

PENNSYLVANIA SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address: 274 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 are not readily observable. This disclosure statement is designed to assist the seller in complying with disclosure requirements and to assist the buyer in evaluating the property being considered.

This statement discloses the seller's knowledge of the condition of the property as of the date signed by the seller and is not a substitute for any inspections or warranties that the buyer may wish to obtain. This statement is not a warranty of any kind by the seller or a warranty or representation by any listing real estate broker, any selling real estate broker or their agents. The buyer is encouraged to address concerns about the conditions of the property that may not be included in this statement. This statement does not relieve the seller of the obligation to disclose a material defect that may not be addressed on this form.

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

1. Seller's expertise. The seller does not possess expertise in contracting, engineering, architecture or 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	<input checked="" type="radio"/>
If no, when did you last occupy the property? <u>tenet oppuciated</u>			
3. Roof			
(i) Date roof was installed:			
Documented?	Yes	No	<input checked="" type="radio"/> Unknown
If yes, explain			
(ii) Has the roof been replaced or repaired during your ownership?	Yes	No	<input checked="" type="radio"/>
If yes:			
(a) Explain:			
(b) Were the existing shingles removed?	Yes	No	<input checked="" type="radio"/> Unknown
If yes, explain			
(iii) Has the roof ever leaked during your ownership?	Yes	No	<input checked="" type="radio"/>
If yes, explain: <u>painted sealer. no leaks since</u>			
(iv) Do you know of any problems with the roof, gutters, or downspouts?	Yes	No	<input checked="" type="radio"/>
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 basement or crawl space?	Yes	No	<input checked="" type="radio"/>
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	<input checked="" type="radio"/>
If "yes," describe the location, extent, date and name of the person who did the repair 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 property?	Yes	No	<input checked="" type="radio"/>
If yes, explain			

(ii) Are you aware of any damage to the property caused by termites/wood destroying insects, dry rot or pests?	Yes	<input type="radio"/> No				
If yes, explain						
(iii) Is your property currently under contract by a licensed pest control company?	Yes	<input type="radio"/> No				
If yes, explain						
(iv) Are you aware of any termite/pest control reports of treatments for the property in the last five years?	Yes	<input type="radio"/> No				
If yes, explain						
6. Structural Items						
(i) Are you aware of any past or present water leakage in the house or other structures?	Yes	<input type="radio"/> No				
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:						
(ii) Are you aware of any past or present movement, shifting, deterioration or other problems with walls, foundations or other structural components?	Yes	<input type="radio"/> No				
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:						
(iii) Are you aware of any past or present problems with driveways, walkways, patios or retaining walls on the property?	Yes	<input type="radio"/> No				
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 alterations to the property?	Yes	<input type="radio"/> No				
If yes, please describe:						
8. Water and Sewage						
(i) What is the source of your drinking water?	Public	Community system	<input checked="" type="radio"/> Well on property	Other		
If other, please explain:						
(ii) If your drinking water source is not public:						
(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, please explain						
(iii) Do you have a softener, filter or other purification system?	<input checked="" type="radio"/> Yes		<input type="radio"/> No			
If yes, is the system:	Leased		<input checked="" type="radio"/> Owned			
(iv) What is the type of sewage system?	Public Sewer	Private Sewer	Septic Tank	Cesspool	Other	
If "other," please explain:						
(v) Is there a sewage pump?	<input checked="" type="radio"/> Yes		<input type="radio"/> No			
If yes, is it in working order?	<input checked="" type="radio"/> Yes		<input type="radio"/> No			
(vi) If applicable, when was the septic system or cesspool last serviced?						
(vii) Is either the water or sewage system shared?	<input checked="" type="radio"/> Yes		<input checked="" type="radio"/> No			
If yes, please explain						
(viii) Are you aware of any leaks, backups or other problems relating to any of the plumbing, water and sewage-related items?	Yes	<input type="radio"/> No				
If yes, please explain:						
9. Plumbing system						
(i) Type of plumbing:	Copper	Galvanized	Lead	<input checked="" type="radio"/> PVC	Unknown	Other
If other, please explain:						
(ii) Are you aware of any problems with any of your plumbing fixtures (including, but not limited to: kitchen, laundry or bathroom fixtures, wet bars, hot water heater, etc.)?	Yes	<input type="radio"/> No				

If yes, please explain:						
10. Heating and air conditioning						
(i) Type of air conditioning:		Central electric	Central gas	Wall	<u>None</u>	
Number of window units included in sale:						
Location:						
(ii) List any areas of the house that are not air conditioned. <u>2P</u>						
(iii) Type of heating:		Electric	Fuel	Oil	Natural Gas	
If other, please explain:						
(iv) List any areas of the house that are not heated:						
(v) Type of water heating:		Electric	<u>Gas</u>	Solar	Other	
If other, please explain:						
(vi) Are you aware of any underground fuel tanks on the property?		Yes			<u>No</u>	
If yes, please describe:						
Are you aware of any problems with any item in this section?		Yes			<u>No</u>	
If yes, please explain:						
11. Electrical system. Are you aware of any problems or repairs needed in the electrical system?		Yes			<u>No</u>	
If yes, explain: <u>yes one kitchen</u>						
12. Equipment and appliances included in sale (complete only if applicable).						
(i) Electric Garage Door Opener		Number of Transmitters				
(ii) Smoke Detectors		How many?		Location		
(iii) Security Alarm System		Leased		Owned		
Lease Information						
(iv) Lawn sprinkler		Number		Automatic Timer		
(v) Circle if applicable		Swimming pool	Pool heater	Spa/hot tub		
List all pool/spa equipment:						
(vi) Circle if applicable	Refrigerator	Range	Microwave Oven	Dishwasher	Trash Compactor	Garbage Disposal
(vii) Circle if applicable				<u>Washer</u>	<u>Dryer</u>	
(viii) Circle if applicable	Intercom					
(ix) Ceiling fans	Number			Location		
(x) Other						
Are any items in this section in need of repair or replacement?		Yes		<u>No</u>	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			<u>No</u>	
(ii) Are you aware of any sliding, settling, earth movement, upheaval, subsidence or earth stability problems that have occurred on or that affect the property?		Yes			<u>No</u>	
If yes, please explain:						
NOTE TO BUYER: Your property may be subject to mine subsidence damage. Maps of the counties and mines where mine subsidence damage may occur and mine subsidence insurance are available through:						
Department of Environmental Protection Mine Subsidence Insurance Fund 3913 Washington Road McMurray, PA 15317 412-941-7100						
(iii) Are you aware of any existing or proposed mining, strip mining or any other excavations that might affect this property?		Yes			<u>No</u>	
If yes, please explain:						
(iv) To your knowledge, is this property or part of it located in a flood zone or wetlands area?		Yes			<u>No</u>	
If yes, please explain:						
(v) Do you know of any past or present drainage or flooding problems affecting the property?		Yes			<u>No</u>	

