expertise in contracting, engineering, architecture, environmental assessment or			~		
Cylis Seller a real estate licensee?   Cylis Explain any "yes" answers in Section 1:				<del></del>	125	_	-
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regarding common areas or facilities are not required by the Real Estate Seller Disclosure Law.    Type   Is the Property part of a(n):	69						
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(C) If "yes," how much are the fees? \$			<b>B3</b>				Z.
(D) If "yes," are there any community services or systems that the association or community is responsible for supporting or maintaining? Explain:  (E) If "yes," provide the following information:  1. Community Name 2. Contact 3. Mailing Address 4. Telephone Number (F) How much is the capital contribution/initiation fee(s)? \$  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, condominium, cooperative, or pinned community. Buyers may be responsible for capital contributions, initiation fees or similar one-time fees in addition to regular maintenance fees. The buyer will have the option of canceling the agreement with the return of all deposit monies until the certificate had been provided to the buyer and for five days thereafter or until conveyance, whichever occurs first.  4. ROOFS AND ATTIC (A) Installation 1. When was or were the roof or roofs installed? 2. Do you have documentation (invoice, work order, warranty, etc.)? (B) Repair 1. Was the roof or roofs or any portion of it or them replaced or repaired during your ownership? 2. If it or they were replaced or repaired, were any existing roofing materials removed? (C) Issues 1. Has the roof or roofs ever leaked during your ownership? 2. Have there been any other leaks or moisture problems in the attic? 3. Are you aware of any past or present problems with the roof(s), attic, gutters, flashing or downspouts?  3. Are you aware of any past or present problems with the roof(s), attic, gutters, flashing or downspouts?		4. Other type of association or community	B4				1.0%
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102 spouts? J-K-		•	C2				
103 Seller's Initials Date 3-/6-23 SPD Page 2 of 11 Buyer's Initials / Date			C3		~		
	103	Seller's Initials Date $\frac{7-16-23}{2}$ SPD Page 2 of 11 Buver's Initials /		Date			

