Property Address: 274 Black Barren Rd Peach Bottom, PA 17563

Seller: John Z King Anna H King			g.		
A seller must disclose to a buyer all known material defects about property being sold th statement is designed to assist the seller in complying with disclosure requirements and t being considered.					
This statement discloses the seller's knowledge of the condition of the property as of the substitute for any inspections or warranties that the buyer may wish to obtain. This states seller or a warranty or representation by any listing real estate broker, any selling real est encouraged to address concerns about the conditions of the property that may not be included not relieve the seller of the obligation to disclose a material defect that may not be address.	ment is tate bro luded in	not a wa ker or th this stat	arranty of a neir agents. tement. Thi	ny kind by the The buyer is	
A material defect is a problem with the property or any portion of it that would have a si residential real property or that involves an unreasonable risk to people on the land. The subsystem is near, at or beyond the end of its normal useful life is not by itself a material	fact tha	at a struc			
1. Seller's expertise. The seller does not possess expertise in contracting, engineering, a	architec	ture or o	ther areas r	related to the	
construction and conditions of the property and its improvements, except as follows: 2. Occupancy. Do you, the seller, currently occupy this property?		Yes		(No)	
If no, when did you last occupy the property?	"int	700		100	
3. Roof	ille				
(i) Date roof was installed:					
Documented?	Yes		No	Unknown	
If yes, explain					
(ii) Has the roof been replaced or repaired during your ownership?	,	Yes		(No)	
If yes:					
(a) Explain:					
(b) Were the existing shingles removed?	Yes		No	Unknown	
If yes, explain					
(iii) Has the roof ever leaked during your ownership?		Yes		(No)	
If yes, explain: painted souler no leaks	sin	22			
(iv) Do you know of any problems with the roof, gutters, or downspouts?		Yes		(No)	
If yes, explain					
4. Basements and crawl spaces (Complete only if applicable)					
(i) Does the property have a sump pump?	Yes		No	Unknown	
If yes, explain:					
(ii) Are you aware of any water leakage, accumulation or dampness within the		Yes		No	
basement or crawl space?					
If yes, describe in detail				S .	_
(iii) Do you know of any repairs or other attempts to control any water or dampness problem in the basement or crawl space?		Yes		No	
If "yes," describe the location, extent, date and name of the person who did the r	epair or	control	effort:		
5. Termites/wood destroying insects, dry rot, pests.					
(i) Are you aware of any termites/wood destroying insects, dry rot or pests affecting	g the	Yes		No	
property?					
If yes, explain					

(ii) Are you aware of any damage to the property caused by termites/wood destroying	Yes	No
insects, dry rot or pests?		
If yes, explain	T * *	180
(iii) Is your property currently under contract by a licensed pest control company?	Yes	No
If yes, explain		100
(iv) Are you aware of any termite/pest control reports of treatments for the property in	Yes	No
the last five years?	1	
If yes, explain		
6. Structural Items	N	No
(i) Are you aware of any past or present water leakage in the house or other structures? If yes, explain. When explaining efforts to control or repair, please describe the location	Yes	
person by whom the work was done, if known:	and extent of the	ne problem and the date and
person by whom the work was done, it known.		
(ii) Are you aware of any past or present movement, shifting, deterioration or other	Yes	(No)
problems with walls, foundations or other structural components?	103	
If yes, explain. When explaining efforts to control or repair, please describe the location	and extent of t	he problem and the date and
person by whom the work was done, if known:		no processi una una una una
process of whom the work was done, it this will		
(iii) Are you aware of any past or present problems with driveways, walkways, patios	Yes	(No)
or retaining walls on the property?		
If yes, explain. When explaining efforts to control or repair, please describe the location	and extent of	the problem and the date
and person by whom the work was done, if known:		
· ·		
7. Additions/remodeling. Have you made any additions, structural changes or other	Yes	No
alterations to the property?		
If yes, please describe:		
8. Water and Sewage		
(i) What is the source of your drinking water? Public Community sys	stem Well	on property Other
If other, please explain:		
(ii) If your drinking water source is not public:	+	- D D
(a) When was your water last tested? martin call it	recept	alle
(b) What was the result of the test?	1,00	
(c) Is the pumping system in working order?		
If no, please explain	(FV-1)	No
(iii) Do you have a softener, filter or other purification system?	Yes	Owned
If yes, is the system: (iv) What is the type of sewage system? Public Sewer Private Sewer Sewer Sewer Private Sewer Se	Leased	Cesspool Other
(iv) What is the type of sewage system? Public Sewer Private Sewer Sewer If "other," please explain:	eptic Tank	Cesspool Offici
	Yes	No
(v) Is there a sewage pump?	Yes	No
If yes, is it in working order?	Yes	INO
(vi) If applicable, when the was the septic system or cesspool last serviced?	Yes	No
(vii) Is either the water or sewage system shared?	Yes	1100
If yes, please explain	Vec	No
(viii) Are you aware of any leaks, backups or other problems relating to any of the	Yes	INO
plumbing, water and sewage-related items?		
If yes, please explain:		
9. Plumbing system	Land Div	2) Halemann Oth
	Lead PVC	Unknown Other
If other, please explain:	37	
(ii) Are you aware of any problems with any of your plumbing fixtures (including, but	Yes	No
not limited to: kitchen, laundry or bathroom fixtures, wet bars, hot water heater, etc.)?		

10 1							
If yes, please explain:							
10. Heating and air conditioning		0	,, T.	2 1	117 11	2	
(i) Type of air conditioning:		Central elec	ctric (Central gas	Wall	\rangle \rangle	lone)
Number of window units included in s	ale:						
Location:							(Th)
(ii) List any areas of the house that are no	t air conditioned.						(P)
(iii) Type of heating.			Electric 1	Fuel O	il Natu	ral Gas	Other
If other, please explain:							
(iv) List any areas of the house that are no	ot heated:				VIZ		
(v) Type of water heating.				Electric	Gas	Solar	Other
If other, please explain:							
(vi) Are you aware of any underground for	uel tanks on the property	y?		Yes		No	
If yes, please describe:						<u></u>	
Are you aware of any problems with	any item in this section?	?		Yes		(No	
If yes, please explain:						1	
11. Electrical system. Are you aware of any	problems or repairs nee	ded in the e	lectrical	Yes		Nø	
system?		9.1					
	ne Ritch	er					
12. Equipment and appliances included in sa	ale (complete only if app						
(i) Electric Garage Door Opener		Num	ber of Trans	mitters			
(ii) Smoke Detectors	How many?		,	Location		-1152 1960	
(iii) Security Alarm System		Leased		(Owned		
Lease Information	· · · · · · · · · · · · · · · · · · ·						
(iv) Lawn sprinkler		Number		Autom	atic Timer		
(v) Circle if applicable	Swimming pool	Pool heat	er	Spa/ho	t tub		
List all pool/spa equipment:							
(vi) Circle if applicable Refrigerator	Range Microwa	ive Oven	Dishwashe	r Trash Co	mpactor	Garbage	Disposal
(vii) Circle if applicable			Washer		Dryer		1
(viii) Circle if applicable			Intercom				
(ix) Ceiling fans			Number		Locat	tion	
(x) Other			1				
Are any items in this section in need of	repair or replacement?			Yes	No	Unk	nown
If yes, please explain:							
13. Land (soils, drainage and boundaries).							
(i) Are you aware of any fill or expansive	e soil on the property?			Yes		No	
(ii) Are you aware of any sliding, settling		eaval, subsid	dence or	Yes		No	
earth stability problems that have occurred							
If yes, please explain:	1.			'			
NOTE TO BUYER: Your property i	nay be subject to mine	subsidence o	damage. Ma	ps of the cou	nties and n	nines who	ere mine
subsidence damage may occur and mine sul							
			C				
	Department of Envir	ronmental P	rotection				
	Mine Subsidence						
	3913 Wash	ington Road					
		, PA 15317					
		1-7100		518		0	
(iii) Are you aware of any existing or pro	oposed mining, strip min	ning or any	other	Yes		(No)	
excavations that might affect this property?	<u> </u>	AUDEC SE					
If yes, please explain:						4	
(iv) To your knowledge, is this property	or part of it located in a	flood zone	or wetlands	Yes		(No)	
area?							
If yes, please explain:							
(v) Do you know of any past or present of	drainage or flooding pro	blems affec	ting the	Yes		No	
property?	990000 99 0 00.€		85-5				

If yes, please explain:	37		
(vi) Do you know of any encroachments, boundary line disputes or easements?	Yes	1	lo)
If yes, please explain: NOTE TO BUYER: Most properties have easements running across them for utility services	oc and other	reasons In me	any cases the
easements do not restrict the ordinary use of the property, and the seller may not be readily a			
determine the existence of easements and restrictions by examining the property and orderin			
records in the Office of the Recorder of Deeds for the county before entering into an agreem		0	
(vii) Are you aware of any shared or common areas (for example, driveways, bridges,	Yes	()	lo)
docks, walls, etc.) or maintenance agreements?			
If yes, please explain:			
(viii) Are you aware of any sinkholes that have developed on the property?	Yes		10
If yes, please explain:			
14. Hazardous Substances		15	
(i) Are you aware of any underground tanks or hazardous substances present on the	Yes		(o)
property (structure or soil), including, but not limited to, asbestos, polychlorinated			
biphenyls (PCBs), radon, lead paint, urea-formaldehyde foam insulation (UFFI), etc.?			
If yes, please explain: (ii) To your knowledge, has the property been tested for any hazardous substances?	Yes	(F)	No
If yes, please explain:	1 68	1	10)
(iii) Do you know of any other environmental concerns that might impact upon the	Yes	(1	10)
property?	103		10)
If yes, please explain:			
15. Condominiums and other homeowners associations (complete only if applicable).			
	Homeowner	's Association	Other
If "other," please explain:			
NOTICE REGARDING CONDOMINIUMS AND COOP	ERATIVES	S:	
According to 68 Pa.C.S.A. § 3407 (relating to resales of units) and § 4409 (relating to resale			
resale unit in a condominium or cooperative must receive a certificate of resale issued by the	e association	n in the condor	ninium or
cooperative.			
The buyer will have the option of canceling the agreement with return of all deposit moneys	until the co	ertificate has h	een provided to
the buyer and for five days thereafter or until conveyance, whichever occurs first.	until the co	ortificate has of	cen provided to
16. Storm water facilities			
(i) Do you know the location and condition of any basin, pond, ditch, drain, swale, culve	ert, pipe or o	other manmade	feature of land
that temporarily or permanently conveys or manages storm water for the property?	Yes		Inknown
(ii) If the answer to (i) is Yes, is the owner of this property responsible for the ongoing r	22.000		
Unknown Yes No If the answer to (i) and/or (ii) is Yes, explain			
17. Miscellaneous		-	
(i) Are you aware of any existing or threatened legal action affecting the property?	Yes	C	Vo)
If yes, explain:			
(ii) Do you know of any violations of Federal, State or local laws or regulations	Yes	()	Vo
relating to this property?			
If yes, explain:		=======================================	
(iii) Are you aware of any public improvement, condominium or homeowner	Yes		No)
association assessments against the property that remain unpaid or of any violations of			
zoning, housing, building, safety or fire ordinances that remain uncorrected?			
If yes, explain:	T		
(iv) Are you aware of any judgment, encumbrance, lien (for example, comaker or	Yes		No
equity loan) or other debt against this property that cannot be satisfied by the proceeds of			
this sale?		C	
If yes, explain: (v) A re you give a few reason, including a defect in title that would prevent you	Yes		No.
(v) Are you aware of any reason, including a defect in title that would prevent you from giving a warranty deed or conveying title to the property?	1 68		No
I HOLL GIVING A WALLANLY USED OF COLLECTING HILL TO THE DEODELLY!			

