SELLER'S PROPERTY DISCLOSURE STATEMENT

	This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of Realtors® (PAR).
1	PROPERTY 211 Turtle Hill Rd Leola, PA 17540
2	SELLER Estate of Emma Scibel
3	INFORMATION REGARDING THE REAL ESTATE SELLER DISCLOSURE LAW
5 6 7	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.
10 11	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.
14 15	This Statement discloses Seller's knowledge of the condition of the Property as of the date signed by Seller and is not a substitute for any inspections or warranties that Buyer may wish to obtain. This Statement is not a warranty of any kind by Seller or a warranty or representation by any listing real estate broker, any selling real estate broker, or their licensees. Buyer is encouraged to address concernation of the Property that may not be included in this Statement.
17 18	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
19 20 21 22 23 24 25 26 27	 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 or liquidation. 8. Transfers of a property to be demolished or converted to non-residential use.
28 29 30 31 32 33	 10. Transfers of new construction that has never been occupied and: a. The buyer has received a one-year warranty covering the construction; b. The building has been inspected for compliance with the applicable building code or, if none, a nationally recognized mode building code; and
34 35 36 37	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 the contract of partitions and the contract of partitions are contracted as a partition of the
38 39 40 41 42	According to the provisions of the Real Estate Seller Disclosure Law, the undersigned executor, administrator or trustee is not require to fill out a Seller's Property Disclosure Statement. The executor, administrator or trustee, must, however, disclose any know material defect(s) of the Property.
43	Seller's Initials/ Date SPD Page 1 of 11 Buyer's Initials/ Date
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Quarryville, 229 W Fourth Street Quarryville PA 17566

Fax: (717) 786-7900

Check yes, no, unknown (unk) or not applicable (14/A) for each question. Be sure to eneck 14/A when a query roperty. Check unknown when the question does apply to the Property but you are not sure of the answer. All query the property is a part of the property of the pr	Γ	Yes	No	Unk	<u>N</u>
(A) Does Seller possess expertise in contracting, engineering, architecture, environmental assessment or	Ī				
other areas related to the construction and conditions of the Property and its improvements:					
(B) Is Seller the landlord for the Property? (C) Is Seller a real estate licensee?	Į				
Explain any "yes" answers in Section 1:					
2. OWNERSHIP/OCCUPANCY	[Yes	No	Unk	N
(A) Occupancy 1. When was the Property most recently occupied?	M	SASS	1.5		
2. By how many people?	57				
2. By how many people? 3. Was Seller the most recent occupant?	5.5	eansulfits			┼
to receive the Callan most recently accumu the Property?	7.1	REALISTS.	10.75		┼
(B) Role of Individual Completing This Disclosure. Is the individual completing this form:	;:1	Auth Control			+
1. The owner					
2. The executor or administrator3. The trustee	11.1				
4. An individual holding power of attorney	111				<u> </u>
(C) When was the Property acquired?	- (<u> </u>	<u> </u>	<u> </u>
(D) List any animals that have lived in the residence(s) or other structures during your ownership:					
Explain Section 2 (if needed):					
3. CONDOMINIUMS/PLANNED COMMUNITIES/HOMEOWNERS ASSOCIATIONS					
(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.					
(B) Type. Is the Property part of a(n):		Yes	No	Unk	
1. Condominium	133		<u> </u>		_
2. Homeowners association or planned community	11 -				\bot
3. Cooperative	13.3				
4. Other type of association or community	11.1	1000000		-	+
(C) If "yes," how much are the fees? \$, paid (Monthly)(Quarterly)(rearrows)	*	20,000		-	+
(D) If "yes," are there any community services or systems that the association or community is responsi- ble for supporting or maintaining? Explain:	13				
(E) If "yes," provide the following information:			3 334		1
1. Community Name	1 t	\$200.50 \$200.00			
2. Contact	; ;		5 757		
3. Mailing Address	; ;	2000 1200 1500 1200			_
4. Telephone Number	, :				-
(F) How much is the capital contribution/initiation fee(s)? \$	į	5000		<u> </u>	
Notice to Buyer: A buyer of a resale unit in a condominium, cooperative, or planned community must receive (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 sin to regular maintenance fees. The buyer will have the option of canceling the agreement with the return of all of tificate has been provided to the buyer and for five days thereafter or until conveyance, whichever occurs first	asse nilar depo	one-t	n, con ime fe	es in ac	uuu ddit
4. ROOFS AND ATTIC		Yes	No	Unk	T
(A) Installation 1. When was or were the roof or roofs installed?	V.F			1	+
2. Do you have documentation (invoice, work order, warranty, etc.)?					
(B) Repair		1000	3 5 -		
1. Was the roof or roofs or any portion of it or them replaced or repaired during your ownership?	.13				_
2. If it or they were replaced or repaired, were any existing roofing materials removed?	11.1	10000		-	-
(C) Issues		molecule.	<u> </u>	+	+
 Has the roof or roofs ever leaked during your ownership? Have there been any other leaks or moisture problems in the attic? 				1	+
2. Trave there been any office teaks or moisture problems in the actic:	•			1	\top
3. Are you aware of any past or present problems with the roof(s), attic, gutters, flashing or down-	(:				