105	Pro	eck yes, no, unknown (unk) or not applicable (N/A) for each q perty. Check unknown when the question does apply to the Proper	uestion. Be sure to che ty but you are not sure	eck N/A when a of of the answer. Al	questi I que:	ion do stions	es not must b	apply to	o tne ered.
106 107		Explain any "yes" answers in Section 4. Include the location a the name of the person or company who did the repairs and	the date they were do	one:	epair	or re	media	tion eff	orts,
108	_	A NEW KOOF WAS PUT ON THE	House in 200						
109	5.	BASEMENTS AND CRAWL SPACES				T7	I NI.	TT1-	BT/A
110		(A) Sump Pump	. 3			Yes	No	Unk	N/A
111 112		<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 man</li> </ol>			A1				
113		3. If it has a sump pump, has it ever run?			A2		$\vdash$		
114		4 If it has a sump pump, is the sump pump in working order	er?		A3 A4		1		
115		(B) Water Infiltration	<b>.</b>		44		-	-,-1	
116 117		<ol> <li>Are you aware of any past or present water leakage, accumment or crawl space?</li> </ol>	nulation, or dampness v	within the base-	B1	-			do an half almost
118 119		2. Do you know of any repairs or other attempts to control a basement or crawl space?	any water or dampness	problem in the	B2				
120		3. Are the downspouts or gutters connected to a public sew	er system?		B3		_		
121 122 123 124		Explain any "yes" answers in Section 5. Include the location a the name of the person or company who did the repairs and whan we Borgh The house in soot.  WE fixed The Problem with A dr.	nd extent of any prob the date they were do	lem(s) and any rone: Thair A	epair	or rei	media 4722	tion eff _ i ル	orts, Baser
125	6.	TERMITES/WOOD-DESTROYING INSECTS, DRYROT,	PESTS						
126		(A) Status				Yes	No	Unk	N/A
127 128		<ol> <li>Are you aware of past or present dryrot, termites/wood-d Property?</li> </ol>	destroying insects or ot	her pests on the			_		
129		2. Are you aware of any damage caused by dryrot, termites/v	wood-destroving insects	or other nests?	A1		<b>—</b>	1.5.4	347-43
130		(B) Treatment	wood desiroying insects	or other pests.	A2	515			
131		1. Is the Property currently under contract by a licensed pes	st control company?		B1		1		
132		2. Are you aware of any termite/pest control reports or treat		.7			, _	200	
133		2			13.7			Burn Russia	
134		Explain any "yes" answers in Section 6. Include the name of			B2 plica	ble: _			
		Explain any "yes" answers in Section 6. Include the name of				ble: _			
135	7.	Explain any "yes" answers in Section 6. Include the name of STRUCTURAL ITEMS					No	Unk	N/A
135 136 137	7.		any service/treatmen	t provider, if ap	plica	ble:	No No	Unk	N/A
135 136 137 138 139	7.	STRUCTURAL ITEMS  (A) Are you aware of any past or present movement, shifting, dete foundations, or other structural components?  (B) Are you aware of any past or present problems with driveways,	any service/treatmen	t provider, if apple	plica A		No V	Unk	N/A
135 136 137 138 139 140	7.	STRUCTURAL ITEMS  (A) Are you aware of any past or present movement, shifting, deteroundations, or other structural components?  (B) Are you aware of any past or present problems with driveways, the Property?  (C) Are you aware of any past or present water infiltration in the h	erioration, or other prob	t provider, if applements with walls,	plica A B		No V	Unk	N/A
135 136 137 138 139 140 141 142	7.	STRUCTURAL ITEMS  (A) Are you aware of any past or present movement, shifting, deteroundations, or other structural components?  (B) Are you aware of any past or present problems with driveways, the Property?  (C) Are you aware of any past or present water infiltration in the haroof(s), basement or crawl space(s)?	erioration, or other prob	t provider, if applements with walls,	plica A		No V	Unk	N/A
135 136 137 138 139 140 141 142 143	7.	STRUCTURAL ITEMS  (A) Are you aware of any past or present movement, shifting, deteroundations, or other structural components?  (B) Are you aware of any past or present problems with driveways, the Property?  (C) Are you aware of any past or present water infiltration in the h	erioration, or other prob walkways, patios or reta	t provider, if applements with walls, aining walls on s, other than the	plica A B		No V	Unk	N/A
135 136 137 138 139 140 141 142 143	7.	STRUCTURAL ITEMS  (A) Are you aware of any past or present movement, shifting, deteroundations, or other structural components?  (B) Are you aware of any past or present problems with driveways, the Property?  (C) Are you aware of any past or present water infiltration in the horoof(s), basement or crawl space(s)?  (D) Stucco and Exterior Synthetic Finishing Systems  1. Is any part of the Property constructed with stucco or an (EIFS) such as Dryvit or synthetic stucco, synthetic bricks.	erioration, or other prob walkways, patios or reta nouse or other structures Exterior Insulating Fin	t provider, if applems with walls, aining walls on s, other than the ishing System	plica A B		No V	Unk	N/A
35 36 37 38 39 40 41 42 43 44 45	7.	STRUCTURAL ITEMS  (A) Are you aware of any past or present movement, shifting, deteroundations, or other structural components?  (B) Are you aware of any past or present problems with driveways, the Property?  (C) Are you aware of any past or present water infiltration in the horoof(s), basement or crawl space(s)?  (D) Stucco and Exterior Synthetic Finishing Systems  1. Is any part of the Property constructed with stucco or and (EIFS) such as Dryvit or synthetic stucco, synthetic bricks.  2. If "yes," indicate type(s) and location(s)	erioration, or other prob walkways, patios or reta nouse or other structures Exterior Insulating Fin	t provider, if applems with walls, aining walls on s, other than the ishing System	A B C		No /	Unk	N/A
35 36 37 38 39 40 41 42 43 44 45 46	7.	STRUCTURAL ITEMS  (A) Are you aware of any past or present movement, shifting, deteroundations, or other structural components?  (B) Are you aware of any past or present problems with driveways, the Property?  (C) Are you aware of any past or present water infiltration in the horoof(s), basement or crawl space(s)?  (D) Stucco and Exterior Synthetic Finishing Systems  1. Is any part of the Property constructed with stucco or an (EIFS) such as Dryvit or synthetic stucco, synthetic brick  2. If "yes," indicate type(s) and location(s)  3. If "yes," provide date(s) installed	erioration, or other prob walkways, patios or reta nouse or other structures Exterior Insulating Fin	t provider, if applems with walls, aining walls on s, other than the ishing System	A B C		No V	Unk	N/A
135 136 137 138 139 140 141 42 43 144 45 146 147	7.	STRUCTURAL ITEMS  (A) Are you aware of any past or present movement, shifting, deteroundations, or other structural components?  (B) Are you aware of any past or present problems with driveways, the Property?  (C) Are you aware of any past or present water infiltration in the horoof(s), basement or crawl space(s)?  (D) Stucco and Exterior Synthetic Finishing Systems  1. Is any part of the Property constructed with stucco or an (EIFS) such as Dryvit or synthetic stucco, synthetic brick  2. If "yes," indicate type(s) and location(s)  3. If "yes," provide date(s) installed  (E) Are you aware of any fire, storm/weather-related, water, hail	erioration, or other prob walkways, patios or reta nouse or other structures Exterior Insulating Fin k or synthetic stone?	t provider, if applems with walls, aining walls on s, other than the ishing System	A B C D1 D2		No V	Unk	N/A
135 136 137 138 139 40 141 142 143 144 45 146 147 148	7.	STRUCTURAL ITEMS  (A) Are you aware of any past or present movement, shifting, deteroundations, or other structural components?  (B) Are you aware of any past or present problems with driveways, the Property?  (C) Are you aware of any past or present water infiltration in the horoof(s), basement or crawl space(s)?  (D) Stucco and Exterior Synthetic Finishing Systems  1. Is any part of the Property constructed with stucco or an (EIFS) such as Dryvit or synthetic stucco, synthetic brick  2. If "yes," indicate type(s) and location(s)  3. If "yes," provide date(s) installed	erioration, or other prob walkways, patios or reta nouse or other structures Exterior Insulating Fin k or synthetic stone?	t provider, if applems with walls, aining walls on s, other than the ishing System	A B C D1 D2 D3			Unk	N/A
135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150	7.	STRUCTURAL ITEMS  (A) Are you aware of any past or present movement, shifting, deteroundations, or other structural components?  (B) Are you aware of any past or present problems with driveways, the Property?  (C) Are you aware of any past or present water infiltration in the haroof(s), basement or crawl space(s)?  (D) Stucco and Exterior Synthetic Finishing Systems  1. Is any part of the Property constructed with stucco or and (EIFS) such as Dryvit or synthetic stucco, synthetic brick  2. If "yes," indicate type(s) and location(s)  3. If "yes," provide date(s) installed  (E) Are you aware of any fire, storm/weather-related, water, hail  (F) Are you aware of any defects (including stains) in flooring of Explain any "yes" answers in Section 7. Include the location at the name of the person or company who did the repairs and	erioration, or other prob walkways, patios or reta nouse or other structures Exterior Insulating Fin k or synthetic stone?  l or ice damage to the For floor coverings? nd extent of any prob the date the work wa	t provider, if apple of the provider, if apple of the provider with walls, aiming walls on so, other than the dishing System  Property?  lem(s) and any residence:	A B C D1 D2 D3 E F	Yes			