If yes, explain:		
(vi) Are you aware of any material defects to the property, dwelling or fixtures which are not disclosed elsewhere on this form?	Yes	No
If yes, explain:		
A material defect is a problem with the property or any portion of it that would have a s	significant adv	erse impact on the value of
the residential real property or that involves an unreasonable risk to people on the land.		
The undersigned seller represents that the information set forth in this disclosure statement is seller's knowledge. The seller hereby authorizes any agent for the seller to provide this inforproperty and to other real estate agents. The seller alone is responsible for the accuracy of the The seller shall cause the buyer to be notified in writing of any information supplied on this change in the condition of the property following the completion of this form. SELLER SELLER SELLER DATE DATE DATE DATE DATE DATE	mation to prose information form which is	pective buyers of the contained in this statement rendered inaccurate by a
The state of the s		
EXECUTOR, ADMINISTRATOR, TRUSTER	E	
The undersigned has never occupied the property and lacks the personal knowledge necessa		this disclosure statement.
The undersigned has never occupied the property and lacks the personal knowledge necessa DATE		
The undersigned has never occupied the property and lacks the personal knowledge necessa DATE	ry to complete	
The undersigned has never occupied the property and lacks the personal knowledge necessa DATE	ry to complete	
The undersigned has never occupied the property and lacks the personal knowledge necessa DATE	YER nowledges that property in its yer may reque	t this statement is not a present condition. It is the est that the property be
The undersigned has never occupied the property and lacks the personal knowledge necessary RECEIPT AND ACKNOWLEDGMENT BY BUY The undersigned buyer acknowledges receipt of this disclosure statement. The buyer acknowledges warranty and that, unless stated otherwise in the sales contract, the buyer is purchasing this buyer's responsibility to satisfy himself or herself as to the condition of the property. The businspected, at the buyer's expense and by qualified professionals, to determine the condition of the property.	YER nowledges that property in its yer may request the structure of the structure.	t this statement is not a present condition. It is the est that the property be e or its components.
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This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of Realtors® (PAR)

	THIS FORM MUST BE COMPLETED FOR ANY PROPERTY BUILT PRIOR TO 1978
1	PROPERTY 274 Black Barren Rd Peach Bottom PA 17563
2	SELLER John Z King Anna H King
	3 - 11 - 11 - 11 - 11 - 11 - 11 - 11 -
3	LEAD WARNING STATEMENT
4	Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such
5	property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead
6	poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient,
7	behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller of any interest
8	benavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller of any interest
- 1	in residential real property is required to provide the Buyer with any information on lead-based paint hazards from risk assessments or
9	inspections in the Seller's possession and notify the Buyer of any known lead-based paint hazards. A risk assessment or inspection for
10	possible lead-based paint hazards is recommended prior to purchase.
11	SELLER'S DISCLOSURE
12	Seller has no knowledge of the presence of lead-based paint and/or lead-based paint hazards in or about the Property.
13	Seller has knowledge of the presence of lead-based paint and/or lead-based paint hazards in or about the Property. (Provide the
14	basis for determining that lead-based paint and/or hazards exist, the location(s), the condition of the painted surfaces, and other
15	available information concerning Seller's knowledge of the presence of lead-based paint and/or lead-based paint hazards.)
16	aranasis and a second of the property of the property of the control party and on total output party
17	SELLER'S RECORDS/REPORTS
18	
19	Seller has no records or reports pertaining to lead-based paint and/or lead-based paint hazards in or about the Property.
46000	Seller has provided Buyer with all available records and reports regarding lead-based paint and/or lead-based paint hazards in
20	or about the Property. (List documents):
21	20 Mars - 100 M M - 100 M M - 100 M -
22	Seller certifies that to the best of Seller's knowledge the above statements are true and accurate.
23	
24	SELLER Pring DATE \$122/30
25	SELLER DATE
	BUYER
27	DATE OF AGREEMENT
27 28	DATE OF AGREEMENT
27 28 29	DATE OF AGREEMENT BUYER'S ACKNOWLEDGMENT Buyer has received the pamphlet <i>Protect Your Family from Lead in Your Home</i> and has read the Lead Warning Statement.
27 28 29 30	DATE OF AGREEMENT BUYER'S ACKNOWLEDGMENT Buyer has received the pamphlet Protect Your Family from Lead in Your Home and has read the Lead Warning Statement. Buyer has reviewed Seller's disclosure of known lead-based paint and/or lead-based paint hazards and has received the records
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27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44	DATE OF AGREEMENT BUYER'S ACKNOWLEDGMENT
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27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48	DATE OF AGREEMENT BUYER'S ACKNOWLEDGMENT



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Beiler-Campbell RealtorsKSq -

Property Address:

275 Black Barren Rd Peach Bottom, PA 17563

Seller: John Z King Anna H King			
A seller must disclose to a buyer all known material defects about property being sold statement is designed to assist the seller in complying with disclosure requirements as being considered.			
This statement discloses the seller's knowledge of the condition of the property as of substitute for any inspections or warranties that the buyer may wish to obtain. This st seller or a warranty or representation by any listing real estate broker, any selling real encouraged to address concerns about the conditions of the property that may not be not relieve the seller of the obligation to disclose a material defect that may not be address.	atement is not a w l estate broker or the included in this sta	arranty of a heir agents. ntement. Th	ny kind by the The buyer is
A material defect is a problem with the property or any portion of it that would have residential real property or that involves an unreasonable risk to people on the land. It subsystem is near, at or beyond the end of its normal useful life is not by itself a material real property or that involves an unreasonable risk to people on the land. It is not by itself a material real property or any portion of it that would have residential real property or any portion of it that would have residential real property or any portion of it that would have residential real property or that involves an unreasonable risk to people on the land. It is not by itself a material real property or any portion of it that would have residential real property or that involves an unreasonable risk to people on the land. It is not by itself a material real property or any portion of it that would have residential real property or that involves an unreasonable risk to people on the land. It is not by itself a material real property or any portion of its normal useful life is not by itself a material real property or any portion of its normal useful life.	The fact that a struerial defect.	ctural elem	ent, system or
1. Seller's expertise. The seller does not possess expertise in contracting, engineering		other areas	related to the
construction and conditions of the property and its improvements, except as follows			
2. Occupancy. Do you, the seller, currently occupy this property?	Yes		No
If no, when did you last occupy the property?	Clated		
3. Roof			
(i) Date roof was installed: new roof 2023	T		1
Documented?	Yes	No	Unknown
If yes, explain			T.,
(ii) Has the roof been replaced or repaired during your ownership?	Yes		No
If yes:			
(a) Explain:			
(b) Were the existing shingles removed?	Yes	No	Unknown
If yes, explain			
(iii) Has the roof ever leaked during your ownership?	Yes		No
If yes, explain:			
(iv) Do you know of any problems with the roof, gutters, or downspouts?	Yes		No
If yes, explain			
4. Basements and crawl spaces (Complete only if applicable)		~	
(i) Does the property have a sump pump?	Yes	No	Unknown
If yes, explain:			
(ii) Are you aware of any water leakage, accumulation or dampness within the	Yes		(No
basement or crawl space?			
If yes, describe in detail			~
(iii) Do you know of any repairs or other attempts to control any water or dampn	ess Yes		No
problem in the basement or crawl space?	+0		
If "yes," describe the location, extent, date and name of the person who did the	ne repair or contro	l effort:	
5. Termites/wood destroying insects dry not nects			
5. Termites/wood destroying insects, dry rot, pests. (i) Are you aware of any termites/wood destroying insects, dry rot or pests affect	ting the Yes		No
property?	ting the Tes		INO
If yes, explain			
11 100, OAPIGH			

(ii) Are you aware of any damage to the property caused by termites/wood destroying insects, dry rot or pests?	Yes	No
If yes, explain		
(iii) Is your property currently under contract by a licensed pest control company?	Yes	No
If yes, explain		
(iv) Are you aware of any termite/pest control reports of treatments for the property in	Yes	No
the last five years?		
If yes, explain		
6. Structural Items		6
(i) Are you aware of any past or present water leakage in the house or other structures?	Yes	No
If yes, explain. When explaining efforts to control or repair, please describe the location a	and extent of the proble	m and the date and
person by whom the work was done, if known:		
(ii) Are you aware of any past or present movement, shifting, deterioration or other	Yes	No
problems with walls, foundations or other structural components?		
If yes, explain. When explaining efforts to control or repair, please describe the location a	and extent of the proble	m and the date and
person by whom the work was done, if known:		
(:::) A	Van	VN ₀
(iii) Are you aware of any past or present problems with driveways, walkways, patios or retaining walls on the property?	Yes	No
If yes, explain. When explaining efforts to control or repair, please describe the location	and extent of the proble	em and the date
and person by whom the work was done, if known:	and extent of the proof	m and the date
and person by whom the work was done, it known.		
7. Additions/remodeling. Have you made any additions, structural changes or other	Yes	(No)
alterations to the property?		
If yes, please describe:		
8. Water and Sewage		
(i) What is the source of your drinking water? Public Community syst	tem Well on proper	ty Other
If other, please explain:		
(ii) If your drinking water source is not public:		
(a) When was your water last tested?	1 -4 0	+01
(a) When was your water last tested? (b) What was the result of the test? (c) Is the pumping system in working order? If no places explain	Lit accep	lable
(c) Is the pumping system in working order?		
ii iio, piease expiaiii		1
(iii) Do you have a softener, filter or other purification system?	Yes	No
If yes, is the system:	Leased	Owned
	ptic Tank Cesspo	ool Other
If "other," please explain:		т
(v) Is there a sewage pump?	Yes	No
If yes, is it in working order?	Yes	No
(vi) If applicable, when the was the septic system or cesspool last serviced?		Т
(vii) Is either the water or sewage system shared?	Yes	No
If yes, please explain	T	Т.,
(viii) Are you aware of any leaks, backups or other problems relating to any of the	Yes	No
plumbing, water and sewage-related items?		0.0.10
If yes, please explain: One langer sand Mau	int install	2019
9. Plumbing system	1 Abria I	1 01
	ead PVC Un	known Other
If other, please explain:	Tyr	
(ii) Are you aware of any problems with any of your plumbing fixtures (including, but	Yes	No
not limited to: kitchen, laundry or bathroom fixtures, wet bars, hot water heater, etc.)?		

