

SELLER'S PROPERTY DISCLOSURE STATEMENT

SPD

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

1 **PROPERTY 248 Stoney Ln. Lancaster Pa. , , 17603-9109**

2 **SELLER SPRING LAWN FARM LLC**

3 **INFORMATION REGARDING THE REAL ESTATE SELLER DISCLOSURE LAW**

4 Generally speaking, the Real Estate Seller Disclosure Law (68 P.S. §7301 et seq.) requires that before an agreement of sale is signed, the
5 seller in a residential real estate transfer must make certain disclosures regarding the property to potential buyers in a form defined by the
6 law. A residential real estate transfer is defined as a sale, exchange, installment sales contract, lease with an option to buy, grant or other
7 transfer of an interest in real property where **NOT LESS THAN ONE AND NOT MORE THAN FOUR RESIDENTIAL DWELLING**
8 **UNITS** are involved. The Law defines a number of exceptions where the disclosures do not have to be made:

- 9 1. Transfers that are the result of a court order.
- 10 2. Transfers to a mortgage lender that result from a buyer's default and subsequent foreclosure sales that result from default.
- 11 3. Transfers from a co-owner to one or more other co-owners.
- 12 4. Transfers made to a spouse or direct descendant.
- 13 5. Transfers between spouses that result from divorce, legal separation, or property settlement.
- 14 6. Transfers by a corporation, partnership or other association to its shareholders, partners or other equity owners as part of a plan of
15 liquidation.
- 16 7. Transfer of a property to be demolished or converted to non-residential use.
- 17 8. Transfer of unimproved real property.
- 18 9. Transfers by a fiduciary during the administration of a decedent estate, guardianship, conservatorship or trust.
- 19 10. Transfers of new construction that has never been occupied when:
 - 20 a. The buyer has received a one-year warranty covering the construction;
 - 21 b. The building has been inspected for compliance with the applicable building code or, if none, a nationally recognized model
22 building code; and
 - 23 c. A certificate of occupancy or a certificate of code compliance has been issued for the dwelling.

24 In addition to these exceptions, disclosures for condominiums and cooperatives are limited to the seller's particular unit(s). Disclosures
25 regarding common areas or facilities are not required, as those elements are already addressed in the laws that govern the resale of condo-
26 minium and cooperative interests.

27 While the Law requires certain disclosures, this statement includes disclosures beyond the basic requirements of the Law in an effort to
28 assist sellers in complying with seller disclosure requirements and to assist buyers in evaluating the property being considered. Sellers who
29 wish to see or use the basic disclosure form can find the form on the Web site of the Pennsylvania State Real Estate Commission.

30 This Statement discloses Seller's knowledge of the condition of the property as of the date signed by Seller **and is not a substitute for**
31 **any inspections or warranties** that Buyer may wish to obtain. This Statement is not a warranty of any kind by Seller or a warranty or rep-
32 resentation by any listing real estate broker, any selling real estate broker, or their licensees. Buyer is encouraged to address concerns about
33 the condition of the property that may not be included in this Statement. This Statement does not relieve Seller of the obligation to disclose
34 a **material defect** that may not be addressed on this form.

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

38
39 **Check yes, no, unknown (unk) or not applicable (N/A) for each question.** Be sure to check N/A when a question does not apply to
40 the property. Check unknown when the question does apply to the property but you are not sure of the answer.

41 Seller's Initials JG / VG Date 10-8-19

SPD Page 1 of 10 Buyer's Initials _____ / _____ Date _____



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	Yes	No	Unk	N/A
A		X		
B	X			
C		X		

1. SELLER'S EXPERTISE

- (A) Does Seller possess expertise in contracting, engineering, architecture, environmental assessment or other areas related to the construction and conditions of the property and its improvements?
 (B) Is Seller the landlord for the property? Two tenants
 (C) Is Seller a real estate licensee?