If yes, please explain:				
(vi) Do you know of any encroachments, boundary line disputes or easements?		Yes	<input checked="" type="radio"/> No	
If yes, please explain:				
NOTE TO BUYER: Most properties have easements running across them for utility services and other reasons. In many cases, the easements do not restrict the ordinary use of the property, and the seller may not be readily aware of them. Buyers may wish to determine the existence of easements and restrictions by examining the property and ordering an abstract of title or searching the records in the Office of the Recorder of Deeds for the county before entering into an agreement of sale.				
(vii) Are you aware of any shared or common areas (for example, driveways, bridges, docks, walls, etc.) or maintenance agreements?		Yes	<input checked="" type="radio"/> No	
If yes, please explain:				
(viii) Are you aware of any sinkholes that have developed on the property?		Yes	<input checked="" type="radio"/> No	
If yes, please explain:				
14. Hazardous Substances				
(i) Are you aware of any underground tanks or hazardous substances present on the property (structure or soil), including, but not limited to, asbestos, polychlorinated biphenyls (PCBs), radon, lead paint, urea-formaldehyde foam insulation (UFFI), etc.?		Yes	<input checked="" type="radio"/> No	
If yes, please explain:				
(ii) To your knowledge, has the property been tested for any hazardous substances?		Yes	<input checked="" type="radio"/> No	
If yes, please explain:				
(iii) Do you know of any other environmental concerns that might impact upon the property?		Yes	<input checked="" type="radio"/> No	
If yes, please explain:				
15. Condominiums and other homeowners associations (complete only if applicable).				
Type:	Condominium	Cooperative	Homeowner's Association	Other
If "other," please explain:				
NOTICE REGARDING CONDOMINIUMS AND COOPERATIVES:				
According to 68 Pa.C.S.A. § 3407 (relating to resales of units) and § 4409 (relating to resales of cooperative interests), a buyer of a resale unit in a condominium or cooperative must receive a certificate of resale issued by the association in the condominium or cooperative.				
The buyer will have the option of canceling the agreement with return of all deposit moneys until the certificate 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, culvert, pipe or other manmade feature of land that temporarily or permanently conveys or manages storm water for the property?		Yes	No	<input checked="" type="radio"/> 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:				
17. Miscellaneous				
(i) Are you aware of any existing or threatened legal action affecting the property?		Yes	<input checked="" type="radio"/> No	
If yes, explain:				
(ii) Do you know of any violations of Federal, State or local laws or regulations relating to this property?		Yes	<input checked="" type="radio"/> No	
If yes, explain:				
(iii) Are you aware of any public improvement, condominium or homeowner association assessments against the property that remain unpaid or of any violations of zoning, housing, building, safety or fire ordinances that remain uncorrected?		Yes	<input checked="" type="radio"/> No	
If yes, explain:				
(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 this sale?		Yes	<input checked="" type="radio"/> No	
If yes, explain:				
(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?		Yes	<input checked="" type="radio"/> No	

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 <input type="checkbox"/> No <input checked="" type="checkbox"/>
If yes, explain:	
A material defect is a problem with the property or any portion of it that would have a significant adverse 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 accurate and complete to the best of the seller's knowledge. The seller hereby authorizes any agent for the seller to provide this information to prospective buyers of the property and to other real estate agents. The seller alone is responsible for the accuracy of the information contained in this statement. The seller shall cause the buyer to be notified in writing of any information supplied on this form which is rendered inaccurate by a change in the condition of the property following the completion of this form.

SELLER John King DATE 7-23-24
 SELLER Anna H. King DATE 7/23/24
 SELLER _____ DATE _____

EXECUTOR, ADMINISTRATOR, TRUSTEE

The undersigned has never occupied the property and lacks the personal knowledge necessary to complete this disclosure statement.

 DATE _____

RECEIPT AND ACKNOWLEDGMENT BY BUYER

The undersigned buyer acknowledges receipt of this disclosure statement. The buyer acknowledges that this statement is not a warranty and that, unless stated otherwise in the sales contract, the buyer is purchasing this property in its present condition. It is the buyer's responsibility to satisfy himself or herself as to the condition of the property. The buyer may request that the property be inspected, at the buyer's expense and by qualified professionals, to determine the condition of the structure or its components.

BUYER _____ DATE _____
 BUYER _____ DATE _____
 BUYER _____ DATE _____

RESIDENTIAL LEAD-BASED PAINT HAZARDS DISCLOSURE FORM

LPD

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 Patch 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 JK/AK 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.)

17 SELLER'S RECORDS/REPORTS
18 JK/AK 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):

22 Seller certifies that to the best of Seller's knowledge the above statements are true and accurate.
23 SELLER John King DATE 7-23-24
24 SELLER Anna H. King DATE 7/23/24
25 SELLER DATE

26 BUYER
27 DATE OF AGREEMENT

28 BUYER'S ACKNOWLEDGMENT
29 ___/___ Buyer has received the pamphlet Protect Your Family from Lead in Your Home and has read the Lead Warning Statement.
30 ___/___ 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
39 BUYER 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
48 BROKER FOR BUYER (Company Name)
49 LICENSEE DATE



Pennsylvania Association of Realtors®

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PENNSYLVANIA SELLER'S PROPERTY DISCLOSURE STATEMENT

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1. Seller's expertise. The seller does not possess expertise in contracting, engineering, architecture or 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	<input checked="" type="radio"/> No	
If no, when did you last occupy the property? <u>Tennet appreciated</u>			
3. Roof			
(i) Date roof was installed: <u>new roof 2023</u>			
Documented?	Yes	No	Unknown
If yes, explain			
(ii) Has the roof been replaced or repaired during your ownership?	<input checked="" type="radio"/> Yes	<input type="radio"/> No	
If yes:			
(a) Explain: <u>new roof</u>			
(b) Were the existing shingles removed?	<input checked="" type="radio"/> Yes	No	Unknown
If yes, explain			
(iii) Has the roof ever leaked during your ownership?	<input checked="" type="radio"/> Yes	<input type="radio"/> No	
If yes, explain:			
(iv) Do you know of any problems with the roof, gutters, or downspouts?	Yes	<input checked="" type="radio"/> No	
If yes, explain			
4. Basements and crawl spaces (Complete only if applicable)			
(i) Does the property have a sump pump?	Yes	<input checked="" type="radio"/> No	Unknown
If yes, explain:			
(ii) Are you aware of any water leakage, accumulation or dampness within the basement or crawl space?	Yes	<input checked="" type="radio"/> No	
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	<input checked="" type="radio"/> No	
If "yes," describe the location, extent, date and name of the person who did the repair 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 property?	Yes	<input checked="" type="radio"/> No	
If yes, explain			