If yes, please explain:						
10. Heating and air conditioning	Control	otulo I	Cont1	337-11	P	lana
(i) Type of air conditioning:	Central elec	ctric (Central gas	Wall	- N	one
Number of window units included in sale:						
Location:						(ID)
(ii) List any areas of the house that are not air conditioned.		Electric 1	Euol /	Ni Nat.	ral Caa	Other
(iii) Type of heating.		Electric	Fuel (Oil Natu	ral Gas	enter
If other, please explain:						
(iv) List any areas of the house that are not heated:			Electric	Gas	Solar	Other
(v) Type of water heating.			Electric	Gas	Solai	Other
If other, please explain: (vi) Are you aware of any underground fuel tanks on the property	tu?		Yes		No	
If yes, please describe:	ty:		103		140	
Are you aware of any problems with any item in this section	.2		Yes		No	
If yes, please explain:	1 (1 65		INO	
11. Electrical system. Are you aware of any problems or repairs ne	adad in the a	lectrical	Yes		No	
system?	caca iii tiie e	iccuitai	1 03		140	
If yes, explain:					1	
12. Equipment and appliances included in sale (complete only if appliances)	nlicable)					
(i) Electric Garage Door Opener		ber of Trans	mitters			
(ii) Smoke Detectors (1) How many?	2	ooi oi iiulis	Location	Dytol	on	
(iii) Security Alarm System	Leased		200dilon	Owned	un	
Lease Information	Lousou			- iiiivu		
(iv) Lawn sprinkler	Number		Autor	natic Timer		
(v) Circle if applicable Swimming pool	Pool heat	er	Spa/h			
List all pool/spa equipment:	, cor nout		- puil			
	vave Oven	Dishwashe	r Trash C	ompactor	Garbage	Disposal
(vii) Circle if applicable		Washer		Dryer		
(viii) Circle if applicable		Intercom				
(ix) Ceiling fans		Number		Loca	tion	
(x) Other						
Are any items in this section in need of repair or replacement?			Yes	(No)	Unk	nown
If yes, please explain:						
13. Land (soils, drainage and boundaries).						
(i) Are you aware of any fill or expansive soil on the property?			Yes		No	
(ii) Are you aware of any sliding, settling, earth movement, upl		dence or	Yes		No	
earth stability problems that have occurred on or that affect the pro-						
If yes, please explain:						
NOTE TO BUYER: Your property may be subject to mine			ps of the co	unties and n	nines who	ere mine
subsidence damage may occur and mine subsidence insurance are	available thre	ough:				
	g a galan	2000				
Department of Env						
Mine Subsiden						
	hington Road	l				
	y, PA 15317					
	41-7100	- /1	17.			
(iii) Are you aware of any existing or proposed mining, strip m	ining or any	other	Yes		No	
excavations that might affect this property?						
If yes, please explain:	a fland	ou wo411	Vac		Na	
(iv) To your knowledge, is this property or part of it located in	a flood zone	or wetlands	Yes		No	
area?						
If yes, please explain:	ohlama affaa	ting the	Yes		No	
(v) Do you know of any past or present drainage or flooding pr	obienis anec	mg me	168		140	
property?						

If yes, please explain:	**	(
(vi) Do you know of any encroachments, boundary line disputes or easements?	Yes		No
If yes, please explain:		T.	41
NOTE TO BUYER: Most properties have easements running across them for utility service			
easements do not restrict the ordinary use of the property, and the seller may not be readily a			
determine the existence of easements and restrictions by examining the property and ordering		t of title or se	arching the
records in the Office of the Recorder of Deeds for the county before entering into an agreeme (vii) Are you aware of any shared or common areas (for example, driveways, bridges,	Yes	K	No)
docks, walls, etc.) or maintenance agreements?	1 62		140
If yes, please explain:			
(viii) Are you aware of any sinkholes that have developed on the property?	Yes	A	No
If yes, please explain:	103	-	110
14. Hazardous Substances			
(i) Are you aware of any underground tanks or hazardous substances present on the	Yes	-	No)
property (structure or soil), including, but not limited to, asbestos, polychlorinated	1 00		
biphenyls (PCBs), radon, lead paint, urea-formaldehyde foam insulation (UFFI), etc.?			
If yes, please explain:			
(ii) To your knowledge, has the property been tested for any hazardous substances?	Yes		No
If yes, please explain:			
(iii) Do you know of any other environmental concerns that might impact upon the	Yes	(No
property?			
If yes, please explain:			
15. Condominiums and other homeowners associations (complete only if applicable).			
	Iomeowner	's Association	n Other
If "other," please explain:			
NOTICE REGARDING CONDOMINIUMS AND COOPI	ERATIVES	S:	
		_	2 12
According to 68 Pa.C.S.A. § 3407 (relating to resales of units) and § 4409 (relating to resale			
resale unit in a condominium or cooperative must receive a certificate of resale issued by the	association	n in the condo	ominium or
cooperative.			
The house will have the entire of severiles the severe with a time of all describes	until the	wtificata has 1	haan provided to
The buyer will have the option of canceling the agreement with return of all deposit moneys	until the ce	entineate has t	been provided to
the buyer and for five days thereafter or until conveyance, whichever occurs first. 16. Storm water facilities			
(i) Do you know the location and condition of any basin, pond, ditch, drain, swale, culve	ort nine or	other manmac	le feature of land
that temporarily or permanently conveys or manages storm water for the property?	rt, pipe or t Yes	l No	Unknown
(ii) If the answer to (i) is Yes, is the owner of this property responsible for the ongoing n			
		of the storill	water facility?
Unknown Yes No If the answer to (i) and/or (ii) is Yes, explain:			
	Yes	(1	No
(i) Are you aware of any existing or threatened legal action affecting the property? If yes, explain:	162		INU
(ii) Do you know of any violations of Federal, State or local laws or regulations	Yes	(No
relating to this property?	1 62		140
If yes, explain:		6	
(iii) Are you aware of any public improvement, condominium or homeowner	Yes	<u> </u>	No
association assessments against the property that remain unpaid or of any violations of	103	4	110
zoning, housing, building, safety or fire ordinances that remain uncorrected?			
If yes, explain:			
(iv) Are you aware of any judgment, encumbrance, lien (for example, comaker or	Yes		No
equity loan) or other debt against this property that cannot be satisfied by the proceeds of	105		
this sale?			
If yes, explain:			5
(v) Are you aware of any reason, including a defect in title that would prevent you	Yes		No
from giving a warranty deed or conveying title to the property?	250,650		

		*
If yes, explain:		5
(vi) Are you aware of any material defects to the property, dwelling or fixtures which	Yes	(No)
are not disclosed elsewhere on this form?		
If yes, explain:		
A material defect is a problem with the property or any portion of it that would have a s	significant ad	verse impact on the value of
the residential real property or that involves an unreasonable risk to people on the land.		•
•		
The undersigned seller represents that the information set forth in this disclosure statement is	s accurate and	d complete to the best of the
seller's knowledge. The seller hereby authorizes any agent for the seller to provide this information agent.	mation to pro	enactive howers of the
property and to other real estate agents. The seller alone is responsible for the accuracy of the	a information	spective buyers of the
The college shall course the housest to be notified in writing of any information and the accuracy of the	C	contained in this statement
The seller shall cause the buyer to be notified in writing of any information supplied on this	form which is	s rendered inaccurate by a
change in the condition of the property following the completion of this form.		
1 / 2/	- 611	
SELLER Jahn Ry SELLER DATE 7-23/3 SELLER DATE 7/23/3 DATE	3-24	
SELLER Young H, King DATE 7/23/19	111	
SELLER DATE	7	
		*
EXECUTOR, ADMINISTRATOR, TRUSTER	2	
	•	
The undersigned has never occupied the property and lacks the personal knowledge necessa	ry to complet	e this disclosure statement
The undersigned has never occupied the property and lacks the personal knowledge necessar	ry to complet	e tills disclosure statement.
·		
DATE		
RECEIPT AND ACKNOWLEDGMENT BY BUY	YER	
The undersigned buyer acknowledges receipt of this disclosure statement. The buyer acknowledges	nowledges that	at this statement is not a
warranty and that, unless stated otherwise in the sales contract, the buyer is purchasing this	property in its	s present condition. It is the
buyer's responsibility to satisfy himself or herself as to the condition of the property. The bu	yer may requ	est that the property be
inspected, at the buyer's expense and by qualified professionals, to determine the condition of	of the structur	re or its components.
The second secon		or no compensation
BUYER DATE		
BIIVER DATE		
BUYER DATE DATE	-,-	
DATEDATE_	-	