35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52	7.	STRUCTURAL ITEMS  (A) Are you aware of any past or present movement, shifting, deteroundations, or other structural components?  (B) Are you aware of any past or present problems with driveways, the Property?  (C) Are you aware of any past or present water infiltration in the haroof(s), basement or crawl space(s)?  (D) Stucco and Exterior Synthetic Finishing Systems  1. Is any part of the Property constructed with stucco or an (EIFS) such as Dryvit or synthetic stucco, synthetic brick  2. If "yes," indicate type(s) and location(s)  3. If "yes," provide date(s) installed  (E) Are you aware of any fire, storm/weather-related, water, hail  (F) Are you aware of any defects (including stains) in flooring of Explain any "yes" answers in Section 7. Include the location at the name of the person or company who did the repairs and SMAH KWM WEYT TO KITCHEU	erioration, or other prob walkways, patios or reta nouse or other structures Exterior Insulating Fin k or synthetic stone?  l or ice damage to the For floor coverings? nd extent of any prob the date the work wa	t provider, if apple of the provider, if apple of the provider with walls, aiming walls on so, other than the dishing System  Property?  lem(s) and any residence:	A B C D1 D2 D3 E F	Yes			
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135 136 137 138 39 40 141 42 43 44 45 46 47 48 49 50 51 52 53 54 55		STRUCTURAL ITEMS  (A) Are you aware of any past or present movement, shifting, deteroundations, or other structural components?  (B) Are you aware of any past or present problems with driveways, the Property?  (C) Are you aware of any past or present water infiltration in the homostic problems are not crawl space(s)?  (D) Stucco and Exterior Synthetic Finishing Systems  1. Is any part of the Property constructed with stucco or an (EIFS) such as Dryvit or synthetic stucco, synthetic brick  2. If "yes," indicate type(s) and location(s)  3. If "yes," provide date(s) installed  (E) Are you aware of any fire, storm/weather-related, water, hail  (F) Are you aware of any defects (including stains) in flooring of explain any "yes" answers in Section 7. Include the location at the name of the person or company who did the repairs and SMALIERATIONS  (A) Have any additions, structural changes or other alterations (in	erioration, or other probable walkways, patios or retainouse or other structures.  Exterior Insulating Fine or synthetic stone?  I or ice damage to the Forfloor coverings?  Indextent of any probable date the work walkways.	lems with walls, aining walls on s, other than the ishing System Property? lem(s) and any residence:	A B C D1 D2 D3 E F	Yes  or rei	wediate No	tion eff	orts,
135 136 137 138 139 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 55		STRUCTURAL ITEMS  (A) Are you aware of any past or present movement, shifting, deteroundations, or other structural components?  (B) Are you aware of any past or present problems with driveways, the Property?  (C) Are you aware of any past or present water infiltration in the homostic problems are not crawl space(s)?  (D) Stucco and Exterior Synthetic Finishing Systems  1. Is any part of the Property constructed with stucco or an (EIFS) such as Dryvit or synthetic stucco, synthetic brick  2. If "yes," indicate type(s) and location(s)  3. If "yes," provide date(s) installed  (E) Are you aware of any fire, storm/weather-related, water, hail  (F) Are you aware of any defects (including stains) in flooring of explain any "yes" answers in Section 7. Include the location at the name of the person or company who did the repairs and SMALIERATIONS  (A) Have any additions, structural changes or other alterations (in	erioration, or other probable walkways, patios or retainouse or other structures.  Exterior Insulating Fine or synthetic stone?  I or ice damage to the Forfloor coverings?  Indextent of any probable date the work walkways.	t provider, if applements with walls, aining walls on s, other than the ishing System  Property?  lem(s) and any residence:	A B C D1 D2 D3 E F	Yes  or rei	No No inal in	Unk uspectio	orts, N/A
135 136 137 138 139 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 55		STRUCTURAL ITEMS  (A) Are you aware of any past or present movement, shifting, deteroundations, or other structural components?  (B) Are you aware of any past or present problems with driveways, the Property?  (C) Are you aware of any past or present water infiltration in the horoof(s), basement or crawl space(s)?  (D) Stucco and Exterior Synthetic Finishing Systems  1. Is any part of the Property constructed with stucco or an (EIFS) such as Dryvit or synthetic stucco, synthetic brick  2. If "yes," indicate type(s) and location(s)  3. If "yes," provide date(s) installed  (E) Are you aware of any fire, storm/weather-related, water, hail  (F) Are you aware of any defects (including stains) in flooring of explain any "yes" answers in Section 7. Include the location at the name of the person or company who did the repairs and Small Kom Next to Literal Additional Control of the person or company who did the repairs and Small Kom Next to Literal Additional Control of the person or company who did the repairs and Small Kom Next to Literal Control of the person or company who did the repairs and Small Kom Next to Literal Control of the person or company who did the repairs and Small Kom Next to Literal Control of the person or company who did the repairs and Small Kom Next to Literal Control of the person or company who did the repairs and Small Kom Next to Literal Control of the person or company who did the repairs and Small Kom Next to Literal Control of the person or company who did the repairs and Small Kom Next to Literal Control of the person or company who did the repairs and Small Repai	erioration, or other probable walkways, patios or retainable or other structures.  Exterior Insulating Fines or synthetic stone?  It or ice damage to the Forfloor coverings?  Indextent of any probable date the work walkways, patios or retainable of the Forfloor structures.	lems with walls, aining walls on s, other than the ishing System  Property?  lem(s) and any residence:	A B C D1 D2 D3 E F	Yes  or ren  Yes  Fap	No No inal in proval	tion eff	ns/ned?
35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58		STRUCTURAL ITEMS  (A) Are you aware of any past or present movement, shifting, deteroundations, or other structural components?  (B) Are you aware of any past or present problems with driveways, the Property?  (C) Are you aware of any past or present water infiltration in the horoof(s), basement or crawl space(s)?  (D) Stucco and Exterior Synthetic Finishing Systems  1. Is any part of the Property constructed with stucco or and (EIFS) such as Dryvit or synthetic stucco, synthetic brick  2. If "yes," indicate type(s) and location(s)  3. If "yes," provide date(s) installed  (E) Are you aware of any fire, storm/weather-related, water, hail  (F) Are you aware of any defects (including stains) in flooring of explain any "yes" answers in Section 7. Include the location at the name of the person or company who did the repairs and Small Kom Next to Literal Additions, structural changes or other alterations (in Property during your ownership? Itemize and date all additions.)	erioration, or other probable walkways, patios or retainable or other structures.  Exterior Insulating Fines or synthetic stone?  I or ice damage to the For floor coverings?  Indextent of any probable date the work walkways, patios or retainable on synthetic stone?	lems with walls, aining walls on s, other than the ishing System  Property?  lem(s) and any residence: SEEC	A B C D1 D2 D3 E F	Yes  or ren  Yes  Fap	No No inal in proval	Unk  sspection of the state of	ns/ned?
134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158		STRUCTURAL ITEMS  (A) Are you aware of any past or present movement, shifting, deteroundations, or other structural components?  (B) Are you aware of any past or present problems with driveways, the Property?  (C) Are you aware of any past or present water infiltration in the horoof(s), basement or crawl space(s)?  (D) Stucco and Exterior Synthetic Finishing Systems  1. Is any part of the Property constructed with stucco or and (EIFS) such as Dryvit or synthetic stucco, synthetic brick  2. If "yes," indicate type(s) and location(s)  3. If "yes," provide date(s) installed  (E) Are you aware of any fire, storm/weather-related, water, hail  (F) Are you aware of any defects (including stains) in flooring of explain any "yes" answers in Section 7. Include the location at the name of the person or company who did the repairs and Small Kom Next to Literal Additions, structural changes or other alterations (in Property during your ownership? Itemize and date all additions.)	erioration, or other probable walkways, patios or retainable or other structures.  Exterior Insulating Fines or synthetic stone?  I or ice damage to the For floor coverings?  Indextent of any probable date the work was probable of the consolidation of the date of work.  Approximate date of work	lems with walls, aining walls on s, other than the ishing System  Property?  lem(s) and any residence:  PRECI  Deen made to the  Were permiobtained?	A B C D1 D2 D3 E F	Yes  or ren  Yes  Fap	No No inal in proval	Unk  sspection of the state of	ns/ned?