Explain any "yes" answers in Section 1: Two tenants in rental homes on property

	Yes	No	Unk	N/A
1	X			
2	X			
3				
1	X			
2		X		
3		X		
4		X		
5		X		
C				
D		X		

2. OWNERSHIP/OCCUPANCY

- (A) **Occupancy**
 1. When was the property most recently occupied? Currently occupied
 2. Was the Seller the most recent occupant? If "no," when did the Seller most recently occupy the property?
 3. How many persons most recently occupied the property? 4 - farm house
 (B) **Role of Individual Completing This Disclosure.** Is the individual completing this form:
 1. The owner
 2. The executor
 3. The administrator
 4. The trustee
 5. An individual holding power of attorney
 (C) When was the property purchased? Family farm, last transferred Nov 2013
 (D) Are you aware of any pets having lived in the house or other structures during your ownership?

Explain section 2 (if needed):

	Yes	No	Unk	N/A
1				X
2				X
3				X
4				X
B				X
C				X
D				X
1				X
2				X
3				X
4				X
E				X

3. CONDOMINIUMS/PLANNED COMMUNITIES/OTHER HOMEOWNERS ASSOCIATIONS

- (A) **Type.** Is the Property part of a(n):
 1. Condominium
 2. Homeowners association or planned community
 3. Cooperative
 4. Other type of association or community
 (B) If "yes," how much are the fees? \$ _____, paid ([] Monthly) ([] Quarterly) ([] Yearly)
 (C) If "yes," are there any community services or systems that the association or community is responsible for supporting or maintaining? Explain:
 (D) If "yes," provide the following information about the association:
 1. Community Name _____
 2. Contact _____
 3. Mailing Address _____
 4. Telephone Number _____
 (E) How much is the capital contribution/initiation fee? \$ _____

Notice to Buyer: A buyer of a resale unit in a condominium, cooperative, or planned community must receive a copy of the declaration (other than the plats and plans), the by-laws, the rules or regulations, and a certificate of resale issued by the association in the condominium, cooperative, or planned community. Buyers may be responsible for capital contributions, initiation fees or similar one-time fees in addition to regular monthly maintenance fees. The buyer will have the option of canceling the agreement with the return of all deposit monies until the certificate has been provided to the buyer and for five days thereafter or until conveyance, whichever occurs first.

4. ROOF AND ATTIC

	Yes	No	Unk	N/A
	X			
	X			
	X			
	X			
		X		
		X		

- (A) **Installation**
 1. When was the roof installed? July 2019 - New roof on farm house
 2. Do you have documentation (invoice, work order, warranty, etc.)?
 (B) **Repair**
 1. Has the roof or any portion of it been replaced or repaired during your ownership?
 2. If it has been replaced or repaired, was the existing roofing material removed?
 (C) **Issues**
 1. Has the roof ever leaked during your ownership?
 2. Are you aware of any current/past problems with the roof, gutters, flashing or downspouts?

Explain any "yes" answers in section 4, including the location and extent of any problem(s) and any repair or remediation efforts: Some shingles were missing. Replaced full roof.

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5. BASEMENTS AND CRAWL SPACES

	Yes	No	Unk	N/A
1	X	X		
2		X		
3				X
4				X
1	X			
2		X		
3		X		

(A) Sump Pump

- Does the property have a sump pit? If yes, how many? basement drain
- Does the property have a sump pump? If yes, how many? _____
- If it has a sump pump, has it ever run? _____
- If it has a sump pump, is the sump pump in working order? _____

(B) Water Infiltration

- Are you aware of any water leakage, accumulation, or dampness within the basement or crawl space? _____
- Do you know of any repairs or other attempts to control any water or dampness problem in the basement or crawl space? _____
- Are the downspouts or gutters connected to a public system? _____

Explain any "yes" answers in this section, including the location and extent of any problem(s) and any repair or remediation efforts: If water comes in during high water table runs out basement drain.

6. TERMITES/WOOD-DESTROYING INSECTS, DRYROT, PESTS

	Yes	No	Unk	N/A
1		X		
2		X		
1		X		
2	X			

(A) Status

- Are you aware of any termites/wood-destroying insects, dryrot, or pests affecting the property? _____
- Are you aware of any damage caused by termites/wood-destroying insects, dryrot, or pests? _____

(B) Treatment

- Is your property currently under contract by a licensed pest control company? _____
- Are you aware of any termite/pest control reports or treatments for the property? _____

Explain any "yes" answers in section 6, including the name of any service/treatment provider, if applicable: general household pest control ... example mouse trap.