	Explain any "yes" answers in Section 4. Include the location an the name of the person or company who did the repairs and t	id extent of any proble he date they were don	m(s) and any repair e:	or ren			
5.	BASEMENTS AND CRAWL SPACES				N. I	Unk	١,
	(A) Sump Pump			Yes	No	UIIK	H
	1. Does the Property have a sump pit? If "yes," how many?	0		 			-
	2. Does the Property have a sump pump? If "yes," how man	y:					-
	3. If it has a sump pump, has it ever run?	,·?)					T
	4 If it has a sump pump, is the sump pump in working orde	1:		A STATE OF			f
	 (B) Water Infiltration 1. Are you aware of any past or present water leakage, accumment or crawl space? 	nulation, or dampness w	ithin the base-				
	Do you know of any repairs or other attempts to control a basement or crawl space?	any water or dampness	problem in the				
	3. Are the downspouts or gutters connected to a public sewe	er system?	31.3				1
	Explain any "yes" answers in Section 5. Include the location at the name of the person or company who did the repairs and	nd extent of any proble	em(s) and any repai ne:	r or re	nedia	tion eff	fe:
6.	TERMITES/WOOD-DESTROYING INSECTS, DRYROT,	PESTS					· -T
•	(A)Status			Yes	No	Unk	+
	Are you aware of past or present dryrot, termites/wood-d Property?						
	2. Are you aware of any damage caused by dryrot, termites/v	wood-destroying insects	or other pests?				_
	(B) Treatment			150,000		 	_
	1. Is the Property currently under contract by a licensed per	st control company?	£, +		 		1
	2. Are you aware of any termite/pest control reports or trea	tments for the Property	?		<u> </u>		_
	Explain any "yes" answers in Section 6. Include the name of	any service/treatmen	t provider, if applie	able:			
7.	STRUCTURAL ITEMS	Marie I de la company de la co	40 ·	Yes	No	Unk	I
	(A) Are you aware of any past or present movement, shifting, determined foundations, or other structural components?		:				
	(B) Are you aware of any past or present problems with driveways, the Property?		T.		-	<u> </u>	
	(C) Are you aware of any past or present water infiltration in the l roof(s), basement or crawl space(s)?	house or other structures	s, other than the	4000			
	(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 brid.	Exterior Insulating Fin k or synthetic stone?	ishing System	**************************************			
	2. If "yes," indicate type(s) and location(s)			3644476			
	3. If "yes," provide date(s) installed			200			
	(E) Are you aware of any fire, storm/weather-related, water, hai (F) Are you aware of any defects (including stains) in flooring of	or floor coverings?	Į.				_
	Explain any "yes" answers in Section 7. Include the location at the name of the person or company who did the repairs and	and extent of any prob I the date the work wa	lem(s) and any repa s done:	ir or re	:media	ntion c	11
8.	ADDITIONS/ALTERATIONS			Yes	No	Unk	_
	(A) Have any additions, structural changes or other alterations (Property during your ownership? Itemize and date all additi	including remodeling) ons/alterations below.	been made to the				
	Addition, structural change or alteration (continued on following page)	Approximate date of work	Were permits obtained? (Yes/No/Unk/NA	a	pprova	inspect als obta ło/Unk	aí
1	(continued on tohowing page)	OI WOIK	(1 control official)	′ 	1 - 10.1		
-				ı			