RESIDENTIAL LEAD-BASED PAINT HAZARDS DISCLOSURE FORM

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

. 1	THIS FORM MUST BE COMPLETED FOR ANY PROPERTY BUILT PRIOR TO 1978
1	PROPERTY 275 Black Barren Rd Peach Bottom PA 17563
2	SELLER John Z King Anna H King
3	LEAD WARNING STATEMENT
4	Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such
5	property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead
6	poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient,
7	behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller of any interest
8	in residential real property is required to preside the Bourse of the Bo
9	in residential real property is required to provide the Buyer with any information on lead-based paint hazards from risk assessments or
1000000	inspections in the Seller's possession and notify the Buyer of any known lead-based paint hazards. A risk assessment or inspection for
10	possible lead-based paint hazards is recommended prior to purchase.
11	SELLER'S DISCLOSURE
12	人人 Seller has no knowledge of the presence of lead-based paint and/or lead-based paint hazards in or about the Property.
13	/ Seller has knowledge of the presence of lead-based paint and/or lead-based paint hazards in or about the Property. (Provide the
14	basis for determining that lead-based paint and/or hazards exist, the location(s), the condition of the painted surfaces, and other
15	available information concerning Seller's knowledge of the presence of lead-based paint and/or lead-based paint hazards.)
16	2 o mio mongo or mo prosono or read-based paint and/or read-based paint nazards.)
17	SELLER'S RECORDS/REPORTS
18	
19	AK. Seller has no records or reports pertaining to lead-based paint and/or lead-based paint hazards in or about the Property.
	Seller has provided Buyer with all available records and reports regarding lead-based paint and/or lead-based paint hazards in
20	or about the Property. (List documents):
21	
22	Seller certifies that to the best of Seller's knowledge the above statements are true and accurate.
23	SELLER John DATE 7-23-54
24	SELLER Juna Hiking DATE 7/22/210
25	SELLER DATE
26	BUYER
27	DATE OF AGREEMENT
28	BUYER'S ACKNOWLEDGMENT
29	
30	Buyer has received the pamphlet Protect Your Family from Lead in Your Home and has read the Lead Warning Statement.
- 1	/Buyer has reviewed Seller's disclosure of known lead-based paint and/or lead-based paint hazards and has received the records
31	and reports regarding lead-based paint and/or lead-based paint hazards identified above.
32	Buyer has (initial one):
33	/ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of
34	lead-based paint and/or lead-based paint hazards; or
35	/ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based
36	paint hazards.
	P
37	Buyer certifies that to the best of Buyer's knowledge the statements contained in Buyer's acknowledgement are true and accurate.
38	RIVED
39	BUYER DATE
ارد	DATE
	BUYER DATE
41	AGENT ACKNOWLEDGEMENT AND CERTIFICATION
42	Agent/Licensee represents that Agent has informed Seller of Seller's obligations under the Residential Lead-Based-Paint
43	Hazard Reduction Act, 42 U.S.C. §4852(d), and is aware of Agent's responsibility to ensure compliance.
44	The following have reviewed the information above and certify that the Agent statements are true to the best of their knowledge and belief.
45	Seller Agent and Buyer Agent must both sign this form.
46	BROKER FOR SELLER (Company Name) Beiler-Campbell Realtors
47	TIOENORE III
	DATE 7-23-24
48	RROKER FOR RUVED (Company Name)
49	BROKER FOR BUYER (Company Name)
"[LICENSEE DATE



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Property Address:

276 Black Barren Rd Peach Bottom, PA 17563

			
Seller: John Z King Anna H King		,	
A seller must disclose to a buyer all known material defects about property being sold that statement is designed to assist the seller in complying with disclosure requirements and to being considered.			
This statement discloses the seller's knowledge of the condition of the property as of the disubstitute for any inspections or warranties that the buyer may wish to obtain. This statem seller or a warranty or representation by any listing real estate broker, any selling real estate encouraged to address concerns about the conditions of the property that may not be included not relieve the seller of the obligation to disclose a material defect that may not be address. A material defect is a problem with the property or any portion of it that would have a significant of the obligation to disclose a material defect is a problem with the property or any portion of it that would have a significant of the obligation of the property or any portion of the property as of the disclosure of the property as of the disclosure of the property as of the disclosure of the property as of the	ent is not a vate broker or ded in this seed on this for	warranty of a their agents. statement. The	ny kind by the The buyer is is statement does
residential real property or that involves an unreasonable risk to people on the land. The f subsystem is near, at or beyond the end of its normal useful life is not by itself a material	act that a str defect.	ructural eleme	ent, system or
1. Seller's expertise. The seller does not possess expertise in contracting, engineering, ar construction and conditions of the property and its improvements, except as follows:	chitecture or	r other areas i	related to the
2. Occupancy. Do you, the seller, currently occupy this property?	Yes		(No)
If no, when did you last occupy the property? Jennet paper	" today	/	
3. Roof	MARIA		
(i) Date roof was installed:			
Documented?	Yes	No	Unknown
If yes, explain	1 68	1140	Olikilowii
(ii) Has the roof been replaced or repaired during your ownership?	Yes		No
	res		INO
If yes:			
(a) Explain:		l sr	· TT 1
(b) Were the existing shingles removed?	Yes	No	Unknown
If yes, explain			
(iii) Has the roof ever leaked during your ownership?	Yes		(No)
If yes, explain:			
(iv) Do you know of any problems with the roof, gutters, or downspouts?	Yes		(No
If yes, explain			
4. Basements and crawl spaces (Complete only if applicable)			
(i) Does the property have a sump pump?	Yes	(No)	Unknown
If yes, explain:			
(ii) Are you aware of any water leakage, accumulation or dampness within the	Yes		(No)
basement or crawl space?			
If yes, describe in detail			
(iii) Do you know of any repairs or other attempts to control any water or dampness problem in the basement or crawl space?	Yes		No
If "yes," describe the location, extent, date and name of the person who did the re	pair or contr	ol effort:	_1
5. Termites/wood destroying insects, dry rot, pests.			6
(i) Are you aware of any termites/wood destroying insects, dry rot or pests affecting	the Yes		No
property?	ine res		INO
If yes, explain			
11 J vo, vapiani			

(ii) Are you aware of any damage to the property caused by termites/wood destroying	Yes	No
insects, dry rot or pests?		
If yes, explain	Yes	No
(iii) Is your property currently under contract by a licensed pest control company? If yes, explain	ies	140
(iv) Are you aware of any termite/pest control reports of treatments for the property in	Yes	No
the last five years?	103	119
If yes, explain		
6. Structural Items		~
(i) Are you aware of any past or present water leakage in the house or other structures?	Yes	No
If yes, explain. When explaining efforts to control or repair, please describe the location a		m and the date and
person by whom the work was done, if known:	1	
	17.	
(ii) Are you aware of any past or present movement, shifting, deterioration or other	Yes	(No)
problems with walls, foundations or other structural components?		
If yes, explain. When explaining efforts to control or repair, please describe the location a	and extent of the proble	em and the date and
person by whom the work was done, if known:		
	Ver	1210
(iii) Are you aware of any past or present problems with driveways, walkways, patios	Yes	No
or retaining walls on the property? If yes, explain. When explaining efforts to control or repair, please describe the location	and extent of the probl	em and the date
and person by whom the work was done, if known:	and extent of the proof	cili and the date
and person by whom the work was done, it known.		
		5
7. Additions/remodeling. Have you made any additions, structural changes or other	Yes	No
alterations to the property?	AND 0.000	
If yes, please describe:		
8. Water and Sewage		
(i) What is the source of your drinking water? Public Community syst	tem Well on prope	rty Other
If other, please explain:		
(ii) If your drinking water source is not public:		
(a) When was your water last tested? 2024 Martin Ca	ellitacco	stal la
(b) What was the result of the test:	The state of the s	
(c) Is the pumping system in working order?		
If no, please explain		I N.
(iii) Do you have a softener, filter or other purification system?	Yes	No
If yes, is the system:	Leased	
	ptic Tank Cesspe	ooi Other
If "other," please explain:	Yes	No
(v) Is there a sewage pump? If yes, is it in working order?	Yes	No
(vi) If applicable, when the was the septic system or cesspool last serviced?	169	110
(vii) Is either the water or sewage system shared?	Yes	No
	0/9	140
You aware of any leaks, backups or other problems relating to any of the	Yes	No
plumbing, water and sewage-related items?		1.9
If yes, please explain:		
9. Plumbing system		
	ead PVC Un	known Other
If other, please explain:		~
(ii) Are you aware of any problems with any of your plumbing fixtures (including, but	Yes	No
not limited to: kitchen, laundry or bathroom fixtures, wet bars, hot water heater, etc.)?		

If yes, please explain:						
10. Heating and air conditioning						-
(i) Type of air conditioning:	Central elect	ric	Central g	as V	Vall N	one
Number of window units included in sale:				•		
Location:						
(ii) List any areas of the house that are not air conditioned.	G G					LP
(iii) Type of heating.	E	Electric	Fuel	Oil	Natural Gas	Other
If other, please explain:	'					
(iv) List any areas of the house that are not heated:						
(v) Type of water heating.			Electri	c G	as Solar	Other
If other, please explain:						•
(vi) Are you aware of any underground fuel tanks on the proper	tv?		Yes		No	
If yes, please describe:						
Are you aware of any problems with any item in this section	n?		Yes		No	
If yes, please explain:	-					
11. Electrical system. Are you aware of any problems or repairs ne	eded in the ele	ectrical	Yes	-	No	
system?						
If yes, explain:				. /		
12. Equipment and appliances included in sale (complete only if appliances)	pplicable).					
(i) Electric Garage Door Opener		er of Trai	nsmitters	1963		
(ii) Smoke Detectors 4 8 How many? 62		V 1 01 11W	Location	Bite	show	
(iii) Security Alarm System	Leased		_ Boomio.	Owned		
Lease Information	Bousea			10	**	
(iv) Lawn sprinkler	Number		Au	tomatic T	imer	
(v) Circle if applicable Swimming pool	Pool heater	r		a/hot tub	******	
List all pool/spa equipment:	1 oor neare	•	1 5			
	vave Oven I	Dishwash	er Trask	Compac	tor Garbage	Disposal
(vii) Circle if applicable		Washer		Drye		
(viii) Circle if applicable		Intercon				
(ix) Ceiling fans		Number			Location	
(x) Other						
Are any items in this section in need of repair or replacement?			Yes	No) Unk	nown
If yes, please explain:						
13. Land (soils, drainage and boundaries).						
(i) Are you aware of any fill or expansive soil on the property?			Yes		(No)	
(ii) Are you aware of any sliding, settling, earth movement, upl		ence or	Yes		No	
earth stability problems that have occurred on or that affect the pro-						
If yes, please explain:	1					
NOTE TO BUYER: Your property may be subject to mine	e subsidence da	amage. M	laps of the	counties	and mines wh	ere mine
subsidence damage may occur and mine subsidence insurance are			•			
,						
Department of Env	vironmental Pro	otection				
Mine Subsiden	ice Insurance F	und				
3913 Was	hington Road			47		
McMurra	y, PA 15317					
	941-7100				7	
(iii) Are you aware of any existing or proposed mining, strip m	nining or any o	ther	Yes		(No	
excavations that might affect this property?						
If yes, please explain:						
(iv) To your knowledge, is this property or part of it located in	a flood zone o	or wetland	ds Yes		No	
area?						
If yes, please explain:						
(v) Do you know of any past or present drainage or flooding pr	roblems affecti	ing the	Yes		No	
property?						