(ii) Are you aware of any damage to the property caused by termites/wood destroying insects, dry rot or pests?	Yes	<input type="radio"/> No				
If yes, explain						
(iii) Is your property currently under contract by a licensed pest control company?	Yes	<input type="radio"/> No				
If yes, explain						
(iv) Are you aware of any termite/pest control reports of treatments for the property in the last five years?	Yes	<input type="radio"/> No				
If yes, explain						
6. Structural Items						
(i) Are you aware of any past or present water leakage in the house or other structures?	Yes	<input type="radio"/> No				
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:						
(ii) Are you aware of any past or present movement, shifting, deterioration or other problems with walls, foundations or other structural components?	Yes	<input type="radio"/> No				
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:						
(iii) Are you aware of any past or present problems with driveways, walkways, patios or retaining walls on the property?	Yes	<input type="radio"/> No				
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 alterations to the property?	Yes	<input type="radio"/> No				
If yes, please describe:						
8. Water and Sewage						
(i) What is the source of your drinking water?	Public	Community system	<input checked="" type="radio"/> Well on property	Other		
If other, please explain:						
(ii) If your drinking water source is not public:						
(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, please explain						
(iii) Do you have a softener, filter or other purification system?	<input checked="" type="radio"/> Yes	<input type="radio"/> No				
If yes, is the system:	Sand mount	Leased	<input checked="" type="radio"/> Owned			
(iv) What is the type of sewage system?	Public Sewer	<input checked="" type="radio"/> Private Sewer	Septic Tank	Cesspool	Other	
If "other," please explain:						
(v) Is there a sewage pump?	<input checked="" type="radio"/> Yes	<input type="radio"/> No				
If yes, is it in working order?	<input checked="" type="radio"/> Yes	<input type="radio"/> No				
(vi) If applicable, when was the septic system or cesspool last serviced?						
(vii) Is either the water or sewage system shared?	<input checked="" type="radio"/> Yes	<input type="radio"/> No				
If yes, please explain						
(viii) Are you aware of any leaks, backups or other problems relating to any of the plumbing, water and sewage-related items?	Yes	<input type="radio"/> No				
If yes, please explain: <i>one larger sand mount install 2019</i>						
9. Plumbing system						
(i) Type of plumbing:	Copper	Galvanized	Lead	<input checked="" type="radio"/> PVC	Unknown	Other
If other, please explain:						
(ii) Are you aware of any problems with any of your plumbing fixtures (including, but not limited to: kitchen, laundry or bathroom fixtures, wet bars, hot water heater, etc.)?	Yes	<input type="radio"/> No				

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.						
(iii) Type of heating.	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.	Electric	Gas	Solar	Other		
If other, please explain:						
(vi) Are you aware of any underground fuel tanks on the property?	Yes	No				
If yes, please describe:						
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 needed in the electrical system?	Yes	No				
If yes, explain:						
12. Equipment and appliances included in sale (complete only if applicable).						
(i) Electric Garage Door Opener	Number of Transmitters					
(ii) Smoke Detectors <i>yes</i>	How many? <i>one</i>	Location <i>Kitchen</i>				
(iii) Security Alarm System	Leased	Owned				
Lease Information						
(iv) Lawn sprinkler	Number	Automatic Timer				
(v) Circle if applicable	Swimming pool	Pool heater	Spa/hot tub			
List all pool/spa equipment:						
(vi) Circle if applicable	Refrigerator	Range	Microwave Oven	Dishwasher	Trash Compactor	Garbage Disposal
(vii) Circle if applicable				Washer	Dryer	
(viii) Circle if applicable				Intercom		
(ix) Ceiling fans				Number	Location	
(x) Other						
Are any items in this section in need of repair or replacement?	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, upheaval, subsidence or earth stability problems that have occurred on or that affect the property?	Yes	No				
If yes, please explain:						
NOTE TO BUYER: Your property may be subject to mine subsidence damage. Maps of the counties and mines where mine subsidence damage may occur and mine subsidence insurance are available through:						
Department of Environmental Protection Mine Subsidence Insurance Fund 3913 Washington Road McMurray, PA 15317 412-941-7100						
(iii) Are you aware of any existing or proposed mining, strip mining or any other excavations that might affect this property?	Yes	No				
If yes, please explain:						
(iv) To your knowledge, is this property or part of it located in a flood zone or wetlands area?	Yes	No				
If yes, please explain:						
(v) Do you know of any past or present drainage or flooding problems affecting the property?	Yes	No				

If yes, please explain:				
(vi) Do you know of any encroachments, boundary line disputes or easements?		Yes	No	
If yes, please explain:				
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(vii) Are you aware of any shared or common areas (for example, driveways, bridges, docks, walls, etc.) or maintenance agreements?		Yes	No	
If yes, please explain:				
(viii) Are you aware of any sinkholes that have developed on the property?		Yes	No	
If yes, please explain:				
14. Hazardous Substances				
(i) Are you aware of any underground tanks or hazardous substances present on the property (structure or soil), including, but not limited to, asbestos, polychlorinated biphenyls (PCBs), radon, lead paint, urea-formaldehyde foam insulation (UFFI), etc.?		Yes	No	
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 property?		Yes	No	
If yes, please explain:				
15. Condominiums and other homeowners associations (complete only if applicable).				
Type:	Condominium	Cooperative	Homeowner's Association	Other
If "other," please explain:				
NOTICE REGARDING CONDOMINIUMS AND COOPERATIVES:				
According to 68 Pa.C.S.A. § 3407 (relating to resales of units) and § 4409 (relating to resales of cooperative interests), a buyer of a resale unit in a condominium or cooperative must receive a certificate of resale issued by the association in the condominium or cooperative.				
The buyer will have the option of canceling the agreement with return of all deposit moneys until the certificate 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, culvert, pipe or other manmade 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 maintenance of the storm water facility?		Yes	No	Unknown
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	No	
If yes, explain:				
(ii) Do you know of any violations of Federal, State or local laws or regulations relating to this property?		Yes	No	
If yes, explain:				
(iii) Are you aware of any public improvement, condominium or homeowner association assessments against the property that remain unpaid or of any violations of zoning, housing, building, safety or fire ordinances that remain uncorrected?		Yes	No	
If yes, explain:				
(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 this sale?		Yes	No	
If yes, explain:				
(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?		Yes	No	

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	<u>No</u>
If yes, explain:		
A material defect is a problem with the property or any portion of it that would have a significant adverse 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 accurate and complete to the best of the seller's knowledge. The seller hereby authorizes any agent for the seller to provide this information to prospective buyers of the property and to other real estate agents. The seller alone is responsible for the accuracy of the information contained in this statement. The seller shall cause the buyer to be notified in writing of any information supplied on this form which is rendered inaccurate by a change in the condition of the property following the completion of this form.

SELLER John King DATE 7-23-24
 SELLER Anna H. King DATE 7/23/24
 SELLER _____ DATE _____

EXECUTOR, ADMINISTRATOR, TRUSTEE

The undersigned has never occupied the property and lacks the personal knowledge necessary to complete this disclosure statement.

 DATE _____

RECEIPT AND ACKNOWLEDGMENT BY BUYER

The undersigned buyer acknowledges receipt of this disclosure statement. The buyer acknowledges that this statement is not a warranty and that, unless stated otherwise in the sales contract, the buyer is purchasing this property in its present condition. It is the buyer's responsibility to satisfy himself or herself as to the condition of the property. The buyer may request that the property be inspected, at the buyer's expense and by qualified professionals, to determine the condition of the structure or its components.