Forms

	Addition, structural change or alteration Approximate date obtained (Yes/No/Unk	?	app	roval	spections obtains /Unk N	łe'
·						
	A sheet describing other additions and alterations is attached.		Yes	No	Unk	Γ
co	e you aware of any private or public architectural review control of the Property other than zoning des? If "yes." explain:	f -				
ltering pr nd if so, v rade or re rissues ex wners wil	yer: The PA Construction Code Act, 35 P.S. §7210 et seq. (effective 2004), and local codes esta operties. Buyers should check with the municipality to determine if permits and/or approvals we thether they were obtained. Where required permits were not obtained, the municipality might is move changes made by the prior owners. Buyers can have the Property inspected by an expert in sist. Expanded title insurance policies may be available for Buyers to cover the risk of work done hout a permit or approval.	require codes c e to the	the cui omplia Prope	rent c nce to rty by	wner t determ previo	() []
lrainage c ious surfa o determin bility to n	eyer: According to the PA Stormwater Management Act, each municipality must enact a Storm Nontrol and flood reduction. The municipality where the Property is located may impose restrictives added to the Property. Buyers should contact the local office charged with overseeing the Some if the prior addition of impervious or semi-pervious areas, such as walkways, decks, and swindake future changes. EER SUPPLY	tons on Tormwe	ater Me	anage:	nent P	1
	ource. Is the source of your drinking water (check all that apply):		Yes	No	Unk	Ī
	Public	5.4				
	A well on the Property					Ī
						Ť
					1	1
3.	Community water	.1				-
3. 4.	Community water A holding tank	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1				
3. 4. 5.	Community water A holding tank A cistern	\$ 1 \$ 2				
3. 4. 5. 6.	Community water A holding tank A cistern A spring	Q.F				
3. 4. 5. 6. 7	Community water A holding tank A cistern A spring Other	\$ 1 \$ 2				
3. 4. 5. 6. 7	Community water A holding tank A cistern A spring Other If no water service, explain:	\$ 1 \$ 2				
3. 4. 5. 6. 7 8 (B) G	Community water A holding tank A cistern A spring Other If no water service, explain:	\$ 1 \$ 2				
3. 4. 5. 6. 7 8 (B) G	Community water A holding tank A cistern A spring Other If no water service, explain: ceneral When was the water supply last tested?	\$ 1 \$ 2				
3. 4. 5. 6. 7 8 (B) G	Community water A holding tank A cistern A spring Other If no water service, explain: ceneral When was the water supply last tested? Test results:	\$10 \$20 \$20 \$10 \$10 \$10 \$10 \$10 \$10 \$10 \$10 \$10 \$1				
3. 4. 5. 6. 7 8 (B) G	Community water A holding tank A cistern A spring Other If no water service, explain: ceneral When was the water supply last tested? Test results: Is the water system shared?	(1) (4) (4) (4) (4) (4) (4) (4) (4) (4) (4				
3. 4. 5. 6. 7 8 (B) G 1	Community water A holding tank A cistern A spring Other If no water service, explain: ceneral When was the water supply last tested? Test results: Is the water system shared? If "yes," is there a written agreement?	(1) (2) (3) (4) (4) (4) (4) (4) (4) (4) (4) (4) (4				
3. 4. 5. 6. 7 8 (B) G 1	Community water A holding tank A cistern A spring Other If no water service, explain: ceneral When was the water supply last tested? Test results: Is the water system shared? If "yes," is there a written agreement? Do you have a softener, filter or other conditioning system?	(1) (4) (4) (4) (4) (4) (4) (4) (4) (4) (4				
3. 4. 5. 6. 7 8 (B) G 1 2	Community water A holding tank A cistern A spring Other If no water service, explain: ceneral When was the water supply last tested? Test results: Is the water system shared? If "yes," is there a written agreement? Do you have a softener, filter or other conditioning system? Is the softener, filter or other treatment system leased? From whom? If your drinking water source is not public, is the pumping system in working order? If "no," explain:	(1) (2) (3) (4) (4) (4) (4) (4) (4) (4) (4) (4) (4				
3. 4. 5. 6. 7 8 (B) G 1 2	Community water A holding tank A cistern A spring Other If no water service, explain: ceneral When was the water supply last tested? Test results: Is the water system shared? If "yes," is there a written agreement? Do you have a softener, filter or other conditioning system? Is the softener, filter or other treatment system leased? From whom? If your drinking water source is not public, is the pumping system in working order? If "no,"	10 (1) (1) (1) (1) (1) (1) (1) (1) (1) (1)				
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3. 4. 5. 6. 7 8 (B) G 1 2 4 5 6 (C) E	Community water A holding tank A cistern A spring Other If no water service, explain: ceneral When was the water supply last tested? Test results: Is the water system shared? If "yes," is there a written agreement? Do you have a softener, filter or other conditioning system? Is the softener, filter or other treatment system leased? From whom? If your drinking water source is not public, is the pumping system in working order? If "no," explain: sypass Valve (for properties with multiple sources of water) Does your water source have a bypass valve? If "yes," is the bypass valve working?	11 11 11 11 11 11 11 11 11 11 11 11 11				
3. 4. 5. 6. 7 8 (B) G 1 2 4 5. 6 (C) E 1 2 (D) V	Community water A holding tank A cistern A spring Other If no water service, explain: ceneral When was the water supply last tested? Test results: Is the water system shared? If "yes," is there a written agreement? Do you have a softener, filter or other conditioning system? Is the softener, filter or other treatment system leased? From whom? If your drinking water source is not public, is the pumping system in working order? If "no," explain: sypass Valve (for properties with multiple sources of water) Does your water source have a bypass valve? If "yes," is the bypass valve working?	11 11 11 11 11 11 11 11 11 11 11 11 11				
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3. 4. 5. 6. 7 8 (B) G 1 2 4 5 6 (C) E 1 2 (D) V 1 2 3	Community water A holding tank A cistern A spring Other If no water service, explain: General	\$11				
3. 4. 5. 6. 7 8 (B) G 1 2 4 5 6 (C) E 1 2 (D) V 1 2 3	Community water A holding tank A cistern A spring Other If no water service, explain: ceneral When was the water supply last tested? Test results: Is the water system shared? If "yes," is there a written agreement? Do you have a softener, filter or other conditioning system? Is the softener, filter or other treatment system leased? From whom? If your drinking water source is not public, is the pumping system in working order? If "no," explain: cypass Valve (for properties with multiple sources of water) Does your water source have a bypass valve? If "yes," is the bypass valve working? Vell Has your well ever run dry? Doeth of well	11 11 11 11 11 11 11 11 11 11 11 11 11				
3. 4. 5. 6. 7 8 (B) G 1 2 4 5. 6 (C) E 1 2 (D) V 1 2	Community water A holding tank A cistern A spring Other If no water service, explain: General	11				