If you who are a supplier.			
If yes, please explain:	Yes	No	
(vi) Do you know of any encroachments, boundary line disputes or easements? If yes, please explain:	Yes	INO	
NOTE TO BUYER: Most properties have easements running across them for utility service	e and other	reasons In many	cases the
easements do not restrict the ordinary use of the property, and the seller may not be readily a			
determine the existence of easements and restrictions by examining the property and orderin			
records in the Office of the Recorder of Deeds for the county before entering into an agreem	-		
(vii) Are you aware of any shared or common areas (for example, driveways, bridges,	Yes	No	t
docks, walls, etc.) or maintenance agreements?	. T.		
If yes, please explain:			
(viii) Are you aware of any sinkholes that have developed on the property?	Yes	No	
If yes, please explain:			<u> </u>
14. Hazardous Substances			
(i) Are you aware of any underground tanks or hazardous substances present on the	Yes	(No)	(
property (structure or soil), including, but not limited to, asbestos, polychlorinated	-		
biphenyls (PCBs), radon, lead paint, urea-formaldehyde foam insulation (UFFI), etc.?			
If yes, please explain:			
(ii) To your knowledge, has the property been tested for any hazardous substances?	Yes	No)
If yes, please explain:		15	
(iii) Do you know of any other environmental concerns that might impact upon the	Yes	140)
property?			
If yes, please explain:			
15. Condominiums and other homeowners associations (complete only if applicable).	Tamaarrinar	's Association	Other
	Tomeowner	S Association	Olliei
If "other," please explain: NOTICE REGARDING CONDOMINIUMS AND COOP	FD ATIVE	2.	
According to 68 Pa.C.S.A. § 3407 (relating to resales of units) and § 4409 (relating to resale resale unit in a condominium or cooperative must receive a certificate of resale issued by the cooperative.			
The buyer will have the option of canceling the agreement with return of all deposit moneys	until the ce	ertificate has been	provided to
the buyer and for five days thereafter or until conveyance, whichever occurs first.			•
16. Storm water facilities			
(i) Do you know the location and condition of any basin, pond, ditch, drain, swale, culve	ert, pipe or o		
that temporarily or permanently conveys or manages storm water for the property?	Yes		known /
(ii) If the answer to (i) is Yes, is the owner of this property responsible for the ongoing is	naintenance	of the storm wat	er facility?
Unknown Yes No If the answer to (i) and/or (ii) is Yes, explain	:		
17. Miscellaneous		No.	
(i) Are you aware of any existing or threatened legal action affecting the property?	Yes	No	/
If yes, explain:			1
(ii) Do you know of any violations of Federal, State or local laws or regulations	Yes	No	
relating to this property?			
If yes, explain:	1 17	(I))
(iii) Are you aware of any public improvement, condominium or homeowner	Yes	No	
association assessments against the property that remain unpaid or of any violations of			
zoning, housing, building, safety or fire ordinances that remain uncorrected?			<
If yes, explain:	Yes	No)
(iv) Are you aware of any judgment, encumbrance, lien (for example, comaker or equity loan) or other debt against this property that cannot be satisfied by the proceeds of	1 65	140	
this sale?			
If yes, explain:)
(v) Are you aware of any reason, including a defect in title that would prevent you	Yes	No	/
from giving a warranty deed or conveying title to the property?			1
X X I X I I X			

If yes, explain:		
(vi) Are you aware of any material defects to the property, dwelling or fixtures which	Yes	No
are not disclosed elsewhere on this form?		
If yes, explain:		
A material defect is a problem with the property or any portion of it that would have a s	ignificant adver	se impact on the value of
the residential real property or that involves an unreasonable risk to people on the land.		
The undersigned seller represents that the information set forth in this disclosure statement is		
seller's knowledge. The seller hereby authorizes any agent for the seller to provide this information of the seller to provide the s	nation to prospe	ective buyers of the
property and to other real estate agents. The seller alone is responsible for the accuracy of the	e information co	ontained in this statement
The seller shall cause the buyer to be notified in writing of any information supplied on this	form which is re	endered inaccurate by a
change in the condition of the property following the completion of this form.		
7.00	h 11	
SELLER DATE 729	-29	
SELLER Wans F. King DATE 7/23/	24	
SELLER DATE 7/23/ SELLER DATE 7/23/ DATE 7/23/	/	
EXECUTOR, ADMINISTRATOR, TRUSTEE		
EXECUTOR, ADMINISTRATOR, TRUSTEE	•	
The undersigned has never occupied the property and lacks the personal knowledge necessar	ry to complete t	his disclosure statement.
The analysis and the complete the property and mono the personal mis weage necessary	y to complete a	
·		
DATE_		
RECEIPT AND ACKNOWLEDGMENT BY BUY	/ER	4
The undersigned buyer acknowledges receipt of this disclosure statement. The buyer acknowledges receipt of this disclosure statement.	oroperty in its pr yer may request	resent condition. It is the that the property be
RUVER		
BUYER DATE		
		D.
BUYER DATE DATE		

RESIDENTIAL LEAD-BASED PAINT HAZARDS DISCLOSURE FORM

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

	THIS FORM MUST BE COMPLETED FOR ANY PROPERTY BUILT PRIOR TO 1978
1	PROPERTY 276 RIGCK Borren Rd Peach Bottom PA 17563
2	SELLER John Z King Anna H King
	Salar C. Fing Time II.
3	LEAD WARNING STATEMENT
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֡֡֡֡֡֞֞֡֓֡֞֞֩֞֡֡֡֡֡֡֡֡֡	Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such
2	property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead
6	poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient,
7	behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller of any interest
8	in residential real property is required to provide the Buyer with any information on lead-based paint hazards from risk assessments or
9	inspections in the Seller's possession and notify the Buyer of any known lead-based paint hazards. A risk assessment or inspection for
0	possible lead-based paint hazards is recommended prior to purchase.
1	SELLER'S DISCLOSURE
2	K. Seller has no knowledge of the presence of lead-based paint and/or lead-based paint hazards in or about the Property.
3	
	Seller has knowledge of the presence of lead-based paint and/or lead-based paint hazards in or about the Property. (Provide the
4	basis for determining that lead-based paint and/or hazards exist, the location(s), the condition of the painted surfaces, and other
5	available information concerning Seller's knowledge of the presence of lead-based paint and/or lead-based paint hazards.)
6	
7	ŞELLER'S RECORDS/REPORTS
8	<u> </u>
9	Seller has provided Buyer with all available records and reports regarding lead-based paint and/or lead-based paint hazards in
20	or about the Property. (List documents):
21	of thout the Froperty. (25st documents):
2	Seller certifies that to the best of Seller's knowledge the above statements are true and accurate.
2	SELLER Zohn Zunt DATE 7-23-24
-	SELLER Throw H, King DATE 7/23/24
25	SELLER DATE 7
26	BUYER
27	DATE OF AGREEMENT
28	BUYER'S ACKNOWLEDGMENT
	De lanco incluiro inala cinalina
29	/ Buyer has received the pamphlet <i>Protect Your Family from Lead in Your Home</i> and has read the Lead Warning Statement.
29 30	/ Buyer has received the pamphlet Protect Your Family from Lead in Your Home and has read the Lead Warning Statement.
	Buyer has received the pamphlet <i>Protect Your Family from Lead in Your Home</i> and has read the Lead Warning Statement. Buyer has reviewed Seller's disclosure of known lead-based paint and/or lead-based paint hazards and has received the records
30 31	/ Buyer has received the pamphlet <i>Protect Your Family from Lead in Your Home</i> and has read the Lead Warning Statement/ Buyer has reviewed Seller's disclosure of known lead-based paint and/or lead-based paint hazards and has received the records and reports regarding lead-based paint and/or lead-based paint hazards identified above.
30 31 32	/ Buyer has received the pamphlet <i>Protect Your Family from Lead in Your Home</i> and has read the Lead Warning Statement/ Buyer has reviewed Seller's disclosure of known lead-based paint and/or lead-based paint hazards and has received the records and reports regarding lead-based paint and/or lead-based paint hazards identified above. Buyer has (initial one):
30 31 32 33	/ Buyer has received the pamphlet <i>Protect Your Family from Lead in Your Home</i> and has read the Lead Warning Statement/ Buyer has reviewed Seller's disclosure of known lead-based paint and/or lead-based paint hazards and has received the records and reports regarding lead-based paint and/or lead-based paint hazards identified above. Buyer has (initial one):/ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of
30 31 32 33	/ Buyer has received the pamphlet <i>Protect Your Family from Lead in Your Home</i> and has read the Lead Warning Statement/ Buyer has reviewed Seller's disclosure of known lead-based paint and/or lead-based paint hazards and has received the records and reports regarding lead-based paint and/or lead-based paint hazards identified above. Buyer has (initial one):/ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
30 31 32 33 34 35	/ Buyer has received the pamphlet <i>Protect Your Family from Lead in Your Home</i> and has read the Lead Warning Statement/ Buyer has reviewed Seller's disclosure of known lead-based paint and/or lead-based paint hazards and has received the records and reports regarding lead-based paint and/or lead-based paint hazards identified above. Buyer has (initial one):/ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based
30 31 32	/ Buyer has received the pamphlet <i>Protect Your Family from Lead in Your Home</i> and has read the Lead Warning Statement/ Buyer has reviewed Seller's disclosure of known lead-based paint and/or lead-based paint hazards and has received the records and reports regarding lead-based paint and/or lead-based paint hazards identified above. Buyer has (initial one):/ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
30 31 32 33 34 35 36	/ Buyer has received the pamphlet <i>Protect Your Family from Lead in Your Home</i> and has read the Lead Warning Statement/ Buyer has reviewed Seller's disclosure of known lead-based paint and/or lead-based paint hazards and has received the records and reports regarding lead-based paint and/or lead-based paint hazards identified above. Buyer has (initial one):/ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or/ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.
30 31 32 33 34 35 36	/ Buyer has received the pamphlet Protect Your Family from Lead in Your Home and has read the Lead Warning Statement/ Buyer has reviewed Seller's disclosure of known lead-based paint and/or lead-based paint hazards and has received the records and reports regarding lead-based paint and/or lead-based paint hazards identified above. Buyer has (initial one):/ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or/ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint hazards. Buyer certifies that to the best of Buyer's knowledge the statements contained in Buyer's acknowledgement are true and accurate.
30 31 32 33 34 35 36	
30 31 32 33 34 35 36	Buyer has received the pamphlet Protect Your Family from Lead in Your Home and has read the Lead Warning Statement. Buyer has reviewed Seller's disclosure of known lead-based paint and/or lead-based paint hazards and has received the records and reports regarding lead-based paint and/or lead-based paint hazards identified above. Buyer has (initial one): received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards. Buyer certifies that to the best of Buyer's knowledge the statements contained in Buyer's acknowledgement are true and accurate. BUYER BUYER DATE DATE
30 31 32 33 34 35 36	/ Buyer has received the pamphlet Protect Your Family from Lead in Your Home and has read the Lead Warning Statement/ Buyer has reviewed Seller's disclosure of known lead-based paint and/or lead-based paint hazards and has received the records and reports regarding lead-based paint and/or lead-based paint hazards identified above. Buyer has (initial one):/ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or/ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards. Buyer certifies that to the best of Buyer's knowledge the statements contained in Buyer's acknowledgement are true and accurate. BUYER DATE BUYER DATE BUYER DATE BUYER DATE
30 31 32 33 34 35 36 37 38	/ Buyer has received the pamphlet Protect Your Family from Lead in Your Home and has read the Lead Warning Statement/ Buyer has reviewed Seller's disclosure of known lead-based paint and/or lead-based paint hazards and has received the records and reports regarding lead-based paint and/or lead-based paint hazards identified above. Buyer has (initial one):/ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or/ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards. Buyer certifies that to the best of Buyer's knowledge the statements contained in Buyer's acknowledgement are true and accurate. BUYER DATE BUYER DATE BUYER DATE
30 31 32 33 34 35 36 37 38 39 40	/ Buyer has received the pamphlet Protect Your Family from Lead in Your Home and has read the Lead Warning Statement/ Buyer has reviewed Seller's disclosure of known lead-based paint and/or lead-based paint hazards and has received the records and reports regarding lead-based paint and/or lead-based paint hazards identified above. Buyer has (initial one):/ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or/ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards. Buyer certifies that to the best of Buyer's knowledge the statements contained in Buyer's acknowledgement are true and accurate. BUYER DATE BUYER DATE BUYER DATE BUYER DATE
30 31 32 33 34 35 36 37 38 39 40 41	Buyer has received the pamphlet Protect Your Family from Lead in Your Home and has read the Lead Warning Statement. James Buyer has reviewed Seller's disclosure of known lead-based paint and/or lead-based paint hazards and has received the records and reports regarding lead-based paint and/or lead-based paint hazards identified above. Buyer has (initial one): received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards. Buyer certifies that to the best of Buyer's knowledge the statements contained in Buyer's acknowledgement are true and accurate. Buyer Buyer Buyer Buyer Buyer Buyer Buyer Agent/Licensee represents that Agent has informed Seller of Seller's obligations under the Residential Lead-Based-Paint
30 31 32 33 34 35 36 37 38 39 40 41	/ Buyer has received the pamphlet Protect Your Family from Lead in Your Home and has read the Lead Warning Statement/ Buyer has reviewed Seller's disclosure of known lead-based paint and/or lead-based paint hazards and has received the records and reports regarding lead-based paint and/or lead-based paint hazards identified above. Buyer has (initial one):/ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or/ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards. Buyer certifies that to the best of Buyer's knowledge the statements contained in Buyer's acknowledgement are true and accurate. BUYER DATE BUYER DATE BUYER DATE
30 31 32 33 34 35 36 37 38 39 40 41 42 43	
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30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45	