161 Seller's Initials  $\sqrt{3}$  Date  $\sqrt{3-/8-23}$  SPD Page 3 of 11 Buyer's Initials \_\_\_\_/\_

\_\_ Date \_\_

164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184		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						
167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183	Approximate date obtained					ispection ls obtai		
168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183	Addition, structural change or alteration of work (Yes/No/Unk				Yes/N	o/Unk/	NA)	
169 170 171 172 173 174 175 176 177 178 179 180 181 182 183	NEW BARN / Shop	2005	<i></i>					
170 171 172 173 174 175 176 177 178 179 180 181 182 183								
171 172 173 174 175 176 177 178 179 180 181 182 183	NEW BRIDGE	2020	NO			No		
172   173   174   175   176   177   178   179   180   181   182   183								
173 174 175 176 177 178 179 180 181 182 183								
174 175 176 177 178 179 180 181								
175 176 177 178 179 180 181 182 183	A sheet describing other additions and alterati			Yes	No	Unk	N/A	
177 178 179 180 181 182 183	(B) Are you aware of any private or public architectural review co codes? If "yes," explain:		В		~			
183	Note to Buyer: The PA Construction Code Act, 35 P.S. §7210 et seq. altering properties. Buyers should check with the municipality to dete and if so, whether they were obtained. Where required permits were n grade or remove changes made by the prior owners. Buyers can have to if issues exist. Expanded title insurance policies may be available for owners without a permit or approval.	ermine if permits and/or not obtained, the munic he Property inspected b	r approvals were nec ipality might require y an expert in codes c	essary the cur complia	for dis rrent c ince to	sclosed owner to determ	work o up- iine	
185 186 187	Note to Buyer: According to the PA Stormwater Management Act, eadrainage control and flood reduction. The municipality where the Provious surfaces added to the Property. Buyers should contact the local to determine if the prior addition of impervious or semi-pervious area ability to make future changes.  9. WATER SUPPLY	operty is located may in office charged with ov	npose restrictions on erseeing the Stormw	imper ater Ma	vious d anager	or semi- nent Pl	-per- lan	
188	(A) Source. Is the source of your drinking water (check all that a	pply):		Yes	No	Unk	N/A	
189	1. Public						(i) 4.	
190	2. A well on the Property		A2				14/15/4	
191	3. Community water		Α3					
192	4. A holding tank		Λ4					
193	5. A cistern		Λ5				L	
194	6. A spring		Λ6					
195	7. Other		Л7					
196	8. If no water service, explain:				1		A	
197	(B) General				' '	فكنيث		
198	When was the water supply last tested?  Test results:		B1		-			
199	Test results:							
200	If "yes," is there a written agreement?		B2		_			
201 202	4. Do you have a softener, filter or other conditioning system	m?	B3					
202	5. Is the softener, filter or other treatment system leased? Fr		B4					
204	6. If your drinking water source is not public, is the pumpin		der? If "no."			-	-	
205	explain: AIL Pum Dias SusTEM		B6	س		Υ	l	
206	(C) Bypass Valve (for properties with multiple sources of water)		Б0		-	7		
207	1. Does your water source have a bypass valve?		C1		~			
208	2. If "yes," is the bypass valve working?		C2					
209	(D) Well							
210	1. Has your well ever run dry?		D1		<u></u>			
211	2. Depth of well 100 ft Plus	_	D2		1	سنا	-	
212	3. Gallons per minute:, measured on (date)		D3	v.1				
213	4. Is there a well that is used for something other than the pr		ng water? D4	~				
214	If "yes," explain /otit - Bath							
215	5. If there is an unused well, is it capped?		D5					
216	Seller's Initials <u>J. / D</u> Date <u>3 - /8 - 23</u> SPD Pa	nge 4 of 11 Buyer	s Initials /	Da	ite			

18	Che Proj	eck yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a q perty. Check unknown when the question does apply to the Property but you are not sure of the answer. All	uestio quest	n does ions m	not a	pply to answe	the red.
219		(E) Issues		Yes	No	Unk	N/A
220		1. Are you aware of any leaks or other problems, past or present, relating to the water supply,				1 1 7 2	
221		pumping system and related items?	E1		1		
222		2. Have you ever had a problem with your water supply?	E2				
223		Explain any problem(s) with your water supply. Include the location and extent of any problem(s)	and a	any re	pair o	r reme	dia-
224		tion efforts, the name of the person or company who did the repairs and the date the work was do	ne:				
225							
226	10.	SEWAGE SYSTEM					
227		(A) General		Yes	No	Unk	N/A
228		<ol> <li>Is the Property served by a sewage system (public, private or community)?</li> </ol>	A1		-		
229		2. If "no," is it due to unavailability or permit limitations?	A2		-		
230		3. When was the sewage system installed (or date of connection, if public)?	A3			-	
231		4. Name of current service provider, if any:	A4		= `= xii		
232		(B) <b>Type</b> Is your Property served by:				المناعب	
233		1. Public	B1				
234		2. Community (non-public)	B2			~	ing The
235		3. An individual on-lot sewage disposal system	B3			_	
236		4. Other, explain:	B4				
237		(C) Individual On-lot Sewage Disposal System. (check all that apply):					
238		1. Is your sewage system within 100 feet of a well?	C1				
239		2. Is your sewage system subject to a ten-acre permit exemption?	C2				
240		3. Does your sewage system include a holding tank?	C3		_		
241		4. Does your sewage system include a septic tank?	C4	4			
242		5. Does your sewage system include a drainfield?	C5				
243		6. Does your sewage system include a sandmound?	C6				
244		7. Does your sewage system include a cesspool?	C7		_		
245		8. Is your sewage system shared?	C8	1			
246		9. Is your sewage system any other type? Explain:	C9				
247		10. Is your sewage system supported by a backup or alternate system?	C10		~		
248		(D) Tanks and Service	- 1		117	11.5	
249		1. Are there any metal/steel septic tanks on the Property?	D1				- 11
250		2. Are there any cement/concrete septic tanks on the Property?	D2				1 4 5 4
251		3. Are there any fiberglass septic tanks on the Property?	D3	A -			2 X X
252		4. Are there any other types of septic tanks on the Property? Explain	D4	200	-		
253		5. Where are the septic tanks located?	D5	h 1541			
254 255		6. When were the tanks last pumped and by whom?					ĺ
		(E) Abandoned Individual On-lot Sewage Disposal Systems and Septic	D6				
256 257		1. Are you aware of any abandoned septic systems or cesspools on the Property?					
		2. If "yes," have these systems, tanks or cesspools been closed in accordance with the municipality's	E1		2		اغسفا
258 259		ordinance?					
260		(F) Sewage Pumps	E2		7		
261		1. Are there any sewage pumps located on the Property?		· -			
262		2. If "yes," where are they located?	F1	7.17			
263		3. What type(s) of pump(s)?	F2				
264		4. Are pump(s) in working order?	F3				
265		5. Who is responsible for maintenance of sewage pumps?	F4				
266		3. Who is responsible for maintenance of sewage pumps:	17.5			. 1	
267		(G) Issues	F5			-	
268		1. How often is the on-lot sewage disposal system serviced? WORKed WELL - Lor 1840.	C.	7			
269		<ol> <li>How often is the on-lot sewage disposal system serviced? Workled well - for 18 yrs</li> <li>When was the on-lot sewage disposal system last serviced and by whom?</li> </ol>	G1		1.	- 0 0 0.	
270		2. Then was the on for sevenge disposar system has serviced and by whom?	G2			_	
271		3. Is any waste water piping not connected to the septic/sewer system?	G2 G3			1	-
272		4. Are you aware of any past or present leaks, backups, or other problems relating to the sewage	GS				
273		system and related items?	G4		_		
			34				