(E) Issues		Yes	No	Unk
1. Are you aware of any leaks or other problems, past or present, relating to the water supply, pumping system and related items?	:			
2. Have you ever had a problem with your water supply?				
The latest the second problem (s) and extent of any problem (s)	and a	ıny re	pair o	r rem
tion efforts, the name of the person or company who did the repairs and the date the work was do	ne:			······································
SEWAGE SYSTEM		r.,	T	Lita
(A) General		Yes	No	Unk
1. Is the Property served by a sewage system (public, private or community)?		-	ļ	
2. If "no," is it due to unavailability or permit limitations?			ļ	ļ
3. When was the sewage system installed (or date of connection, if public)?	. :	N. (1)	<u> </u>	ļ
4. Name of current service provider, if any:	-			
(B) Type Is your Property served by:		343/43	<u> </u>	<u> </u>
1. Public	1.1			ļ
2. Community (non-public)	1.3			
3. An individual on-lot sewage disposal system	1.1			<u> </u>
4. Other, explain:	_ ===			
(C) Individual On-lot Sewage Disposal System. (check all that apply):		ive in		
1. Is your sewage system within 100 feet of a well?				
2. Is your sewage system subject to a ten-acre permit exemption?				
3. Does your sewage system include a holding tank?			<u> </u>	
4. Does your sewage system include a septic tank?			<u> </u>	
5. Does your sewage system include a drainfield?				
6. Does your sewage system include a sandmound?				
7. Does your sewage system include a cesspool?	:			
8. Is your sewage system shared?	: .			
9. Is your sewage system any other type? Explain:				
10. Is your sewage system supported by a backup or alternate system?				T
(D) Tanks and Service		11.12.13.13.13.13.13.13.13.13.13.13.13.13.13.		T
1. Are there any metal/steel septic tanks on the Property?	1.31			
2. Are there any cement/concrete septic tanks on the Property?	13.4			T
3. Are there any fiberglass septic tanks on the Property?	111			
4. Are there any other types of septic tanks on the Property? Explain	100			1
5. Where are the septic tanks located?		25,000		1
6. When were the tanks last pumped and by whom?	<u> </u>			
o. When were the tanks has pumped and by whom.	_ ;			
(E) Abandoned Individual On-lot Sewage Disposal Systems and Septic		8833		-
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 ordinance?	÷			
(F) Sewage Pumps		13/200		
1. Are there any sewage pumps located on the Property?				
2. If "yes," where are they located?	. :	1		
3. What type(s) of pump(s)?		\$555.00 1005.00		
4. Are pump(s) in working order?	- 1			
5. Who is responsible for maintenance of sewage pumps?	_	Allea Back		
(G) Issues	- '	152813		
How often is the on-lot sewage disposal system serviced?		3554	1	1
The offen is the on-lot sewage disposal system serviced? When was the on-lot sewage disposal system last serviced and by whom?		10000		1
2. When was the on-iot sewage disposal system last serviced and by wholh:		(3.1.) (3.1.)		
3. Is any waste water piping not connected to the septic/sewer system?	1			
4. Are you aware of any past or present leaks, backups, or other problems relating to the sewage system and related items?				