BUYER _____ DATE _____
 BUYER _____ DATE _____
 BUYER _____ DATE _____

RESIDENTIAL LEAD-BASED PAINT HAZARDS DISCLOSURE FORM

LPD

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 225 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 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 JK/AK 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

17 SELLER'S RECORDS/REPORTS

18 JK/AK 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

22 Seller certifies that to the best of Seller's knowledge the above statements are true and accurate.

23 SELLER John Z King DATE 7-23-24
24 SELLER Anna H. King DATE 7/23/24
25 SELLER DATE

26 BUYER

27 DATE OF AGREEMENT

28 BUYER'S ACKNOWLEDGMENT

29 ___/___ Buyer has received the pamphlet Protect Your Family from Lead in Your Home and has read the Lead Warning Statement.
30 ___/___ 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
39 BUYER 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

48 BROKER FOR BUYER (Company Name)
49 LICENSEE DATE



Pennsylvania Association of Realtors®

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PENNSYLVANIA SELLER'S PROPERTY DISCLOSURE STATEMENT

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 are not readily observable. This disclosure statement is designed to assist the seller in complying with disclosure requirements and to assist the buyer in evaluating the property being considered.

This statement discloses the seller's knowledge of the condition of the property as of the date signed by the seller and is not a substitute for any inspections or warranties that the buyer may wish to obtain. This statement is not a warranty of any kind by the seller or a warranty or representation by any listing real estate broker, any selling real estate broker or their agents. The buyer is encouraged to address concerns about the conditions of the property that may not be included in this statement. This statement does not relieve the seller of the obligation to disclose a material defect that may not be addressed on this form.

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

1. Seller's expertise. The seller does not possess expertise in contracting, engineering, architecture or 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	<input checked="" type="radio"/>
If no, when did you last occupy the property? <u>Tennet occupied</u>			
3. Roof			
(i) Date roof was installed:			
Documented?	Yes	No	<input checked="" type="radio"/> Unknown
If yes, explain			
(ii) Has the roof been replaced or repaired during your ownership?	Yes	No	<input checked="" type="radio"/>
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	<input checked="" type="radio"/>
If yes, explain:			
(iv) Do you know of any problems with the roof, gutters, or downspouts?	Yes	No	<input checked="" type="radio"/>
If yes, explain			
4. Basements and crawl spaces (Complete only if applicable)			
(i) Does the property have a sump pump?	Yes	No	<input checked="" type="radio"/> Unknown
If yes, explain:			
(ii) Are you aware of any water leakage, accumulation or dampness within the basement or crawl space?	Yes	No	<input checked="" type="radio"/>
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	<input checked="" type="radio"/>
If "yes," describe the location, extent, date and name of the person who did the repair 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 property?	Yes	No	<input checked="" type="radio"/>
If yes, explain			

(ii) Are you aware of any damage to the property caused by termites/wood destroying insects, dry rot or pests?	Yes	<input type="radio"/> No				
If yes, explain						
(iii) Is your property currently under contract by a licensed pest control company?	Yes	<input type="radio"/> No				
If yes, explain						
(iv) Are you aware of any termite/pest control reports of treatments for the property in the last five years?	Yes	<input type="radio"/> No				
If yes, explain						
6. Structural Items						
(i) Are you aware of any past or present water leakage in the house or other structures?	Yes	<input type="radio"/> No				
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:						
(ii) Are you aware of any past or present movement, shifting, deterioration or other problems with walls, foundations or other structural components?	Yes	<input type="radio"/> No				
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:						
(iii) Are you aware of any past or present problems with driveways, walkways, patios or retaining walls on the property?	Yes	<input type="radio"/> No				
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 alterations to the property?	Yes	<input type="radio"/> No				
If yes, please describe:						
8. Water and Sewage						
(i) What is the source of your drinking water?	Public	Community system <input checked="" type="radio"/> Well on property <input type="radio"/> Other				
If other, please explain:						
(ii) If your drinking water source is not public:						
(a) When was your water last tested?	2024 Martin call it acceptable					
(b) What was the result of the test?						
(c) Is the pumping system in working order?	yes					
If no, please explain						
(iii) Do you have a softener, filter or other purification system?	<input checked="" type="radio"/> Yes	<input type="radio"/> No				
If yes, is the system:						
	Leased	<input checked="" type="radio"/> Owned				
(iv) What is the type of sewage system?	Public Sewer	<input checked="" type="radio"/> Private Sewer <input type="radio"/> Septic Tank <input type="radio"/> Cesspool <input type="radio"/> Other				
If "other," please explain:						
(v) Is there a sewage pump?	<input checked="" type="radio"/> Yes	<input type="radio"/> No				
If yes, is it in working order?						
	<input checked="" type="radio"/> Yes	<input type="radio"/> No				
(vi) If applicable, when was the septic system or cesspool last serviced?						
(vii) Is either the water or sewage system shared?	Yes	<input type="radio"/> No				
If yes, please explain one larger sand maint 2019						
(viii) Are you aware of any leaks, backups or other problems relating to any of the plumbing, water and sewage-related items?	Yes	<input type="radio"/> No				
If yes, please explain:						
9. Plumbing system						
(i) Type of plumbing:	Copper	Galvanized	Lead	<input checked="" type="radio"/> PVC	Unknown	Other
If other, please explain:						
(ii) Are you aware of any problems with any of your plumbing fixtures (including, but not limited to: kitchen, laundry or bathroom fixtures, wet bars, hot water heater, etc.)?	Yes	<input type="radio"/> No				

If yes, please explain:						
10. Heating and air conditioning						
(i) Type of air conditioning:	Central electric	Central gas	Wall	<input checked="" type="radio"/> None		
Number of window units included in sale:						
Location:						
(ii) List any areas of the house that are not air conditioned.						
(iii) Type of heating.	Electric	Fuel	Oil	Natural Gas	<input checked="" type="radio"/> Other <i>LP</i>	
If other, please explain:						
(iv) List any areas of the house that are not heated:						
(v) Type of water heating.	Electric	<input checked="" type="radio"/> Gas	Solar	Other		
If other, please explain:						
(vi) Are you aware of any underground fuel tanks on the property?	Yes	<input checked="" type="radio"/> No				
If yes, please describe:						
Are you aware of any problems with any item in this section?	Yes	<input checked="" type="radio"/> No				
If yes, please explain:						
11. Electrical system. Are you aware of any problems or repairs needed in the electrical system?						
Yes	<input checked="" type="radio"/> No					
If yes, explain:						
12. Equipment and appliances included in sale (complete only if applicable).						
(i) Electric Garage Door Opener	Number of Transmitters					
(ii) Smoke Detectors <i>yes</i>	How many? <i>one</i>	Location <i>Kitchen</i>				
(iii) Security Alarm System	Leased	Owned				
Lease Information						
(iv) Lawn sprinkler	Number	Automatic Timer				
(v) Circle if applicable	Swimming pool	Pool heater	Spa/hot tub			
List all pool/spa equipment:						
(vi) Circle if applicable	Refrigerator	Range	Microwave Oven	Dishwasher	Trash Compactor	Garbage Disposal
(vii) Circle if applicable				<input checked="" type="radio"/> Washer	<input checked="" type="radio"/> Dryer	
(viii) Circle if applicable				Intercom		
(ix) Ceiling fans				Number	Location	
(x) Other						
Are any items in this section in need of repair or replacement?	Yes	<input checked="" type="radio"/> 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	<input checked="" type="radio"/> No				
(ii) Are you aware of any sliding, settling, earth movement, upheaval, subsidence or earth stability problems that have occurred on or that affect the property?	Yes	<input checked="" type="radio"/> No				
If yes, please explain:						
NOTE TO BUYER: Your property may be subject to mine subsidence damage. Maps of the counties and mines where mine subsidence damage may occur and mine subsidence insurance are available through:						
Department of Environmental Protection Mine Subsidence Insurance Fund 3913 Washington Road McMurray, PA 15317 412-941-7100						
(iii) Are you aware of any existing or proposed mining, strip mining or any other excavations that might affect this property?	Yes	<input checked="" type="radio"/> No				
If yes, please explain:						
(iv) To your knowledge, is this property or part of it located in a flood zone or wetlands area?	Yes	<input checked="" type="radio"/> No				
If yes, please explain:						
(v) Do you know of any past or present drainage or flooding problems affecting the property?	Yes	<input checked="" type="radio"/> No				