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Property Address:	277	Black	Barren	Rd	Peach	Bo Ho,	n PA	17563
Seller: John Z	King 1	Anna H	King					
A seller must disclose to a bustatement is designed to assisbeing considered.	yer all known at the seller in	n material des complying w	fects about proportion for the disclosure	perty being requirement	sold that are	e not readily ist the buyer	observable in evaluat	e. This disclosure ing the property
This statement discloses the substitute for any inspections seller or a warranty or represence and relieve the seller of the old the seller of the seller of the old the seller of the seller of the old the seller of t	or warranties entation by an rns about the o	s that the buy ny listing real conditions of	er may wish to estate broker, the property the	obtain. Thi any selling nat may not	is statement real estate b be included	is not a warr roker or thei in this state	anty of any r agents. T ment. This	y kind by the he buyer is
A material defect is a probler residential real property or th subsystem is near, at or beyo	at involves ar	n unreasonab	le risk to peopl	e on the lan	d. The fact	that a structu		
1. Seller's expertise. The se construction and conditions						ecture or oth	er areas re	lated to the
2. Occupancy. Do you, the				rcept as foir	ows:	Yes		(No)
If no, when did you last of			is property:	. +	5 500	1100	tod	140
3. Roof	secupy the pro	oporty.		mel	, off	uxio	rea	
(i) Date roof was installe	d:							
Documented?		,			Ye	es.	No	Unknown
If yes, explain					110		110	Cindiown
(ii) Has the roof been rep	placed or repa	ired during v	our ownership	?		Yes		(No)
If yes:	-							
(a) Explain:								
(b) Were the existin	g shingles rer	noved?			Ye	S	No	Unknown
If yes, explain	bair	tod po	al. ADA	00 4	mela	eab s. s	10000	
(iii) Has the roof ever lea	ked during yo		p?	0	(Yes		No.
If yes, explain:							,	
(iv) Do you know of any	problems wit	th the roof, g	utters, or down	spouts?		Yes		No
If yes, explain								
4. Basements and crawl spa	ices (Complet	te only if app	licable)					
(i) Does the property have	e a sump pun	np?			Ye	s	No	Unknown
If yes, explain:								5
(ii) Are you aware of any	/ water leakag	ge, accumulat	tion or dampne	ss within th	e	Yes		No)
basement or crawl space?								
If yes, describe in de								
(iii) Do you know of any			to control any v	water or dan	npness	Yes		No
problem in the basement or						24	D	
If "yes," describe the	location, exte	ent, date and	name of the pe	rson who di	id the repair	or control ef	fort:	
5. Termites/wood destroying								
(i) Are you aware of any	termites/woo	od destroying	g insects, dry ro	ot or pests at	ffecting the	Yes		No
property?								
If yes, explain								

(ii) Are you aware of any damage to the property caused by termites/wood destroying	Yes	No
insects, dry rot or pests?		
If yes, explain (iii) Is your property currently under contract by a licensed pest control company?	Yes	No
If yes, explain	168	140
(iv) Are you aware of any termite/pest control reports of treatments for the property in	Yes	No
the last five years?	103	(0)
If yes, explain		
6. Structural Items		
(i) Are you aware of any past or present water leakage in the house or other structures?	Yes	No
If yes, explain. When explaining efforts to control or repair, please describe the location a	and extent of the proble	em and the date and
person by whom the work was done, if known:		
(ii) Are you aware of any past or present movement, shifting, deterioration or other	Yes	No
problems with walls, foundations or other structural components?		om and the data and
If yes, explain. When explaining efforts to control or repair, please describe the location a	and extent of the proble	em and the date and
person by whom the work was done, if known:		
(iii) Are you aware of any past or present problems with driveways, walkways, patios	Yes	No
or retaining walls on the property?		
If yes, explain. When explaining efforts to control or repair, please describe the location	and extent of the prob	lem and the date
and person by whom the work was done, if known:		
	T	IV.
7. Additions/remodeling. Have you made any additions, structural changes or other	Yes	No
alterations to the property?		
If yes, please describe:		-):
8. Water and Sewage (i) What is the source of your drinking water? Public Community syst	tem / Well on prope	erty Other
(i) What is the source of your drinking water? Public Community syst If other, please explain:	tem (1 wen on prope	nty Other
(ii) If your drinking water source is not public:		
(a) When was your water last tested? 2024 Mortin Co	of it act	contall.
(b) What was the result of the test?	m r m	specie
(c) Is the pumping system in working order?		
If no, please explain		-
(iii) Do you have a softener, filter or other purification system?	Yes	No
If yes, is the system:	Leased	Owned
(iv) What is the type of sewage system? Public Sewer Private Sewer Se	ptic Tank Cessp	oool Other
If "other," please explain:		
(v) Is there a sewage pump?	(Yes)	No
If yes, is it in working order?	Yes	No
(vi) If applicable, when the was the septic system or cesspool last serviced?		
(vii) Is either the water or sewage system shared?	Yes	No
If yes, please explain one larger sandmount	2019	-
'(viii) Are you aware of any leaks, backups or other problems relating to any of the	Yes	No
plumbing, water and sewage-related items?		
If yes, please explain:		
9. Plumbing system	1 (1000)	1
(7)1 1 0	ead PVC U	nknown Other
If other, please explain:	1	(St.)
(ii) Are you aware of any problems with any of your plumbing fixtures (including, but	Yes	No
not limited to: kitchen, laundry or bathroom fixtures, wet bars, hot water heater, etc.)?		

If yes, please explain:						
10. Heating and air conditioning		-				
(i) Type of air conditioning:	Central electric	Central gas	Wall None			
Number of window units included in sale:						
Location:						
(ii) List any areas of the house that are not air conditioned.			(2/2)			
(iii) Type of heating.	Elect	ric Fuel O	il Natural Gas Other			
If other, please explain:						
(iv) List any areas of the house that are not heated:						
(v) Type of water heating.		Electric	Gas Solar Other			
If other, please explain:						
(vi) Are you aware of any underground fuel tanks on the proper	rty?	Yes	(Ño)			
If yes, please describe:						
Are you aware of any problems with any item in this section	n?	Yes	(No)			
If yes, please explain:						
11. Electrical system. Are you aware of any problems or repairs no	eeded in the electri	cal Yes	No			
system?			50 - 100 J			
If yes, explain:						
12. Equipment and appliances included in sale (complete only if a	pplicable).					
(i) Electric Garage Door Opener		f Transmitters	0 0			
(ii) Smoke Detectors MRA How many? One		Location	sitchen			
(iii) Security Alarm System	Leased		Owned			
Lease Information						
(iv) Lawn sprinkler	Number	Autom	atic Timer			
(v) Circle if applicable Swimming pool	Pool heater	Spa/ho	t tub			
List all pool/spa equipment:						
	wave Oven Dish	washer Trash Co	empactor Garbage Disposal			
(vii) Circle if applicable		sher	Dryer			
(viii) Circle if applicable	Int	ercom				
(ix) Ceiling fans	Nu	mber	Location			
(x) Other						
Are any items in this section in need of repair or replacement?	1	Yes	No Unknown			
If yes, please explain:						
13. Land (soils, drainage and boundaries).						
(i) Are you aware of any fill or expansive soil on the property?		Yes	No			
(ii) Are you aware of any sliding, settling, earth movement, up		or Yes	No			
earth stability problems that have occurred on or that affect the pro-						
If yes, please explain:						
NOTE TO BUYER: Your property may be subject to mine			inties and mines where mine			
subsidence damage may occur and mine subsidence insurance are	available through					
Department of Env						
	nce Insurance Fund					
3913 Washington Road						
	ay, PA 15317					
	941-7100					
(iii) Are you aware of any existing or proposed mining, strip m	nining or any other	Yes	No			
excavations that might affect this property?						
If yes, please explain:						
(iv) To your knowledge, is this property or part of it located in	a flood zone or w	etlands Yes	No			
area?		1				
If yes, please explain:	11 22 1					
If yes, please explain: (v) Do you know of any past or present drainage or flooding property?	roblems affecting	the Yes	No			