Forms

Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All q	uesin	1110	SCOC U	ply to i inswer:	
Explain any "yes" answers in Section 10. Include the location and extent of any problem(s) and any forts, the name of the person or company who did the repairs and the date the work was done:	repa	n or r	emea	mon	€, € .
11. PLUMBING SYSTEM	Г	Yes	No	Unk	
(A) Material(s). Are the plumbing materials (check all that apply):	.	+	130	1	
1. Copper	}				
2. Galvanized					
3. Lead 4. PVC	. [
5. Polybutylene pipe (PB)	. [
6. Cross-linked polyethyline (PEX)					
7 Other					
(B) Are you aware of any 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:	::				<u></u>
12. DOMESTIC WATER HEATING	ı	Yes	No	Unk	
(A) Type(s). Is your water heating (check all that apply):		1 08	(11)	CHIN	L
1. Electric					
2. Natural gas					
3. Fuel oil				-	T
4. Propane If "yes," is the tank owned by Seller?					
5. Solar					
If "yes," is the system owned by Seller?					
6. Geothermal					
7. Other					
(B) System(s)		13/15/1991		ļ	
1. How many water heaters are there?	13.4	16,200		ļ	+
Tanks Tankless				<u></u>	-
2. When were they installed?	\$1	52 12 2 4 4 5 5 5		-	+
3. Is your water heater a summer/winter hook-up (integral system, hot water from the boiler, etc.)? (C) Are you aware of any problems with any water heater or related equipment?	113				
If "yes," explain:					
13. HEATING SYSTEM		Yes	NI.	1 2: 1	
13. HEATING SYSTEM (A) Fuel Type(s). Is your heating source (check all that apply):			No	Unk	1
	4.5		No	UBR	
(A) Fuel Type(s). Is your heating source (check all that apply):	s *		1/0	UBR	1
 (A) Fuel Type(s). Is your heating source (check all that apply): 1. Electric 2. Natural gas 3. Fuel oil 	* *		1/0	UNK	
 (A) Fuel Type(s). Is your heating source (check all that apply): 1. Electric 2. Natural gas 3. Fuel oil 4. Propane 	4.7		IND	UNK	
 (A) Fuel Type(s). Is your heating source (check all that apply): 1. Electric 2. Natural gas 3. Fuel oil 4. Propane If "yes," is the tank owned by Seller? 	: *		100	UNK	
 (A) Fuel Type(s). Is your heating source (check all that apply): 1. Electric 2. Natural gas 3. Fuel oil 4. Propane If "yes," is the tank owned by Seller? 5. Geothermal 			Ko	i i	
 (A) Fuel Type(s). Is your heating source (check all that apply): 1. Electric 2. Natural gas 3. Fuel oil 4. Propane If "yes," is the tank owned by Seller? 5. Geothermal 6. Coal 	\$ 7 3 4 4 4 4			S B K	
 (A) Fuel Type(s). Is your heating source (check all that apply): 1. Electric 2. Natural gas 3. Fuel oil 4. Propane If "yes," is the tank owned by Seller? 5. Geothermal 6. Coal 7. Wood 			No	UBK	
 (A) Fuel Type(s). Is your heating source (check all that apply): 1. Electric 2. Natural gas 3. Fuel oil 4. Propane If "yes," is the tank owned by Seller? 5. Geothermal 6. Coal 7. Wood 8. Solar shingles or panels 				t and	
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 (A) Fuel Type(s). Is your heating source (check all that apply): 1. Electric 2. Natural gas 3. Fuel oil 4. Propane If "yes," is the tank owned by Seller? 5. Geothermal 6. Coal 7. Wood 8. Solar shingles or panels				1 BK	
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(A) Fuel Type(s). Is your heating source (check all that apply): 1. Electric 2. Natural gas 3. Fuel oil 4. Propane If "yes," is the tank owned by Seller? 5. Geothermal 6. Coal 7. Wood 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 2. Hot water 3. Heat pump 4. Electric baseboard					

		Yes	No	Unk	<u> </u>
P. Dellet storre(s)	331				1
8. Pellet stove(s) How many and location?		Alteria i			Ī
	: -1				1
9. Wood stove(s) How many and location?		1, 1, 1, 1, 1			
10. Coal stove(s)		14.5			_
How many and location?					_
11. Wall-mounted split system(s)		1.00			
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?					
		4450			
If "yes," explain:	,	1000			
3. When was each heating system(s) or zone installed?					
4. When was the heating system(s) last serviced?					_
5. Is there an additional and/or backup heating system? If "yes," explain:					
			ļ		_
6. Is any part of the heating system subject to a lease, financing or other agreement?					
If "yes," explain:		15/15	<u> </u>	<u> </u>	
(D) Fireplaces and Chimneys		13.5	1	 	
1. Are there any fireplaces? How many?				<u> </u>	
2. Are all fireplaces working?					_
3. Fireplace types (wood, gas, electric, etc.):	ies	3.53			
4. Was the fireplace(s) installed by a professional contractor or manufacturer's representative?	1.1				
5. Are there any chimneys (from a fireplace, water heater or any other heating system)?	11				_
6. How many chimneys?	. 14	545743			
	- 13.1		i Vari		
7. When were they last cleaned?8. Are the chimneys working? If "no," explain:	- 22				
(E) Fuel Tanks	-	14.00 (19.00) 14.00 (19.00)			-
Are you aware of any heating fuel tank(s) on the Property?	1.4				
2. Location(s), including underground tank(s):	4	Wilder of C			
3. If you do not own the tank(s), explain:	i i	14,76,11,66,1			
(F) Are you aware of any problems or repairs needed regarding any item in Section 13? If "yes,"	٠.				
explain:	:				_
. AIR CONDITIONING SYSTEM		A Section			_
(A) Type(s). Is the air conditioning (check all that apply):					_
1. Central air					_
a. How many air conditioning zones are in the Property?	. 1.		, V		
b. When was each system or zone installed?					
c. When was each system last serviced?	1,	Marks			
2. Wall units					
How many and the location?	_	V30000	4 1.7		_
3. Window units					
How many?		100			_
4. Wall-mounted split units					_
How many and the location?		(131)			
5. Other	-				_
6. None	•		1		-
(B) Are there any areas of the house that are not air conditioned?				1	-
If "yes," explain:		1000	1		
(C) Are you aware of any problems with any item in Section 14? If "yes," explain:		1	1	1	_