SPD Page 5 of 11

Buyer's Initials

Date 3-18-23

274 Seller's Initials J / D

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 ef-277 278 forts, the name of the person or company who did the repairs and the date the work was done: \_ 279 280 11. PLUMBING SYSTEM Yes No Unk N/A 281 (A) Material(s). Are the plumbing materials (check all that apply): 282 Copper A1 283 2. Galvanized A2 284 3. Lead A3 285 4. PVC 14 286 5. Polybutylene pipe (PB) Α5 287 6. Cross-linked polyethyline (PEX) A6 288 Α7 (B) Are you aware of any past or present problems with any of your plumbing fixtures (e.g., including but 289 290 not limited to: kitchen, laundry, or bathroom fixtures; wet bars; exterior faucets; etc.)? 291 If "yes," explain: 292 293 12. DOMESTIC WATER HEATING Unk Yes No 294 (A) Type(s). Is your water heating (check all that apply): 295 1. Electric A1 296 2. Natural gas A2 297 3. Fuel oil A3 298 4. Propane A4 299 If "yes," is the tank owned by Seller? 300 5. Solar A5 If "yes," is the system owned by Seller? 301 302 6. Geothermal A6 wood water trated 303 7. Other A7 304 (B) System(s) 305 **B1** 306 When were they installed? \_\_\_\_ 307 B2 3. Is your water heater a summer/winter hook-up (integral system, hot water from the boiler, etc.)? 308 **B3** (C) Are you aware of any problems with any water heater or related equipment? 309 C If "yes," explain: is fairly old And Has A SMAII LZAK 310 311 13. HEATING SYSTEM 312 (A) Fuel Type(s). Is your heating source (check all that apply): Yes No Unk N/A 313 314 1. Electric A1 2. Natural gas 315 A2 3. Fuel oil 316 A3 317 4. Propane 14 If "yes," is the tank owned by Seller? 318 5. Geothermal 319 Α5 6. Coal 320 A6 7. Wood 321 17 8. Solar shingles or panels 322 A8 If "yes," is the system owned by Seller? 323 234 9. Other: 19 (B) System Type(s) (check all that apply): 325 1. Forced hot air 326 B1 327 2. Hot water B2 328 3. Heat pump **B3** 4. Electric baseboard 329 **B**4 5. Steam 330 **B**5 6. Radiant flooring 331 126 7. Radiant ceiling 332 **B**7 Seller's Initials J / \* Date 3-18-23 SPD Page 6 of 11 333 **Buyer's Initials** Date