If yes, please explain:				
(vi) Do you know of any encroachments, boundary line disputes or easements?		Yes	<input checked="" type="radio"/> No	
If yes, please explain:				
NOTE TO BUYER: Most properties have easements running across them for utility services and other reasons. In many cases, the easements do not restrict the ordinary use of the property, and the seller may not be readily aware of them. Buyers may wish to determine the existence of easements and restrictions by examining the property and ordering an abstract of title or searching the records in the Office of the Recorder of Deeds for the county before entering into an agreement of sale.				
(vii) Are you aware of any shared or common areas (for example, driveways, bridges, docks, walls, etc.) or maintenance agreements?		Yes	<input checked="" type="radio"/> No	
If yes, please explain:				
(viii) Are you aware of any sinkholes that have developed on the property?		Yes	<input checked="" type="radio"/> No	
If yes, please explain:				
14. Hazardous Substances				
(i) Are you aware of any underground tanks or hazardous substances present on the property (structure or soil), including, but not limited to, asbestos, polychlorinated biphenyls (PCBs), radon, lead paint, urea-formaldehyde foam insulation (UFFI), etc.?		Yes	<input checked="" type="radio"/> No	
If yes, please explain:				
(ii) To your knowledge, has the property been tested for any hazardous substances?		Yes	<input checked="" type="radio"/> No	
If yes, please explain:				
(iii) Do you know of any other environmental concerns that might impact upon the property?		Yes	<input checked="" type="radio"/> No	
If yes, please explain:				
15. Condominiums and other homeowners associations (complete only if applicable).				
Type:	Condominium	Cooperative	Homeowner's Association	Other
If "other," please explain:				
NOTICE REGARDING CONDOMINIUMS AND COOPERATIVES:				
According to 68 Pa.C.S.A. § 3407 (relating to resales of units) and § 4409 (relating to resales of cooperative interests), a buyer of a resale unit in a condominium or cooperative must receive a certificate of resale issued by the association in the condominium or cooperative.				
The buyer will have the option of canceling the agreement with return of all deposit moneys until the certificate 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, culvert, pipe or other manmade feature of land that temporarily or permanently conveys or manages storm water for the property?		Yes	No	<input checked="" type="radio"/> 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:				
17. Miscellaneous				
(i) Are you aware of any existing or threatened legal action affecting the property?		Yes	<input checked="" type="radio"/> No	
If yes, explain:				
(ii) Do you know of any violations of Federal, State or local laws or regulations relating to this property?		Yes	<input checked="" type="radio"/> No	
If yes, explain:				
(iii) Are you aware of any public improvement, condominium or homeowner association assessments against the property that remain unpaid or of any violations of zoning, housing, building, safety or fire ordinances that remain uncorrected?		Yes	<input checked="" type="radio"/> No	
If yes, explain:				
(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 this sale?		Yes	<input checked="" type="radio"/> No	
If yes, explain:				
(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?		Yes	<input checked="" type="radio"/> No	

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 significant adverse 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 accurate and complete to the best of the seller's knowledge. The seller hereby authorizes any agent for the seller to provide this information to prospective buyers of the property and to other real estate agents. The seller alone is responsible for the accuracy of the information contained in this statement. The seller shall cause the buyer to be notified in writing of any information supplied on this form which is rendered inaccurate by a change in the condition of the property following the completion of this form.

SELLER John King DATE 7-23-24
 SELLER Chana H. King DATE 7/23/24
 SELLER _____ DATE _____

EXECUTOR, ADMINISTRATOR, TRUSTEE

The undersigned has never occupied the property and lacks the personal knowledge necessary to complete this disclosure statement.

 _____ DATE _____

RECEIPT AND ACKNOWLEDGMENT BY BUYER

The undersigned buyer acknowledges receipt of this disclosure statement. The buyer acknowledges that this statement is not a warranty and that, unless stated otherwise in the sales contract, the buyer is purchasing this property in its present condition. It is the buyer's responsibility to satisfy himself or herself as to the condition of the property. The buyer may request that the property be inspected, at the buyer's expense and by qualified professionals, to determine the condition of the structure or its components.

BUYER _____ DATE _____
 BUYER _____ DATE _____
 BUYER _____ DATE _____

RESIDENTIAL LEAD-BASED PAINT HAZARDS DISCLOSURE FORM

LPD

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 376 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 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 JK/AK 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.)

17 SELLER'S RECORDS/REPORTS
18 JK/AK 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):

22 Seller certifies that to the best of Seller's knowledge the above statements are true and accurate.
23 SELLER John King DATE 7-23-24
24 SELLER Anna H King DATE 7/23/24
25 SELLER DATE

26 BUYER
27 DATE OF AGREEMENT

28 BUYER'S ACKNOWLEDGMENT
29 ___/___ Buyer has received the pamphlet Protect Your Family from Lead in Your Home and has read the Lead Warning Statement.
30 ___/___ 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
39 BUYER 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

48 BROKER FOR BUYER (Company Name)
49 LICENSEE DATE



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PENNSYLVANIA SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address: 277 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 are not readily observable. This disclosure statement is designed to assist the seller in complying with disclosure requirements and to assist the buyer in evaluating the property being considered.

This statement discloses the seller's knowledge of the condition of the property as of the date signed by the seller and is not a substitute for any inspections or warranties that the buyer may wish to obtain. This statement is not a warranty of any kind by the seller or a warranty or representation by any listing real estate broker, any selling real estate broker or their agents. The buyer is encouraged to address concerns about the conditions of the property that may not be included in this statement. This statement does not relieve the seller of the obligation to disclose a material defect that may not be addressed on this form.