	erty. Check unknown when the quest	ion doe	s apply	to the	Property	stion. Be sure to check N/A v but you are not sure of the ans	wer. All q	uestio	ns mus	st be a	answer	, i
	ELECTRICAL SYSTEM							_				
	(A) Type(s)								Yes	No	Unk	-1
	1. Does the electrical system ha	ive fusc	es?					L				
	2. Does the electrical system ha			kers?				•				
	3. Is the electrical system solar											
	a. If "ves " is it entirely or a	nartially	/ solar i	owere	d?				13000			<u> </u>
	b. If "yes," is any part of th	e syster	n subje	ct to a	lease, fin	ancing or other agreement? If	"yes,"			-		1
	explain:							<u> </u>				H
	(B) What is the system amperage?											
	(C) Are you aware of any knob and	tube wi	ring in	the Pro	perty?			L				<u>_</u>
	(D) Are you aware of any problems	or repa	irs need	led in t	he electri	ical system? If "yes," explain:						
								L				
16.	OTHER EQUIPMENT AND API	PLIAN	CES									
	(A) THIS SECTION IS INTENDI	OT U	HDEN'	IIFY I	ROBLE	CMS OR REPAIRS and mus	t be comp	eted f	or eac	h iten	n that	
	will or may be included with the	ie Pron	ertv. Tl	ie term	s of the /	Agreement of Sale negotiated	between t	suver	ลหต อง	лист у	VIII GG	(1 (1
	mine which items, if any, are in	cluded i	in the p	urchas	e of the P	Property. THE FACT THAT	AN ITEM	<u> 1 18 1</u>	<u> 18 FF</u>	<u>,p p</u>	<u> </u>	U
	MEAN IT IS INCLUDED IN											
	(B) Are you aware of any problems		irs nee		my of the		T T		1 2//	7		
	Item	Yes	No	N/A		Item	Yes	No	N/A	4		
	A/C window units					Pool/spa heater			ļ	4		
	Attic fan(s)					Range/oven				_		
	Awnings					Refrigerator(s)				_		
	Carbon monoxide detectors					Satellite dish				_		
	Ceiling fans					Security alarm system						
	Deck(s)		1			Smoke detectors						
	Dishwasher					Sprinkler automatic timer						
	Dryer					Stand-alone freezer						
	Electric animal fence		ļ ———			Storage shed			—			
	Electric garage door opener	 -	<u> </u>			Trash compactor						
	Garage transmitters	╁	<u> </u>	ļ		Washer				1		
	Garbage disposal		 			Whirlpool/tub						
	In-ground lawn sprinklers		·	 		Other:						
		 				1.			 	_		
	Intercom			 	2.00				-	\dashv		
	Interior fire sprinklers		 			2.			 	\dashv		
	Keyless entry	ļ	-	-		3.				_		
	Microwave oven			ļ		4.						
	Pool/spa accessories			1		5.				_		
	Pool/spa cover	<u> </u>	<u> </u>			6.						
	(C) Explain any "yes" answers in	Scetio	n 16: _									-
17	POOLS, SPAS AND HOT TUBS								Yes	No	Unk	Ī
A 7 .	(A) Is there a swimming pool on th		ety9 If	uvoe u.				Ì			1	1
	1. Above-ground or in-ground							ł			1	1
	2. Saltwater or chlorine?							Ì			1	-1
											 	+
	3. If heated, what is the heat s	ource?	P . 10					``			 	-
	4. Vinyl-lined, fiberglass or co	oncrete.	·lmea?			······		' ' }	ndelegeni ndelegen		 	+
	5. What is the depth of the sw	imming	g pool?						Tables Face a		 	i
	6. Are you aware of any prob							- 1				-
	7. Are you aware of any prob	lems wi	th any	of the s	wimmin	g pool equipment (cover, filte	r, ladder,					ĺ
	lighting, pump, etc.)?		_									+
	(B) Is there a spa or hot tub on the			_								4
	1. Are you aware of any prob							13.		<u> </u>		4
	2. Are you aware of any prob	lems wi	th any	of the s	pa or ho	t tub equipment (steps, lightin	g, jets,					
	cover, etc.)?									<u></u>		_
	- · · · · · · · · · · · · · · · · · · ·											
	(C) Explain any problems in Sect	tion 17:										