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840 Billyville Rd

			Yes	No	Unk	N/A
8. Pellet sto		<b>B8</b>				
How man	ny and location?					<u> </u>
9. Wood sto	ove(s)	B9				
How man	ny and location?					
10. Coal stor	/e(s)	B10				
How ma	ny and location? / IN BAST MENT					
		B11		<u></u>		
How ma	ny and location?					
12. Other: _		B12		_		
13. If multip	le systems, provide locations					
(C) Status		B13	A T			-
	a any areas of the house that are not hoose 10					
	avalain.	C1	V.7 N.	7 (.)	F 201	-
2 How ma	ry heating zones are in the Drements?					
2. How ma	as each heating system(s) or zone installed?	- 1				
4 When w	as the heating system(s) last conviced?	,				<del> </del>
		C4				
J. Is there a	in additional and/of backup heating system? If yes, explain.	C5				
6. Is any pa	art of the heating system subject to a lease, financing or other agreement?	1		-		
				12-		
E			, je 1 <sub>0</sub> 21.	11 11 14	ly i	
		D1		V		
2. Are all f	ireplaces working?					
		D3		V. 3,		
4. Was the	fireplace(s) installed by a professional contractor or manufacturer's representative?	D4 [				
		D5 [	0.12			
6. How ma	ny chimneys?	D6		4		
7. When w	ere they last cleaned?	D7		9.519		
		D8	_			
` '						
		E1		_	( p)	
2. Location	u(s), including underground tank(s):	E2	10.0			
		E3	diri			
	are of any problems or repairs needed regarding any item in Section 13? If "yes,"					
	ONING SYSTEM	F		-		100
		-				- 4
	:-		and the second			
		- 1		7 .		
b. Whe	n was each system or zone installed?	- 1				
c. Whe	n was each system last serviced?		1			
	to	Г			-	
			7-55			
	unito	43				
		AJ				
	unted calit units	A4				
			. 14			
		A5				
(B) Are there any	y areas of the house that are not air conditioned?	В				
					- 1	
(C) Are you awa	are of any problems with any item in Section 14? If "yes," explain:					1
	• • •	C				
	How man  9. Wood sto How man  10. Coal stow How man  11. Wall-mo How man  12. Other: 13. If multip	How many and location?  9. Wood stove(s) How many and location?  10. Coal stove(s) How many and location?  11. Wall-mounted split system(s) How many and location?  12. Other:  13. If multiple systems, provide locations  (C) Status  1. Are there any areas of the house that are not heated? If "yes," explain:  2. How many heating zones are in the Property?  3. When was each heating system(s) or zone installed?  4. When was the heating system(s) or zone installed?  5. Is there an additional and/or backup heating system? If "yes," explain:  (D) Fireplaces and Chimneys I. Are there any fireplaces? How many?  2. Are all fireplaces working? 3. Fireplace types (wood, gas, electric, etc.): 4. Was the fireplace(s) installed by a professional contractor or manufacturer's representative? 5. Are there any chimneys (from a fireplace, water heater or any other heating system)? 6. How many chimneys? 7. When were they last cleaned? 8. Are the chimneys working? If "no," explain:  (E) Fuel Tanks I. Are you aware of any heating fuel tank(s) on the Property? 2. Location(s), including underground tank(s): 3. If you do not own the tank(s), explain:  (E) Favo aware of any problems or repairs needed regarding any item in Section 13? If "yes," explain:  14. AIR CONDITIONING SYSTEM (A) Type(s). Is the air conditioning cones are in the Property?  b. When was each system or zone installed? c. When was each system last serviced?  2. Wall units How many and the location?  3. Window units How many and the location?  5. Other	How many and location?  9. Wood stove(s) How many and location?  10. Coal stove(s) How many and location?  11. Wall-mounted split system(s) How many and location?  12. Other:  13. If multiple systems, provide locations  (C) Status  1. Are there any areas of the house that are not heated? If "yes," explain:  2. How many heating zones are in the Property?  3. When was each heating system(s) or zone installed?  4. When was the heating system(s) are zone installed?  5. Is there an additional and/or backup heating system? If "yes," explain:  (C) Fireplaces and Chimneys  1. Are there any fireplaces? How many?  2. Are all fireplaces working?  3. Fireplace types (wood, gas, electric, etc.):  4. Was the fireplace(s) installed by a professional contractor or manufacturer's representative?  5. Are there any thimneys (from a fireplace, water heater or any other heating system)?  6. How many chimneys?  7. When were they last cleaned?  8. Are the chimneys working? If "no," explain:  (E) Fuel Tanks  (E) Fuel Tanks  (E) Fuel Tanks  (A) Type(s). Is the air conditioning check all that apply):  1. Central air  a. How many and the location?  1. Are was each system or zone installed?  4. All CONDITIONING SYSTEM  (A) Type(s). Is the air conditioning check all that apply):  1. Central air  a. How many and the location?  3. Window units How many and the location?  4. Wall-mounted split units How many and the location?  5. Other  6. None—  (B) Are there any chain:  (C) Firef Pace.  (B) Are there any areas of the house that are not air conditionined?  (B) Are there any areas of the house that are not air conditionined?  (B) Are there any areas of the house that are not air conditioned?  (B) Are there any areas of the house that are not air conditioned?	How many and location?  9. Wood stove(s) How many and location?  10. Coal stove(s) How many and location?  11. Wall-mounted split system(s) How many and location?  12. Other:  13. If multiple systems, provide locations  (C) Status  1. Are there any areas of the house that are not heated? If "yes," explain:  2. How many heating zones are in the Property?  3. When was each heating system(s) for zone installed?  4. When was the heating system(s) for zone installed?  5. Is there an additional and/or backup heating system? If "yes," explain:  (C) Fireplaces and Chimneys  1. Are there any fireplaces? How many?  2. Are all fireplaces working?  3. Fireplace types (wood, gas, electric, etc.):  4. Was the fireplace(s) installed by a professional contractor or manufacturer's representative?  5. Are there any firmplaces?  6. How many chimneys?  7. When were they last cleaned?  8. Are the chimneys working? If "no," explain:  (E) Fuel Tanks  (E) Fuel Tanks  1. Are you aware of any heating fuel tank(s) on the Property?  2. Location(s), including underground tank(s):  3. If you do not own the tank(s), explain:  (F) Are you aware of any problems or repairs needed regarding any item in Section 13? If "yes," explain:  (F) Are you aware of any problems or repairs needed regarding any item in Section 13? If "yes," explain:  (F) Are you aware of any problems or repairs needed regarding any item in Section 13? If "yes," explain:  14. AR CONDITIONING SYSTEM  (A) Type(s). Is the air conditioning cones are in the Property?  a. How many and the location?  3. Window units How many and the location?  4. Wall mounted split units How many and the location?  5. Other  6. None—  (B) Are there any Areas of the house that are not air conditioned?  18. If "yes," explain:  19. Other  10. Other  10. Other  10. Other  11. Other  12. Other  13. If "yes," explain:  14. Are conditioning check all that are not air conditioned?  15. Other  16. Other  17. Other  18. Other  18. Other  18. Other  19. Other  19. Other  19. Other  19. Other  19. Other  19. Ot	How many and location?  9. Wood stove(s) How many and location?  10. Coal stove(s) How many and location?  11. Wall-mounted split system(s) How many and location?  12. Other:  13. If multiple systems, provide locations  (C) Status  1. Are there any areas of the house that are not heated? If "yes," explain:  2. How many heating zones are in the Property?  3. When was each heating system(s) for zone installed?  4. When was the heating system(s) lost serviced?  5. Is there an additional and/or backup heating system? If "yes," explain:  (D) Fireplaces and Chimneys  1. Are there any dimenses? How many?  2. Are all fireplaces? How many?  2. Are all fireplaces? How many?  3. Fireplace types (wood, gas, electric, etc.):  4. Was the fireplace(s) installed by a professional contractor or manufacturer's representative?  5. Are there any chimneys?  6. How many chimneys?  7. When were they last cleaned?  8. Are the chimneys?  10. How many chimneys?  11. Are you aware of any heating fuel tank(s) on the Property?  2. Location(s), including underground tank(s):  3. If you do not own the tank(s), explain:  (E) Fuel Tanks  1. Are you aware of any problems or repairs needed regarding any item in Section 13? If "yes," explain:  14. AIR COMDITIONING SYSTEM  (A) Type(s). Is the air conditioning check all that apply):  1. Central air  a. How many air to colitioning zones are in the Property?  2. Wall units How many and the location?  3. Window units How many and the location?  4. Wall-mounted split units How many and the location?  5. Other  6. When was each system or zone installed?  6. When was each system last serviced?  7. When were they last cleaned?  8. Are the chimneys and the location?  8. Wall-mounted split units How many and the location?  8. Wall-mounted split units How many and the location?  8. Wall-mounted split units How many and the location?  8. Wall-mounted split units How many and the location?  8. Wall-mounted split units How many and the location?	How many and location?  9. Wood stove(s) How many and location?  10. Coal stove(s) How many and location?  11. Wall-mounted split system(s) How many and location?  12. Other: 13. If multiple systems, provide locations  13. If multiple systems, provide locations  14. Are there any areas of the house that are not heated? 16. If "yes," explain: 27. How many heating zones are in the Property? 28. When was each heating system(s) or zone installed? 39. When was each heating system(s) or zone installed? 40. When was the heating system(s) is serviced? 50. Is there an additional and/or backup heating system? If "yes," explain: 50. Is any part of the heating system subject to a lease, financing or other agreement? 50. If "yes," explain: 51. Are there any fireplaces? 52. Are there any fireplaces? 53. Fireplace types (wood, gas, electric, etc.): 54. Was the fireplace(s) installed by a professional contractor or manufacturer's representative? 55. Are there any chimneys (from a fireplace, water heater or any other heating system)? 66. How many chimneys? 70. When were they last cleamed? 87. Are there any chimneys (from a fireplace, water heater or any other heating system)? 68. How many chimneys? 79. When were they last cleamed? 89. Are the chimneys working? If "no," explain: 69. Furl Tanks 60. If you do not own the tank(s), explain: 61. Furl Tanks 61. Are you aware of any problems or repairs needed regarding any item in Section 13? If "yes," explain: 62. Central air 63. How many and roonditioning cones are in the Property? 64. Location(s), including underground tank(s): 65. Central air 66. How many and the location? 77. When was each system last serviced? 78. When was each system inst serviced? 79. Wall-mounted split units 79. How many and the location? 79. Wall-mounted split units 79. How many and the location? 79. Wall-mounted split units 79. How many areas of the house that are not air conditioned? 79. Wall-mounted split units 79. How many areas of the house that are not air conditioned? 79. Wall-mounted split units 79. C