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

1. Seller's expertise. The seller does not possess expertise in contracting, engineering, architecture or 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	<input checked="" type="radio"/> No
If no, when did you last occupy the property? <u>Tenant occupied</u>			
3. Roof			
(i) Date roof was installed:			
Documented?	Yes	No	<input checked="" type="radio"/> Unknown
If yes, explain			
(ii) Has the roof been replaced or repaired during your ownership?		Yes	<input checked="" type="radio"/> No
If yes:			
(a) Explain:			
(b) Were the existing shingles removed?		Yes	No <input checked="" type="radio"/> Unknown
If yes, explain <u>painted roof sealer is on leaks since</u>			
(iii) Has the roof ever leaked during your ownership?		<input checked="" type="radio"/> Yes	No
If yes, explain:			
(iv) Do you know of any problems with the roof, gutters, or downspouts?		Yes	<input checked="" type="radio"/> No
If yes, explain			
4. Basements and crawl spaces (Complete only if applicable)			
(i) Does the property have a sump pump?		Yes	<input checked="" type="radio"/> No Unknown
If yes, explain:			
(ii) Are you aware of any water leakage, accumulation or dampness within the basement or crawl space?		Yes	<input checked="" type="radio"/> No
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	<input checked="" type="radio"/> No
If "yes," describe the location, extent, date and name of the person who did the repair 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 property?		Yes	<input checked="" type="radio"/> No
If yes, explain			

(ii) Are you aware of any damage to the property caused by termites/wood destroying insects, dry rot or pests?	Yes	<input type="radio"/> No				
If yes, explain						
(iii) Is your property currently under contract by a licensed pest control company?	Yes	<input type="radio"/> No				
If yes, explain						
(iv) Are you aware of any termite/pest control reports of treatments for the property in the last five years?	Yes	<input type="radio"/> No				
If yes, explain						
6. Structural Items						
(i) Are you aware of any past or present water leakage in the house or other structures?	Yes	<input type="radio"/> No				
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:						
(ii) Are you aware of any past or present movement, shifting, deterioration or other problems with walls, foundations or other structural components?	Yes	<input type="radio"/> No				
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:						
(iii) Are you aware of any past or present problems with driveways, walkways, patios or retaining walls on the property?	Yes	<input type="radio"/> No				
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 alterations to the property?	Yes	<input type="radio"/> No				
If yes, please describe:						
8. Water and Sewage						
(i) What is the source of your drinking water?	Public	Community system	<input checked="" type="radio"/> Well on property	Other		
If other, please explain:						
(ii) If your drinking water source is not public:						
(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, please explain						
(iii) Do you have a softener, filter or other purification system?	<input checked="" type="radio"/> Yes		<input type="radio"/> No			
If yes, is the system:						
Leased					<input checked="" type="radio"/> Owned	
(iv) What is the type of sewage system?	Public Sewer	<input checked="" type="radio"/> Private Sewer	Septic Tank	Cesspool	Other	
If "other," please explain:						
(v) Is there a sewage pump?	<input checked="" type="radio"/> Yes		<input type="radio"/> No			
If yes, is it in working order?						
<input checked="" type="radio"/> Yes						
<input type="radio"/> No						
(vi) If applicable, when was the septic system or cesspool last serviced?						
(vii) Is either the water or sewage system shared?	<input checked="" type="radio"/> Yes		<input type="radio"/> No			
If yes, please explain <i>one larger sandmount 2019</i>						
(viii) Are you aware of any leaks, backups or other problems relating to any of the plumbing, water and sewage-related items?	Yes	<input type="radio"/> No				
If yes, please explain:						
9. Plumbing system						
(i) Type of plumbing:	Copper	Galvanized	Lead	<input checked="" type="radio"/> PVC	Unknown	Other
If other, please explain:						
(ii) Are you aware of any problems with any of your plumbing fixtures (including, but not limited to: kitchen, laundry or bathroom fixtures, wet bars, hot water heater, etc.)?	Yes	<input type="radio"/> No				

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. LP										
(iii) Type of heating.					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.					Electric	Gas	Solar	Other		
If other, please explain:										
(vi) Are you aware of any underground fuel tanks on the property?					Yes	No				
If yes, please describe:										
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 needed in the electrical system?					Yes	No				
If yes, explain:										
12. Equipment and appliances included in sale (complete only if applicable).										
(i) Electric Garage Door Opener					Number of Transmitters					
(ii) Smoke Detectors <i>yes</i>			How many? <i>one</i>			Location <i>Kitchen</i>				
(iii) Security Alarm System					Leased			Owned		
Lease Information										
(iv) Lawn sprinkler					Number		Automatic Timer			
(v) Circle if applicable			Swimming pool		Pool heater		Spa/hot tub			
List all pool/spa equipment:										
(vi) Circle if applicable		Refrigerator	Range	Microwave Oven	Dishwasher	Trash Compactor	Garbage Disposal			
(vii) Circle if applicable					Washer	Dryer				
(viii) Circle if applicable					Intercom					
(ix) Ceiling fans					Number			Location		
(x) Other										
Are any items in this section in need of repair or replacement?					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, upheaval, subsidence or earth stability problems that have occurred on or that affect the property?					Yes	No				
If yes, please explain:										
<p>NOTE TO BUYER: Your property may be subject to mine subsidence damage. Maps of the counties and mines where mine subsidence damage may occur and mine subsidence insurance are available through:</p> <p style="text-align: center;">Department of Environmental Protection Mine Subsidence Insurance Fund 3913 Washington Road McMurray, PA 15317 412-941-7100</p>										
(iii) Are you aware of any existing or proposed mining, strip mining or any other excavations that might affect this property?					Yes	No				
If yes, please explain:										
(iv) To your knowledge, is this property or part of it located in a flood zone or wetlands area?					Yes	No				
If yes, please explain:										
(v) Do you know of any past or present drainage or flooding problems affecting the property?					Yes	No				

If yes, please explain:				
(vi) Do you know of any encroachments, boundary line disputes or easements?		Yes	<input checked="" type="radio"/> No	
If yes, please explain:				
NOTE TO BUYER: Most properties have easements running across them for utility services and other reasons. In many cases, the easements do not restrict the ordinary use of the property, and the seller may not be readily aware of them. Buyers may wish to determine the existence of easements and restrictions by examining the property and ordering an abstract of title or searching the records in the Office of the Recorder of Deeds for the county before entering into an agreement of sale.				
(vii) Are you aware of any shared or common areas (for example, driveways, bridges, docks, walls, etc.) or maintenance agreements?		Yes	<input checked="" type="radio"/> No	
If yes, please explain:				
(viii) Are you aware of any sinkholes that have developed on the property?		Yes	<input checked="" type="radio"/> No	
If yes, please explain:				
14. Hazardous Substances				
(i) Are you aware of any underground tanks or hazardous substances present on the property (structure or soil), including, but not limited to, asbestos, polychlorinated biphenyls (PCBs), radon, lead paint, urea-formaldehyde foam insulation (UFFI), etc.?		Yes	<input checked="" type="radio"/> No	
If yes, please explain:				
(ii) To your knowledge, has the property been tested for any hazardous substances?		Yes	<input checked="" type="radio"/> No	
If yes, please explain:				
(iii) Do you know of any other environmental concerns that might impact upon the property?		Yes	<input checked="" type="radio"/> No	
If yes, please explain:				
15. Condominiums and other homeowners associations (complete only if applicable).				
Type:	Condominium	Cooperative	Homeowner's Association	Other
If "other," please explain:				
NOTICE REGARDING CONDOMINIUMS AND COOPERATIVES:				
According to 68 Pa.C.S.A. § 3407 (relating to resales of units) and § 4409 (relating to resales of cooperative interests), a buyer of a resale unit in a condominium or cooperative must receive a certificate of resale issued by the association in the condominium or cooperative.				
The buyer will have the option of canceling the agreement with return of all deposit moneys until the certificate 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, culvert, pipe or other manmade feature of land that temporarily or permanently conveys or manages storm water for the property?		Yes	<input checked="" type="radio"/> No <input checked="" type="radio"/> 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?		Yes	<input checked="" type="radio"/> No <input checked="" type="radio"/> Unknown	
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	<input checked="" type="radio"/> No	
If yes, explain:				
(ii) Do you know of any violations of Federal, State or local laws or regulations relating to this property?		Yes	<input checked="" type="radio"/> No	
If yes, explain:				
(iii) Are you aware of any public improvement, condominium or homeowner association assessments against the property that remain unpaid or of any violations of zoning, housing, building, safety or fire ordinances that remain uncorrected?		Yes	<input checked="" type="radio"/> No	
If yes, explain:				
(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 this sale?		Yes	<input checked="" type="radio"/> No	
If yes, explain:				
(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?		Yes	<input checked="" type="radio"/> No	