	perty. Check unknown when the question does apply to the Property but you are not sure of the answer. All que		Yes	No	Unk	**,
18.	WINDOWS		res	140	CHK	
	(A) Have any windows or skylights been replaced during your ownership of the Property?(B) Are you aware of any problems with the windows or skylights?		一十			
	Explain any "yes" answers in Section 18. Include the location and extent of any problem(s) and any r	ـــا epai	r, rep	lacen	nent	
	or remediation efforts, the name of the person or company who did the repairs and the date the work	was	s done	e:		
19.	LAND/SOILS					
17.	(A)Property		Yes	No	Unk	, 6
	1. Are you aware of any fill or expansive soil on the Property?					
	2. Are you aware of any sliding, settling, earth movement, upheaval, subsidence, sinkholes or earth stability problems that have occurred on or affect the Property?	L				
	3. Are you aware of sewage sludge (other than commercially available fertilizer products) being spread on the Property?					
	4. Have you received written notice of sewage sludge being spread on an adjacent property?					<u> </u>
	5. Are you aware of any existing, past or proposed mining, strip-mining, or any other excavations on the Property?					
	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 w tmei	there and the state of the stat	<i>mine :</i> Invire	<i>subsid</i> e mment	me. al
	Is the Property, or a portion of it, preferentially assessed for tax purposes, or subject to limited devel-					
	opment rights under the:		Yes	No	Unk	1
		: : [1
						1
	3. Agricultural Area Security Law - 3 P.S. §901, et seq. (Development Rights)					<u> </u>
					1	1
	4. Any other law/program:	the e	circui	nstan ate re	l CCS IIII Iorlioc	$\frac{1}{h r}$
	 4. Any other law/program:	the c	vesng	anc w	nemer	L Lr ans
	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 agricultural operations covered by the Act operate in the vicinity of the Property. (C) Property Rights	the coor	eireni vestig Yes	nstan vate w	ees nuc hether	L kr
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200	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 muisance suits or ordinances. Buyers are encouraged agricultural operations covered by the Act operate in the vicinity of the Property. (C) Property Rights Are you aware of the transfer, sale and/or lease of any of the following property rights (by you or a previous owner of the Property): 1. Timber 2. Coal 3. Oil 4. Natural gas 5. Mineral or other rights (such as farming rights, hunting rights, quarrying rights) Explain: Note to Buyer: Before entering into an agreement of sale, Buyer can investigate the status of these rig engaging legal counsel, obtaining a title examination of unlimited years and searching the official receive the Recorder of Deeds, and elsewhere. Buyer is also advised to investigate the terms of any existing leate terms of those leases. Explain any "yes" answers in Section 19: FLOODING, DRAINAGE AND BOUNDARIES (A) Flooding/Drainage	lus b	Yes y, am in the	No ong o	Unk ther may Offi	canr sub.
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20	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 agricultural operations covered by the Act operate in the vicinity of the Property. (C) Property Rights Are you aware of the transfer, sale and/or lease of any of the following property rights (by you or a previous owner of the Property): 1. Timber 2. Coal 3. Oil 4. Natural gas 5. Mineral or other rights (such as farming rights, hunting rights, quarrying rights) Explain: Note to Buyer: Before entering into an agreement of sale, Buyer can investigate the status of these rig engaging legal counsel, obtaining a title examination of unlimited years and searching the official receive the Recorder of Deeds, and elsewhere. Buyer is also advised to investigate the terms of any existing lease to terms of those leases. Explain any "yes" answers in Section 19: FLOODING, DRAINAGE AND BOUNDARIES (A) Flooding/Drainage 1. Is any part of this Property located in a wetlands area? 2. Is the Property, or any part of it, designated a Special Flood Hazard Area (SFIIA)? 3. Do you maintain flood insurance on this Property?	lus b	Yes Yes oy, am in the as Bi	ong o	Unk Unk other may Offi may be	cam cce o
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Explain any "yes" answers in Section 20(A). Include dates, the location and extent of flooding and the	estions m e conditio	жога	in's ma	111~
made storm water management features:				
) Boundaries	Yes	No	Unk	<u> </u> `
1. Are you aware of encroachments, boundary line disputes, or easements affecting the Property?		ļ		ļ.,
2. Is the Property accessed directly (without crossing any other property) by or from a public road?		 		-
3. Can the Property be accessed from a private road or lane?	· ·			-
a. If "yes," is there a written right of way, easement or maintenance agreement?				+
b. If 'yes,' has the right of way, easement of maintenance agreement weather	*	 		+-
4. Are you aware of any shared or common areas (driveways, bridges, docks, walls, etc.) or maintenance agreements?		<u> </u>		