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. 15. ELECTRICAL SYSTEM 393 Unk N/A (A) Type(s) 394 395 1. Does the electrical system have fuses? Λ1 396 2. Does the electrical system have circuit breakers? Λ2 397 3. Is the electrical system solar powered? A3 398 a. If "yes," is it entirely or partially solar powered? b. If "yes," is any part of the system subject to a lease, financing or other agreement? If "yes," 399 400 explain: 401 (B) What is the system amperage? В 102 (C) Are you aware of any knob and tube wiring in the Property?  $\mathbf{C}$ 403 (D) Are you aware of any problems or repairs needed in the electrical system? If "yes," explain: \_ 404 405 16. OTHER EQUIPMENT AND APPLIANCES (A) THIS SECTION IS INTENDED TO IDENTIFY PROBLEMS OR REPAIRS and must be completed for each item that 406 will, or may, be included with the Property. The terms of the Agreement of Sale negotiated between Buyer and Seller will deter-407 mine which items, if any, are included in the purchase of the Property. THE FACT THAT AN ITEM IS LISTED DOES NOT 408 409 MEAN IT IS INCLUDED IN THE AGREEMENT OF SALE. 410 (B) Are you aware of any problems or repairs needed to any of the following: Item Yes No N/A 411 Item Yes No N/A Pool/spa heater A/C window units 412 413 Attic fan(s) Range/oven 414 **Awnings** Refrigerator(s) 415 Carbon monoxide detectors Satellite dish Ceiling fans Security alarm system 416 Smoke detectors Deck(s) 417 Sprinkler automatic timer Dishwasher 418 Stand-alone freezer 419 Dryer 420 Electric animal fence Storage shed Electric garage door opener Trash compactor 421 Washer 422 Garage transmitters Whirlpool/tub Garbage disposal 423 In-ground lawn sprinklers Other: 424 1. Intercom 425 2. Interior fire sprinklers 426 3. Keyless entry 427 4. Microwave oven 428 5. Pool/spa accessories 429 6. Pool/spa cover 430 (C) Explain any "yes" answers in Section 16: 431 432 17. POOLS, SPAS AND HOT TUBS N/A 433 Yes No Unk (A) Is there a swimming pool on the Property? If "yes,": 434 A Above-ground or in-ground? \_\_ 435 A1 2. Saltwater or chlorine? 436 A2 3. If heated, what is the heat source? 437 A3 4. Vinvl-lined, fiberglass or concrete-lined? 438 Λ4 5. What is the depth of the swimming pool? 139 A5 6. Are you aware of any problems with the swimming pool? 440 A6 7. Are you aware of any problems with any of the swimming pool equipment (cover, filter, ladder, 441 lighting, pump, etc.)? 442 Α7 (B) Is there a spa or hot tub on the Property? 443 B 1. Are you aware of any problems with the spa or hot tub? 444 B1 2. Are you aware of any problems with any of the spa or hot tub equipment (steps, lighting, jets, 445 446 cover, etc.)? B2 (C) Explain any problems in Section 17: \_ 447 448 Seller's Initials J Date 3-18-23 SPD Page 8 of 11 **Buyer's Initials** Date 449

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840 Billyville Rd

61	Che	ck yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a que erty. Check unknown when the question does apply to the Property but you are not sure of the answer. All qu	stio iest	n does ions m	not a ust be	pply to answe	the red.
153		WINDOWS		Yes	No	Unk	N/A
452 453	10.	(A) Have any windows or skylights been replaced during your ownership of the Property?		103	110	Cin	
454		(B) Are you aware of any problems with the windows or skylights?	A B				7
455		Explain any "yes" answers in Section 18. Include the location and extent of any problem(s) and any		air, re	place	ment o	r
456 457		remediation efforts, the name of the person or company who did the repairs and the date the work w	as	done:			_
458	19.	LAND/SOILS					,
459		(A) Property		Yes	No	Unk	N/A
460		1. Are you aware of any fill or expansive soil on the Property?	١1		V	<u> </u>	
461 462		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?	12		سر		
464 464		3. Are you aware of sewage sludge (other than commercially available fertilizer products) being spread on the Property?	13		1		
465		4. Have you received written notice of sewage sludge being spread on an adjacent property?	۱4		~		
466 467		and I toperty.	15		~		
468 469 470 471		Note to Buyer: The Property may be subject to mine subsidence damage. Maps of the counties and min damage may occur and further information on mine subsidence insurance are available through Depar Protection Mine Subsidence Insurance Fund, (800) 922-1678 or ra-epmsi@pa.gov.  (B) Preferential Assessment and Development Rights	es i tme	where ent of l	mine Enviro	subside onmenta	ence al
472		Is the Property, or a portion of it, preferentially assessed for tax purposes, or subject to limited devel-	,				
473		opment rights under the:		Yes	No	Unk	N/A
474		1. Farmland and Forest Land Assessment Act - 72 P.S.§5490.1, et seq. (Clean and Green Program)	31				
475		2. Spen space list 151.5. 3115.1, storq.	32				3.7
476		3. Agricultural Area Security Law - 3 P.S. §901, et seq. (Development Rights)	33			-	
477		" This other law program"	34 [				<u> </u>
478 479 480 481 482		Note to Buyer: Pennsylvania has enacted the Right to Farm Act (3 P.S. § 951-957) in an effort to limit which agricultural operations may be subject to nuisance suits or ordinances. Buyers are encouraged t 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	o in	ivestig	ate wi	hether d	any
483		previous owner of the Property):		Yes	No	Unk	N/A
484			21		1		1/4 4
485			22		$\neg$		1199
486			:3			1.45	1 1 2
487		4. Natural gas	4		7	* * <u>.</u>	
488		5. Mineral or other rights (such as farming rights, hunting rights, quarrying rights) Explain:	:5		ζ.		
489 490		Note to Buyer: Before entering into an agreement of sale, Buyer can investigate the status of these righ	ts b	ov. ame	ong ot	her me	ans.
491 492 493		engaging legal counsel, obtaining a title examination of unlimited years and searching the official reco the Recorder of Deeds, and elsewhere. Buyer is also advised to investigate the terms of any existing lea to terms of those leases.	rds	in the	count	y Offic	e of
494 495		Explain any "yes" answers in Section 19:	_				
496	20.	FLOODING, DRAINAGE AND BOUNDARIES					
497		(A) Flooding/Drainage		Yes	No	Unk	N/A
498			11				
499			12	سا			
500			13				
501			14				
502		5. Are you aware of any drainage or flooding mitigation on the Property? MEEK OVER flows	15				
503 504		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,					
505 506		7. If "yes," are you responsible for maintaining or repairing that feature which conveys or manages	16				
507 508	Sall	storm water for the Property?  er's Initials	7	Dat	•		

	Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a q Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All	uesti	on does	not a	pply to	the red.
10	Explain any "yes" answers in Section 20(A). Include dates, the location and extent of flooding and	the	onditi	on of	anv ma	an-
511	made storm water management features:	the t	OHarr			
512 513	must storm water management teatures.					
514	(B) Boundaries		Yes	No	Unk	N/A
515	1. Are you aware of encroachments, boundary line disputes, or easements affecting the Property?	В1				9.15
516	2. Is the Property accessed directly (without crossing any other property) by or from a public road?		~			
517	3. Can the Property be accessed from a private road or lane?	В3		~		
518	a. If "yes," is there a written right of way, easement or maintenance agreement?	3a				
519	b. If "yes," has the right of way, easement or maintenance agreement been recorded?	3b				
	A Are you express of any chored or common areas (deinamons bridges docks walls etc.) or mainter	200.000				
520 521	4. Are you aware of any shared or common areas (driveways, bridges, docks, walls, etc.) or maintenance agreements?	B4				
	Al B. W. Sarvices and other re	ason	s. In m	any co	ises, the	e ease
522 523	ments do not restrict the ordinary use of the property, and Seller may not be readily aware of them. I	Buyer	s may	wish t	o deter	mine
524	the existence of easements and restrictions by examining the property and ordering an Abstract of Ti	tle o	r searc	hing t	he reco	rds in
525	the Office of the Recorder of Deeds for the county before entering into an agreement of sale.					
526	Explain any "yes" answers in Section 20(B):					
527						
528	21. HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES		<del></del>	1 57	T7 1-	DILA
529	(A) Mold and Indoor Air Quality (other than radon)		Yes	No	Unk	N/A
530	1. Are you aware of any tests for mold, fungi, or indoor air quality in the Property?	A1		1		
531	2. Other than general household cleaning, have you taken any efforts to control or remediate mold or				-	
532	mold-like substances in the Property?	A2				
533	The state of the s	conta	minati	on or	indoor	air
534						
535	issue is available from the United States Environmental Protection Agency and may be obtained by c	onta	cting 12	IQ IN	FO, P.	J. DO
536	37133, Washington, D.C. 20013-7133, 1-800-438-4318.					
537	(B) Radon		Yes	No	Unk	N/A
538	1. Are you aware of any tests for radon gas that have been performed in any buildings on the Property?	BI		1		
539	2. If "yes," provide test date and results	<b>B2</b>				
540	3. Are you aware of any radon removal system on the Property?	<b>B3</b>		1		
541	(C) Lead Paint			5 1 12		17.4
542	If the Property was constructed, or if construction began, before 1978, you must disclose any knowl-				*	To the last
543	edge of, and records and reports about, lead-based paint on the Property on a separate disclosure form.			- 25		- 2
544	1. Are you aware of any lead-based paint or lead-based paint hazards on the Property?	C1	_			
545	2. Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on					
546	the Property?	C2			- 10	
547	(D) Tanks					
548	1. Are you aware of any existing underground tanks?	D1				
549	2. Are you aware of any underground tanks that have been removed or filled?	D2				7
550	(E) <b>Dumping.</b> Has any portion of the Property been used for waste or refuse disposal or storage?	$\mathbf{E}$		1		
551	If "yes," location:			337 39		
552	(F) Other				(B.1514)	
553	1. Are you aware of any past or present hazardous substances on the Property (structure or soil)				_	
554	such as, but not limited to, asbestos or polychlorinated biphenyls (PCBs)?	F1				- · · · ·
555	2. Are you aware of any other hazardous substances or environmental concerns that may affect the					*** .
556	Property?	F2		_		
557	3. If "yes," have you received written notice regarding such concerns?	F3			iki, sesi	
558	4. Are you aware of testing on the Property for any other hazardous substances or environmental			1		
559	concerns?	F4				
560 561	Explain any "yes" answers in Section 21. Include test results and the location of the hazardous su issue(s):	bsta	nce(s)	or en	vironm	ental
562	22. MISCELLANEOUS					
563	(A) Deeds, Restrictions and Title		Yes	No	Unk	N/A
564	1. Are there any deed restrictions or restrictive covenants that apply to the Property?	A1				
565	2. Are you aware of any historic preservation restriction or ordinance or archeological designation	***				
566	associated with the Property?	Λ2				
567	Seller's Initials J/K. Date 3-18-23 SPD Page 10 of 11 Buyer's Initials	/	_ Dat	e		

/	Check yes,	no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a q	uestio	n does	not a	pply to	the red.
69	Property. C	heck unknown when the question does apply to the Property but you are not sure of the answer. All	quest	Yes	T	Unk	N/A
570 571 572	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?	A3	Tes	NO		ALT
573	(B) Fir	nancial					
574 575 576	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?	В1		~		- A
577 578 579		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?	B2		ارا ا		
580	3.	Are you aware of any insurance claims filed relating to the Property during your ownership?	В3		, , , <u>, , , , , , , , , , , , , , , , </u>	1.77	
581	(C) Le	σal					
582 583		Are you aware of any violations of federal, state, or local laws or regulations relating to this Property?	C1 C2		~		
584 585	(D) A d	Are you aware of any existing or threatened legal action affecting the Property?  Iditional Material Defects	C2	N. C. Ev	i de		
586 587	1.	Are you aware of any material defects to the Property, dwelling, or fixtures which are not dis-	D1		have	a siani	ficant
588 589 590 591		Note to Buyer: A material defect is a problem with a residential real property or any portion of 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	struc	tural e	elemei	ıt, syste	em or
592 593 594		After completing this form, if Seller becomes aware of additional information about the Proinspection reports from a buyer, the Seller must update the Seller's Property Disclosure Stainspection report(s). These inspection reports are for informational purposes only.	teme	, menu nt and	or at	tach t	,n 1e
595 596	Expla	in any "yes" answers in Section 22:					
597	23. ATTA	CHMENTS					
598 599 600	(A) Th	ne following are part of this Disclosure if checked: Seller's Property Disclosure Statement Addendum (PAR Form SDA)					
601							
603 604 605 606 607	of Seller's erty and t	signed Seller represents that the information set forth in this disclosure statement is accurate knowledge. Seller hereby authorizes the Listing Broker to provide this information to prospond of the other real estate licensees. SELLER ALONE IS RESPONSIBLE FOR THE ACCURANTAINED IN THIS STATEMENT. If any information supplied on this form becomes in form, Seller shall notify Buyer in writing.	ACY accui	OF T	HE I	NFOR	MA- mple-
608	SELLER_	John D. Ku					
609	SELLER	Saloma J Ku					
610	SELLER_		—'n	ATE_			
611	SELLER_		— Խ	ATE		-	
612	SELLER_		$-\frac{D}{D}$	ATE -			
613	SELLER_		D	AIL _			
614		RECEIPT AND ACKNOWLEDGEMENT BY BUYER		I			1
615	The unders	signed Buyer acknowledges receipt of this Statement. Buyer acknowledges that this States stated otherwise in the sales contract, Buyer is purchasing this property in its present	nent cond	is not	a wa	rranty Ruver	and
616 617	that, unless	to satisfy himself or herself as to the condition of the property. Buyer may request that the	ie nr	mou. opertv	be i	nspect	ed. at
618	Buyer's exp	to satisfy infinitely of field as to the condition of the property. Buyer may request that the sense and by qualified professionals, to determine the condition of the structure or its composition.	nents		~ • •	P	,•
619	BUYER		_ DA	TE_			
520	BUYER		_DA	TE_			
521	BUYER		_DA	TE_			