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 significant adverse 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 accurate and complete to the best of the seller's knowledge. The seller hereby authorizes any agent for the seller to provide this information to prospective buyers of the property and to other real estate agents. The seller alone is responsible for the accuracy of the information contained in this statement. The seller shall cause the buyer to be notified in writing of any information supplied on this form which is rendered inaccurate by a change in the condition of the property following the completion of this form.

SELLER John King DATE 7-23-24
 SELLER Anna H. King DATE 7/23/24
 SELLER _____ DATE _____

EXECUTOR, ADMINISTRATOR, TRUSTEE

The undersigned has never occupied the property and lacks the personal knowledge necessary to complete this disclosure statement.

 _____ DATE _____

RECEIPT AND ACKNOWLEDGMENT BY BUYER

The undersigned buyer acknowledges receipt of this disclosure statement. The buyer acknowledges that this statement is not a warranty and that, unless stated otherwise in the sales contract, the buyer is purchasing this property in its present condition. It is the buyer's responsibility to satisfy himself or herself as to the condition of the property. The buyer may request that the property be inspected, at the buyer's expense and by qualified professionals, to determine the condition of the structure or its components.

BUYER _____ DATE _____
 BUYER _____ DATE _____
 BUYER _____ DATE _____

RESIDENTIAL LEAD-BASED PAINT HAZARDS DISCLOSURE FORM

LPD

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 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 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 JK/AK 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

17 SELLER'S RECORDS/REPORTS

18 JK/AK 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

22 Seller certifies that to the best of Seller's knowledge the above statements are true and accurate.

23 SELLER John Z King DATE 7-23-24
24 SELLER Anna H King DATE 7/23/24
25 SELLER _____ DATE _____

26 BUYER

27 DATE OF AGREEMENT _____

28 BUYER'S ACKNOWLEDGMENT

29 ___/___ Buyer has received the pamphlet *Protect Your Family from Lead in Your Home* and has read the Lead Warning Statement.
30 ___/___ 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 _____
39 BUYER _____ 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

48 BROKER FOR BUYER (Company Name) _____
49 LICENSEE _____ DATE _____



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10/16

PENNSYLVANIA SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address: 278 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 are not readily observable. This disclosure statement is designed to assist the seller in complying with disclosure requirements and to assist the buyer in evaluating the property being considered.

This statement discloses the seller's knowledge of the condition of the property as of the date signed by the seller and is not a substitute for any inspections or warranties that the buyer may wish to obtain. This statement is not a warranty of any kind by the seller or a warranty or representation by any listing real estate broker, any selling real estate broker or their agents. The buyer is encouraged to address concerns about the conditions of the property that may not be included in this statement. This statement does not relieve the seller of the obligation to disclose a material defect that may not be addressed on this form.

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

1. Seller's expertise. The seller does not possess expertise in contracting, engineering, architecture or 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	<input checked="" type="checkbox"/> No	
If no, when did you last occupy the property? <u>Tennet Occupied</u>			
3. Roof			
(i) Date roof was installed:			
Documented?	Yes	No	<input checked="" type="checkbox"/> Unknown
If yes, explain			
(ii) Has the roof been replaced or repaired during your ownership?	Yes	<input checked="" type="checkbox"/> No	
If yes:			
(a) Explain:			
(b) Were the existing shingles removed?	Yes	No	<input checked="" type="checkbox"/> Unknown
If yes, explain			
(iii) Has the roof ever leaked during your ownership?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
If yes, explain: <u>paint sealer no but leaks since</u>			
(iv) Do you know of any problems with the roof, gutters, or downspouts?	Yes	<input checked="" type="checkbox"/> No	
If yes, explain			
4. Basements and crawl spaces (Complete only if applicable)			
(i) Does the property have a sump pump?	Yes	<input checked="" type="checkbox"/> No	Unknown
If yes, explain:			
(ii) Are you aware of any water leakage, accumulation or dampness within the basement or crawl space?	Yes	<input checked="" type="checkbox"/> No	
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	<input checked="" type="checkbox"/> No	
If "yes," describe the location, extent, date and name of the person who did the repair 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 property?	Yes	<input checked="" type="checkbox"/> No	
If yes, explain			

(ii) Are you aware of any damage to the property caused by termites/wood destroying insects, dry rot or pests?	Yes	<input checked="" type="checkbox"/> No				
If yes, explain						
(iii) Is your property currently under contract by a licensed pest control company?	Yes	<input checked="" type="checkbox"/> No				
If yes, explain						
(iv) Are you aware of any termite/pest control reports of treatments for the property in the last five years?	Yes	<input checked="" type="checkbox"/> No				
If yes, explain						
6. Structural Items						
(i) Are you aware of any past or present water leakage in the house or other structures?	Yes	<input checked="" type="checkbox"/> No				
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:						
(ii) Are you aware of any past or present movement, shifting, deterioration or other problems with walls, foundations or other structural components?	Yes	<input checked="" type="checkbox"/> No				
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:						
(iii) Are you aware of any past or present problems with driveways, walkways, patios or retaining walls on the property?	Yes	<input checked="" type="checkbox"/> No				
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 alterations to the property?	Yes	<input checked="" type="checkbox"/> No				
If yes, please describe:						
8. Water and Sewage						
(i) What is the source of your drinking water?	Public	Community system	<input checked="" type="checkbox"/> Well on property	Other		
If other, please explain:						
(ii) If your drinking water source is not public:						
(a) When was your water last tested? <i>2024 martin call it esp acceptable</i>						
(b) What was the result of the test?						
(c) Is the pumping system in working order? <i>yes</i>						
If no, please explain						
(iii) Do you have a softener, filter or other purification system?	<input checked="" type="checkbox"/> Yes		<input type="checkbox"/> No			
If yes, is the system:						
		<input type="checkbox"/> Leased	<input checked="" type="checkbox"/> Owned			
(iv) What is the type of sewage system?	Public Sewer	<input checked="" type="checkbox"/> Private Sewer	Septic Tank	Cesspool	Other	
If "other," please explain:						
(v) Is there a sewage pump?	<input checked="" type="checkbox"/> Yes		<input type="checkbox"/> No			
If yes, is it in working order?						
		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No			
(vi) If applicable, when was the septic system or cesspool last serviced?						
(vii) Is either the water or sewage system shared?	<input checked="" type="checkbox"/> Yes		<input type="checkbox"/> No			
If yes, please explain <i>one larger sandmont install 2019</i>						
(viii) Are you aware of any leaks, backups or other problems relating to any of the plumbing, water and sewage-related items?	Yes	<input checked="" type="checkbox"/> No				
If yes, please explain:						
9. Plumbing system						
(i) Type of plumbing:	Copper	Galvanized	Lead	<input checked="" type="checkbox"/> PVC	Unknown	Other
If other, please explain:						
(ii) Are you aware of any problems with any of your plumbing fixtures (including, but not limited to: kitchen, laundry or bathroom fixtures, wet bars, hot water heater, etc.)?	Yes	<input checked="" type="checkbox"/> No				