Note to Buyer: Most properties have easements running across them for utility services and other reas ments do not restrict the ordinary use of the property, and Seller may not be readily aware of them. But the existence of easements and restrictions by examining the property and ordering an Abstract of Title 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):	TOTA MICH	31 (*3/1 /	ce en co	,,,,
HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES	Yes	No	Unk	Τ
(A) Mold and Indoor Air Quality (other than radon)	103	1.00	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	\dagger
1. Are you aware of any tests for mold, fungi, or indoor air quality in the Property?		-	†	+
2. Other than general household cleaning, have you taken any efforts to control or remediate mold or mold-like substances in the Property?				
Note to Buyer: Individuals may be affected differently, or not at all, by mold contamination. If mold co	mtaminat	ion or	indoo	
quality is a concern, buyers are encouraged to engage the services of a qualified professional to do tes issue is available from the United States Environmental Protection Agency and may be obtained by co 37133, Washington, D.C. 20013-7133, 1-800-438-4318.	ntacting i	AQ IN	ТО. Р	. (
(B) Radon	Yes	No	Unk	+
e and formally and have been performed in any huildings on the Property				1
1. Are you aware of any tests for radon gas that have been performed in any buildings on the Property?				
2. If "yes," provide test date and results			 	1
 If "yes," provide test date and results				-
If "yes," provide test date and results Are you aware of any radon removal system on the Property? (C) Lead Paint				
 2. If "yes," provide test date and results				
 If "yes," provide test date and results				
 If "yes," provide test date and results				
 If "yes," provide test date and results Are you aware of any radon removal system on the Property? 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. Are you aware of any lead-based paint or lead-based paint hazards on the Property? Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on 				
 If "yes," provide test date and results				
 If "yes," provide test date and results				
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Property. C	no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a quest neck unknown when the question does apply to the Property but you are not sure of the answer. All que	stions m	asi oc	answei	ed.
		Yes	No	Unk	٠, ،
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?				
(B) Fi	nancial				ļ
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?				
	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?				
3.	Are you aware of any insurance claims filed relating to the Property during your ownership?	41.74.4			
(C) L	gal				
	Are you aware of any violations of federal, state, or local laws or regulations relating to this Property?				<u></u>
	Are you aware of any existing or threatened legal action affecting the Property? Iditional Material Defects	HARA.			
	Are you aware of any material defects to the Property, dwelling, or fixtures which are not disclosed elsewhere on this form?				
	Note to Buyer: A material defect is a problem with a residential real property or any portion of it the adverse impact on the value of the property or that involves an unreasonable risk to people on the p structural element, system or subsystem is at or beyond the end of the normal useful life of such a st subsystem is not by itself a material defect.	roperty. ructural	i ne je eleme	nt. syst	u eHite
	After completing this form, if Seller becomes aware of additional information about the Proposinspection reports from a buyer, the Seller must update the Seller's Property Disclosure State inspection report(s). These inspection reports are for informational purposes only.	erty, incl ment an	uding d/or a	throu ttach (gh he
Expla	in any "yes" answers in Section 22:				
	ACHMENTS he following are part of this Disclosure if checked: Seller's Property Disclosure Statement Addendum (PAR Form SDA)				
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DISCLOSURE OF INFORMATION AND ACKNOWLEDGEMENT LEAD-BASED AND/OR LEAD-BASED PAINT HAZARDS

LEAD WARNING STATEMENT

Every Purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller of any interest in residential real property is required to provide the Purchaser with any information on lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the Purchaser of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

SELLER'S DISCLOSURE

(a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

	Known lead-based paint and/or lead-based paint hazards are present in the housing, as follows:
E.S.	Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
(b) Records	s and Reports available to the Seller (check one below):
	Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below):
4.5	Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.
	PURCHASER'S ACKNOWLEDGEMENT
(c) Purchas	ser has received copies of all information listed above, if any.
	rchaser waives rights to be provided with the pamphlet Protect Your Family From Lead Your Home concerning the dangers of lead poisoning.
(e) Purchas	ser has (check one below):
	Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection of the presence of lead-based paint or lead-based paint hazards; or
X	Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.