If yes, please explain:		6	
(vi) Do you know of any encroachments, boundary line disputes or easements?	Yes		No
If yes, please explain:			
NOTE TO BUYER: Most properties have easements running across them for utility service			
easements do not restrict the ordinary use of the property, and the seller may not be readily			
determine the existence of easements and restrictions by examining the property and ordering		t of title or s	earching the
records in the Office of the Recorder of Deeds for the county before entering into an agreen		- V	No
(vii) Are you aware of any shared or common areas (for example, driveways, bridges,	Yes		NO
docks, walls, etc.) or maintenance agreements? If yes, please explain:			
(viii) Are you aware of any sinkholes that have developed on the property?	Yes	Ý	No
If yes, please explain:	103	N	110)
14. Hazardous Substances			
(i) Are you aware of any underground tanks or hazardous substances present on the	Yes	ť	No
property (structure or soil), including, but not limited to, asbestos, polychlorinated	100		
biphenyls (PCBs), radon, lead paint, urea-formaldehyde foam insulation (UFFI), etc.?			
If yes, please explain:			
(ii) To your knowledge, has the property been tested for any hazardous substances?	Yes		(No)
If yes, please explain:			
(iii) Do you know of any other environmental concerns that might impact upon the	Yes		No
property?			
If yes, please explain:			
15. Condominiums and other homeowners associations (complete only if applicable).			
	Homeowner	's Association	on Other
If "other," please explain: NOTICE REGARDING CONDOMINIUMS AND COOP			
According to 68 Pa.C.S.A. § 3407 (relating to resales of units) and § 4409 (relating to resale resale unit in a condominium or cooperative must receive a certificate of resale issued by the cooperative. The buyer will have the option of canceling the agreement with return of all deposit money the buyer and for five days thereafter or until conveyance, whichever occurs first.	ne associatio	n in the cond	ominium or
16. Storm water facilities			
(i) Do you know the location and condition of any basin, pond, ditch, drain, swale, culv	ert, pipe or	other manma	de feature of land
that temporarily or permanently conveys or manages storm water for the property?	Yes		Unknown
(ii) If the answer to (i) is Yes, is the owner of this property responsible for the ongoing	maintenance	of the storm	water facility?
Unknown Yes No If the answer to (i) and/or (ii) is Yes, explain	n:		
17. Miscellaneous			
(i) Are you aware of any existing or threatened legal action affecting the property?	Yes		No
If yes, explain:			
(ii) Do you know of any violations of Federal, State or local laws or regulations	Yes		No)
relating to this property?			
If yes, explain:			
(iii) Are you aware of any public improvement, condominium or homeowner	Yes		No
association assessments against the property that remain unpaid or of any violations of			
zoning, housing, building, safety or fire ordinances that remain uncorrected?			
If yes, explain:	Voc	(No
(iv) Are you aware of any judgment, encumbrance, lien (for example, comaker or equity loan) or other debt against this property that cannot be satisfied by the proceeds of	Yes		IND
this sale?			
If yes, explain:			
(v) Are you aware of any reason, including a defect in title that would prevent you	Yes	TO COLUMN	No
from giving a warranty deed or conveying title to the property?	100		
nom Bring a maranel acca or control ing the to me brokers.			

If yes, explain:			C
(vi) Are you aware of any material defects to the property, dwelli	ng or fixtures which	Yes	No
are not disclosed elsewhere on this form?			
If yes, explain:			
A material defect is a problem with the property or any portion of		ignificant adve	erse impact on the value of
the residential real property or that involves an unreasonable risk to p	people on the land.		
The production of callenger and that the information and four in this	J:1		assumble to the best of the
The undersigned seller represents that the information set forth in this seller's knowledge. The seller hereby authorizes any agent for the seller			
property and to other real estate agents. The seller alone is responsible			
The seller shall cause the buyer to be notified in writing of any inform			
change in the condition of the property following the completion of the	is form	toriii wiiicii is	rendered maceurate by a
SELLER Linna W. King SELLER	DATE 7- 77	2-211	
SELLER Property W.	DATE 7	1211	
SELLER	DATE	29	
	1		
EXECUTOR, ADMINIST	TRATOR, TRUSTEE		
The undersigned has never occupied the property and lacks the persor	nal knowledge necessar	ry to complete	this disclosure statement.
	· ·		
	DATE		
	DATE_		
RECEIPT AND ACKNOWL	EDGMENT BY BUY	/ER	
The undersigned buyer acknowledges receipt of this disclosure stat	ement. The buyer ackn	owledges that	this statement is not a
warranty and that, unless stated otherwise in the sales contract, the bu			
buyer's responsibility to satisfy himself or herself as to the condition of			
inspected, at the buyer's expense and by qualified professionals, to de	termine the condition of	of the structure	or its components.
BUYER	DATE_		
BUYER	DATE_		
BUYER	DATE_		

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

	THIS FORM MUST BE COMPLETED FOR ANY PROPERTY BUILT PRIOR TO 1978
1	PROPERTY 277 Black Barren Rd Reach Bottom PA 17563
2	SELLER John Z King Anna H King
3	LEAD WARNING STATEMENT
4	Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such
5	property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead
6	poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient.
7	behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller of any interest
8	in residential real property is required to provide the Buyer with any information on lead-based paint hazards from risk assessments or
9	inspections in the Seller's possession and notify the Buyer of any known lead-based paint hazards. A risk assessment or inspection for
10	possible lead-based paint hazards is recommended prior to purchase.
11	SELLER'S DISCLOSURE
12	Seller has no knowledge of the presence of lead-based paint and/or lead-based paint hazards in or about the Property.
13	Seller has knowledge of the presence of lead-based paint and/or lead-based paint hazards in or about the Property. (Provide the
14	basis for determining that lead-based paint and/or hazards exist, the location(s), the condition of the painted surfaces, and other
15	available information concerning Seller's knowledge of the presence of lead-based paint and/or lead-based paint hazards.)
16	paint mazards.)
17	SELLER'S RECORDS/REPORTS
18	Seller has no records or reports pertaining to lead-based paint and/or lead-based paint hazards in or about the Property.
19	Seller has provided Buyer with all available records and reports regarding lead-based paint and/or lead-based paint hazards in
20	or about the Property. (List documents):
21	of about the Property. (Elst documents).
22	Seller certifies that to the best of Seller's knowledge the above statements are true and accurate.
23	
24	DATE J.
25	SELLER Coma N. King DATE 7/23/24
26	SELLER DATE DATE
27	BUYER
28	DATE OF AGREEMENT
29	BUYER'S ACKNOWLEDGMENT
30	/Buyer has received the pamphlet Protect Your Family from Lead in Your Home and has read the Lead Warning Statement.
	Buyer has reviewed Seller's disclosure of known lead-based paint and/or lead-based paint hazards and has received the records
31	and reports regarding lead-based paint and/or lead-based paint hazards identified above.
32	Buyer has (initial one):
33	/ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of
34	lead-based paint and/or lead-based paint hazards; or
35	/ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based
36	paint hazards.
37	Buyer certifies that to the best of Buyer's knowledge the statements contained in Buyer's acknowledgement are true and accurate.
38	BUYER DATE
,	DATE
40	BUYER DATE
41	AGENT ACKNOWLEDGEMENT AND CERTIFICATION
42	Agent/Licensee represents that Agent has informed Seller of Seller's obligations under the Residential Lead-Based-Paint
43	Hazard Reduction Act, 42 U.S.C. §4852(d), and is aware of Agent's responsibility to ensure compliance.
	•
44	The following have reviewed the information above and certify that the Agent statements are true to the best of their knowledge and belief.
45	Seller Agent and Buyer Agent must both sign this form.
46	BROKER FOR SELLER (Company Name) Beiler-Campbell Realtors
47	LICENSEE Wilmer Martin DATE 7-23-24
	Ditte 100 04
48	BROKER FOR BUYER (Company Name)
49	LICENSEE DATE



Pennsylvania Association of Realtors®

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Property Address:

278 Black Barren Rd Peach Bottom, PA 17563

Seller: John Z King Anna H King		4	
A seller must disclose to a buyer all known material defects about property being sold that statement is designed to assist the seller in complying with disclosure requirements and to being considered.	t are not readi assist the buy	ly observab /er in evalu	ole. This disclosure ating the property
This statement discloses the seller's knowledge of the condition of the property as of the condition of the property as of the condition of the property as of the conditions of any inspections or warranties that the buyer may wish to obtain. This statem seller or a warranty or representation by any listing real estate broker, any selling real estate encouraged to address concerns about the conditions of the property that may not be included not relieve the seller of the obligation to disclose a material defect that may not be address	nent is not a wate broker or the ded in this sta	arranty of a heir agents. atement. Th	ny kind by the The buyer is
A material defect is a problem with the property or any portion of it that would have a sign residential real property or that involves an unreasonable risk to people on the land. The subsystem is near, at or beyond the end of its normal useful life is not by itself a material	fact that a strue defect.	ctural eleme	ent, system or
1. Seller's expertise. The seller does not possess expertise in contracting, engineering, an	chitecture or o	other areas	related to the
construction and conditions of the property and its improvements, except as follows:			
2. Occupancy. Do you, the seller, currently occupy this property?	Yes		No
If no, when did you last occupy the property?	el Dry	puci	ated
3. Roof	V V		•
(i) Date roof was installed:			
Documented?	Yes	No	Unknown
If yes, explain			
(ii) Has the roof been replaced or repaired during your ownership?	Yes		X 6
If yes:		5 - X 89	
(a) Explain:			10
(b) Were the existing shingles removed?	Yes	No	Unknown
If yes, explain			
(iii) Has the roof ever leaked during your ownership?	Yes		No
If yes, explain:	2 loab	s si	mco.
(iv) Do you know of any problems with the roof, gutters, or downspouts?	Yes		No
If yes, explain			
4. Basements and crawl spaces (Complete only if applicable)			
(i) Does the property have a sump pump?	Yes	100	Unknown
If yes, explain:			
(ii) Are you aware of any water leakage, accumulation or dampness within the	Yes		*No
basement or crawl space?			
If yes, describe in detail			
(iii) Do you know of any repairs or other attempts to control any water or dampness	Yes		No
problem in the basement or crawl space?			
If "yes," describe the location, extent, date and name of the person who did the re	pair or control	effort:	
5. Termites/wood destroying insects, dry rot, pests.			
(i) Are you aware of any termites/wood destroying insects, dry rot or pests affecting	the Yes		12%
property?	105		1.14
If yes explain			

(ii) Are you aware of any damage to the property caused by termites/wood destroying	Yes	No
insects, dry rot or pests?		
If yes, explain	V	Take-
(iii) Is your property currently under contract by a licensed pest control company?	Yes	No
If yes, explain (iv) Are you aware of any termite/pest control reports of treatments for the property in	Yes	No
the last five years?	l es –	TAG .
If yes, explain		
6. Structural Items		
(i) Are you aware of any past or present water leakage in the house or other structures?	Yes	No
If yes, explain. When explaining efforts to control or repair, please describe the location		+
person by whom the work was done, if known:		
(ii) Are you aware of any past or present movement, shifting, deterioration or other	Yes	No
problems with walls, foundations or other structural components?		
If yes, explain. When explaining efforts to control or repair, please describe the location	and extent of the proble	em and the date and
person by whom the work was done, if known:		
(iii) Are you aware of any past or present problems with driveways, walkways, patios	Yes	No
or retaining walls on the property?	103	110
If yes, explain. When explaining efforts to control or repair, please describe the location	and extent of the prob	lem and the date
and person by whom the work was done, if known:	р	
7. Additions/remodeling. Have you made any additions, structural changes or other	Yes	No
alterations to the property?		
If yes, please describe:		
8. Water and Sewage	· Cxv. 11	Other
(i) What is the source of your drinking water? Public Community sys	tem Well on prope	erty Other
If other, please explain:		
(ii) If your drinking water source is not public:		1 1 1
(h) What was the result of the test?	tono acce	eptable
(a) When was your water last tested? 2024 monter call it (b) What was the result of the test? (c) Is the pumping system in working order? If no places applying		
If no, please explain		
(iii) Do you have a softener, filter or other purification system?	Yes	No
If yes, is the system:	Leased	Owned
	eptic Tank Cessp	
If "other," please explain:		
(v) Is there a sewage pump?	Yes	No
If yes, is it in working order?	Yes	No
(vi) If applicable, when the was the septic system or cesspool last serviced?		
(vii) Is either the water or sewage system shared?	Yes	No
If yes, please explain on larger sandmant inst	all 2019	
'(viii) Are you aware of any leaks, backups or other problems relating to any of the	Yes	No)
plumbing, water and sewage-related items?		
If yes, please explain:		
9. Plumbing system		
(7)1 1 0	Lead PVC U	nknown Other
If other, please explain:		
(ii) Are you aware of any problems with any of your plumbing fixtures (including, but	Yes	No
not limited to: kitchen, laundry or bathroom fixtures, wet bars, hot water heater, etc.)?		