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. <i>haul house</i>										
(iii) Type of heating:					Electric	Fuel	Oil	Natural Gas	Other <i>LP</i>	
If other, please explain:										
(iv) List any areas of the house that are not heated: <i>attic</i>										
(v) Type of water heating:					Electric	Gas	Solar	Other		
If other, please explain:										
(vi) Are you aware of any underground fuel tanks on the property?					Yes			No		
If yes, please describe:										
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 needed in the electrical system?					Yes			No		
If yes, explain:										
12. Equipment and appliances included in sale (complete only if applicable).										
(i) Electric Garage Door Opener					Number of Transmitters					
(ii) Smoke Detectors <i>yes</i>			How many? <i>one</i>			Location <i>Basement</i>				
(iii) Security Alarm System					Leased			Owned		
Lease Information										
(iv) Lawn sprinkler					Number		Automatic Timer			
(v) Circle if applicable			Swimming pool		Pool heater		Spa/hot tub			
List all pool/spa equipment:										
(vi) Circle if applicable		Refrigerator	Range	Microwave Oven	Dishwasher	Trash Compactor	Garbage Disposal			
(vii) Circle if applicable					Washer		Dryer			
(viii) Circle if applicable					Intercom					
(ix) Ceiling fans					Number			Location		
(x) Other										
Are any items in this section in need of repair or replacement?					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, upheaval, subsidence or earth stability problems that have occurred on or that affect the property?					Yes			No		
If yes, please explain:										
<p>NOTE TO BUYER: Your property may be subject to mine subsidence damage. Maps of the counties and mines where mine subsidence damage may occur and mine subsidence insurance are available through:</p> <p style="text-align: center;">Department of Environmental Protection Mine Subsidence Insurance Fund 3913 Washington Road McMurray, PA 15317 412-941-7100</p>										
(iii) Are you aware of any existing or proposed mining, strip mining or any other excavations that might affect this property?					Yes			No		
If yes, please explain:										
(iv) To your knowledge, is this property or part of it located in a flood zone or wetlands area?					Yes			No		
If yes, please explain:										
(v) Do you know of any past or present drainage or flooding problems affecting the property?					Yes			No		

If yes, please explain:				
(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 services and other reasons. In many cases, the easements do not restrict the ordinary use of the property, and the seller may not be readily aware of them. Buyers may wish to determine the existence of easements and restrictions by examining the property and ordering an abstract of title or searching the records in the Office of the Recorder of Deeds for the county before entering into an agreement of sale.				
(vii) Are you aware of any shared or common areas (for example, driveways, bridges, docks, walls, etc.) or maintenance agreements?		Yes	No	
If yes, please explain:				
(viii) Are you aware of any sinkholes that have developed on the property?		Yes	No	
If yes, please explain:				
14. Hazardous Substances				
(i) Are you aware of any underground tanks or hazardous substances present on the property (structure or soil), including, but not limited to, asbestos, polychlorinated biphenyls (PCBs), radon, lead paint, urea-formaldehyde foam insulation (UFFI), etc.?		Yes	No	
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 property?		Yes	No	
If yes, please explain:				
15. Condominiums and other homeowners associations (complete only if applicable).				
Type:	Condominium	Cooperative	Homeowner's Association	Other
If "other," please explain:				
NOTICE REGARDING CONDOMINIUMS AND COOPERATIVES:				
According to 68 Pa.C.S.A. § 3407 (relating to resales of units) and § 4409 (relating to resales of cooperative interests), a buyer of a resale unit in a condominium or cooperative must receive a certificate of resale issued by the association in the condominium or cooperative.				
The buyer will have the option of canceling the agreement with return of all deposit moneys until the certificate 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, culvert, pipe or other manmade 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 maintenance of the storm water facility?		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	No	
If yes, explain:				
(ii) Do you know of any violations of Federal, State or local laws or regulations relating to this property?		Yes	No	
If yes, explain:				
(iii) Are you aware of any public improvement, condominium or homeowner association assessments against the property that remain unpaid or of any violations of zoning, housing, building, safety or fire ordinances that remain uncorrected?		Yes	No	
If yes, explain:				
(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 this sale?		Yes	No	
If yes, explain:				
(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?		Yes	No	

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 significant adverse 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 accurate and complete to the best of the seller's knowledge. The seller hereby authorizes any agent for the seller to provide this information to prospective buyers of the property and to other real estate agents. The seller alone is responsible for the accuracy of the information contained in this statement. The seller shall cause the buyer to be notified in writing of any information supplied on this form which is rendered inaccurate by a change in the condition of the property following the completion of this form.

SELLER John King DATE 7-23-24
 SELLER Anna H. King DATE 7/23/24
 SELLER _____ DATE _____

EXECUTOR, ADMINISTRATOR, TRUSTEE

The undersigned has never occupied the property and lacks the personal knowledge necessary to complete this disclosure statement.

 DATE _____

RECEIPT AND ACKNOWLEDGMENT BY BUYER

The undersigned buyer acknowledges receipt of this disclosure statement. The buyer acknowledges that this statement is not a warranty and that, unless stated otherwise in the sales contract, the buyer is purchasing this property in its present condition. It is the buyer's responsibility to satisfy himself or herself as to the condition of the property. The buyer may request that the property be inspected, at the buyer's expense and by qualified professionals, to determine the condition of the structure or its components.

BUYER _____ DATE _____
 BUYER _____ DATE _____
 BUYER _____ DATE _____

RESIDENTIAL LEAD-BASED PAINT HAZARDS DISCLOSURE FORM

LPD

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 278 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 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 [X] / [X] 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.)

17 SELLER'S RECORDS/REPORTS
18 [X] / [X] 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):

22 Seller certifies that to the best of Seller's knowledge the above statements are true and accurate.
23 SELLER John King DATE 7-23-24
24 SELLER Anna H. King DATE 7/23/24
25 SELLER DATE

26 BUYER
27 DATE OF AGREEMENT

28 BUYER'S ACKNOWLEDGMENT
29 ___ / ___ Buyer has received the pamphlet Protect Your Family from Lead in Your Home and has read the Lead Warning Statement.
30 ___ / ___ 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
39 BUYER 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
48 BROKER FOR BUYER (Company Name)
49 LICENSEE DATE



Pennsylvania Association of Realtors®

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