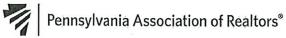
If yes, please explain:					
10. Heating and air conditioning					
	Central electric	Central gas	Wall	N	one
Number of window units included in sale:					
Location:					
(ii) List any areas of the house that are not air conditioned.	wheus	2	1		(LP)
(iii) Type of heating.	Electric	Fuel Oil	Natura	al Gas	Other
If other, please explain:					
(iv) List any areas of the house that are not heated:				N200 14	
(v) Type of water heating.		Electric	Gas	Solar	Other
If other, please explain:				0	
(vi) Are you aware of any underground fuel tanks on the property?		Yes		(No)	
If yes, please describe:				3	
Are you aware of any problems with any item in this section?		Yes		No	
If yes, please explain:					
11. Electrical system. Are you aware of any problems or repairs neede	ed in the electrical	Yes		No)	
system?				_	
If yes, explain:					
12. Equipment and appliances included in sale (complete only if appli					
(i) Electric Garage Door Opener	Number of Tra		1 4		
(ii) Smoke Detectors yes How many? In the same of the			itela		
	Leased	0	wned		
Lease Information			.t mt		
	Number		tic Timer		
(v) Circle if applicable Swimming pool	Pool heater	Spa/hot	tub		
List all pool/spa equipment:	0 511 1	m 16	, 1,	7 . 1.	D!1
(vi) Circle if applicable Refrigerator Range Microwav				arbage	Disposal
(vii) Circle if applicable	Washer		Dryer		
(viii) Circle if applicable	Intercon		Υ		
(ix) Ceiling fans	Number		Locati	on	
(x) Other		V.	NI	111	
Are any items in this section in need of repair or replacement?		Yes	No	Unk	nown
If yes, please explain:					
13. Land (soils, drainage and boundaries).		Vac		XIc	
(i) Are you aware of any fill or expansive soil on the property?		Yes		No No	
(ii) Are you aware of any sliding, settling, earth movement, uphea		Yes		No	
earth stability problems that have occurred on or that affect the prope	nty?				
If yes, please explain:	haidanaa damaaa N	Jone of the same	ties and	ines wh	ere mine
NOTE TO BUYER: Your property may be subject to mine su		raps of the cour	ities and m	mes wile	ac mine
subsidence damage may occur and mine subsidence insurance are available.	anable unbugn.				
Department of Enviro	nmental Protection				
Mine Subsidence					
3913 Washington Road					
McMurray, PA 15317					
412-941				-	
(iii) Are you aware of any existing or proposed mining, strip mini	50,500,000,000	Yes		No)	
excavations that might affect this property?	6				
If yes, please explain:					
(iv) To your knowledge, is this property or part of it located in a f	flood zone or wetland	ds Yes		No	
area?					
If yes, please explain:					
(v) Do you know of any past or present drainage or flooding prob	lems affecting the	Yes	1	No)	<u> </u>
property?					

If you place cyclein.			
If yes, please explain: (vi) Do you know of any engroschments, boundary line disputes or accompate?	Voc		No
(vi) Do you know of any encroachments, boundary line disputes or easements? If yes, please explain:	Yes		No
NOTE TO BUYER: Most properties have easements running across them for utility service	a and other	raggang In	many aggs the
easements do not restrict the ordinary use of the property, and the seller may not be readily a	ware of the	m Ruvers	may wish to
determine the existence of easements and restrictions by examining the property and orderin			
records in the Office of the Recorder of Deeds for the county before entering into an agreem		of this of	scarcining the
(vii) Are you aware of any shared or common areas (for example, driveways, bridges,	Yes		No '
docks, walls, etc.) or maintenance agreements?	103		110
If yes, please explain:			
(viii) Are you aware of any sinkholes that have developed on the property?	Yes		No
If yes, please explain:	100		
14. Hazardous Substances			^
(i) Are you aware of any underground tanks or hazardous substances present on the	Yes		No
property (structure or soil), including, but not limited to, asbestos, polychlorinated	100		
biphenyls (PCBs), radon, lead paint, urea-formaldehyde foam insulation (UFFI), etc.?			
If yes, please explain:			
(ii) To your knowledge, has the property been tested for any hazardous substances?	Yes		No
If yes, please explain:			
(iii) Do you know of any other environmental concerns that might impact upon the	Yes		No
property?	7 5.5.		
If yes, please explain:			
15. Condominiums and other homeowners associations (complete only if applicable).			
	Homeowner	's Associati	on Other
If "other," please explain:			
NOTICE REGARDING CONDOMINIUMS AND COOP	ERATIVES	S:	
According to 68 Pa.C.S.A. § 3407 (relating to resales of units) and § 4409 (relating to resale	es of cooper	ative interes	sts), a buyer of a
resale unit in a condominium or cooperative must receive a certificate of resale issued by the			
cooperative.			
The buyer will have the option of canceling the agreement with return of all deposit moneys	until the co	ertificate has	s been provided to
the buyer and for five days thereafter or until conveyance, whichever occurs first.			57
16. Storm water facilities			
(i) Do you know the location and condition of any basin, pond, ditch, drain, swale, culve	ert, pipe or	other manm	ade feature of land
that temporarily or permanently conveys or manages storm water for the property?	Yes	No	Unknown
(ii) If the answer to (i) is Yes, is the owner of this property responsible for the ongoing r	naintenance	of the stori	n water facility?
Unknown Yes No If the answer to (i) and/or (ii) is Yes, explain	:		
17. Miscellaneous		Name - No. 1911 - No. 1911	~
(i) Are you aware of any existing or threatened legal action affecting the property?	Yes	\	No
If yes, explain:			
(ii) Do you know of any violations of Federal, State or local laws or regulations	Yes		No
relating to this property?			
If yes, explain:			
(iii) Are you aware of any public improvement, condominium or homeowner	Yes		No
association assessments against the property that remain unpaid or of any violations of	1 4 5		
zoning, housing, building, safety or fire ordinances that remain uncorrected?			
If yes, explain:			A
(iv) Are you aware of any judgment, encumbrance, lien (for example, comaker or	Yes		No
equity loan) or other debt against this property that cannot be satisfied by the proceeds of	1 30		
this sale?			
If yes, explain:			1
(v) Are you aware of any reason, including a defect in title that would prevent you	T		1
	Yes	(I No)
from giving a warranty deed or conveying title to the property?	Yes		No

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

SELLER John Z King Annu H King 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 also poses a particular risk to prepare the property is required to provide the Buyer with any information on lead-based paint hazards from risk assessments or inspection in the Seller's possession and notify the Buyer of any known lead-based paint hazards from risk assessments or inspection for to purchase. SELLER'S DISCLOSURE SELLER'S DISCLOSURE LEAD RESIDENCY OF CHEST SELLER'S DISCLOSURE A Seller has nowledge of the presence of lead-based paint and/or lead-based paint hazards in or about the Property. (Provide the basis for determining that lead-based paint and/or hazards exist, the location(s), the condition of the painted surfaces, and other available information concerning Seller's knowledge of the presence of lead-based paint and/or lead-based paint and/or lead-based paint hazards in or about the Property. Seller has provided Buyer with all available records and reports regarding lead-based paint and/or lead-based paint hazards in or about the Property. Seller has provided Buyer with all available records and reports regarding lead-based paint and/or lead-based paint hazards in or about the Property. Seller has provided Buyer with all available records and reports regarding lead-based paint and/or lead-based paint hazards in or about the Property. (List documents): Seller certifies that to the best of Seller's knowledge the above statements are true and accurate. SELLER DATE DATE DATE SELLER DATE BUYER DATE BUYER DATE BUYERS acknowledgement are true and accurate. B		THIS FORM MUST BE COMPLETED FOR ANY PROPERTY BUILT PRIOR TO 1978
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 plasioning. 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 Buyer with any information on lead-based paint hazards cin the Beller's possession and notify the Buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint and are property is required to provide the Buyer with any information on lead-based paint hazards. A risk assessment or inspection for possible lead-based paint that are also provided the possible lead-based paint and are lead-based paint hazards. A risk assessment or inspection for possible lead-based paint that are also provided the property. Clast decaments are also provided by the property of the presence of lead-based paint and/or lead-based paint hazards in or about the Property. Clast documents): SELLER'S RECORDS/REPORTS SELLER'S		PROPERTY 278 Black Barren Rd Reach Bottom PA 17563
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Selection Sele		property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead
s in residential real property is required to provide the Buyer with any information on lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the Buyer of any known lead-based paint hazards. A risk assessment or inspection for inspections in the Seller's possession and notify the Buyer of any known lead-based paint hazards. A risk assessment or inspection for provide the provided by the seller has knowledge of the presence of lead-based paint and/or lead-based paint hazards in or about the Property. (Provide the basis for determining that lead-based paint and/or hazards exist, the location(s), the condition of about the Property. (Provide the basis for determining that lead-based paint and/or hazards exist, the location(s), the condition of about the Property. (Provide the basis for determining that lead-based paint and/or lead-based paint hazards in or about the Property. (Beller has no records or reports pertaining to lead-based paint and/or lead-based paint hazards in or about the Property. (List documents): SELLER FACTORIS/REPORTS **A Seller has provided Buyer with all available records and reports regarding lead-based paint hazards in or about the Property. (List documents): SELLER FACTORIS ASSESSED		poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient,
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