7. STRUCTURAL ITEMS

	Yes	No	Unk	N/A
A	X			
B		X		
C	X	X		
1		X		
2		X		
3				X
E		X		
F			X	

(A) Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, or other structural components? _____

(B) Are you aware of any past or present problems with driveways, walkways, patios, or retaining walls on the property? _____

(C) Are you aware of any past or present water infiltration in the house or other structures, other than the roof, basement or crawl spaces? _____

(D) Stucco and Exterior Synthetic Finishing Systems

- Is your property constructed with stucco? _____
- Is your property constructed with an Exterior Insulating Finishing System (EIFS), such as Dryvit or synthetic stucco, synthetic brick or synthetic stone? _____
- If "yes," when was it installed? _____

(E) Are you aware of any fire, storm, water or ice damage to the property? _____

(F) Are you aware of any defects (including stains) in flooring or floor coverings? _____

Explain any "yes" answers in section 7, including the location and extent of any problem(s) and any repair or remediation efforts: East wall of farm house above E window will leak water from during east wind/rain

8. ADDITIONS/ALTERATIONS

	Yes	No	Unk	N/A
A		X		
B		X		

(A) Have any additions, structural changes, or other alterations been made to the property during your ownership? Itemize and date all additions/alterations below.

(B) Are you aware of any private or public architectural review control of the property other than zoning codes? _____

Addition, structural change, or alteration	Approximate date of work	Were permits obtained? (Yes/No/Unknown)	Final inspections/ approvals obtained? (Yes/No/Unknown)

[] A sheet describing other additions and alterations is attached.

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Note to Buyer: The PA Construction Code Act, 35 P.S. §7210 et seq. (effective 2004), and local codes establish standards for building and altering properties. Buyers should check with the municipality to determine if permits and/or approvals were necessary for disclosed work and if so, whether they were obtained. Where required permits were not obtained, the municipality might require the current owner to upgrade or remove changed made by the prior owners. Buyers can have the property inspected by an expert in codes compliance to determine if issues exist. Expanded title insurance policies may be available for Buyers to cover the risk of work done to the property by previous owners without a permit or approval.

Note to Buyer: According to the PA Stormwater Management Act, each municipality must enact a Storm Water Management Plan for drainage control and flood reduction. The municipality where the property is located may impose restrictions on impervious or semi-pervious surfaces added to the property. Buyers should contact the local office charged with overseeing the Stormwater Management Plan to determine if the prior addition of impervious or semi-pervious areas, such as walkways, decks, and swimming pools, might affect your ability to make future changes.

9. WATER SUPPLY

Yes	No	Unk	N/A
	X		
X			
			X
X			
	X		
	X		
	X		
	X		X
X			
		X	
X			
	X		
	X		
X			
X			
	X		
		X	
	X		
	X		
X			

(A) **Source.** Is the source of your drinking water (check all that apply):

- Public
- A well on the property (3)
- Community water *one water source*
- A holding tank (3)
- A cistern
- A spring (spring house)
- Other _____
- No water service (explain): _____

(B) **Bypass Valve** (for properties with multiple sources of water)

- Does your water source have a bypass valve?
- If "yes," is the bypass valve working? *pumps have check valves*

(C) **Well**

- Has your well ever run dry?
- Depth of Well *New well 280' approx*
- Gallons per minute *12 gpm*, measured on (date) *@ drilling 2014*
- Is there a well used for something other than the primary source of drinking water?
- If there is an unused well, is it capped?

(D) **Pumping and Treatment**

- If your drinking water source is not public, is the pumping system in working order? If "no," explain: _____
- Do you have a softener, filter, or other treatment system?
- Is the softener, filter, or other treatment system leased? From whom? _____

(E) **General**

- When was your water last tested? _____ Test results: _____
- Is the water system shared? With whom? _____

(F) **Issues**

- Are you aware of any leaks or other problems, past or present, relating to the water supply, pumping system, and related items?
- Have you ever had a problem with your water supply?

Explain any "yes" answers in section 9, including the location and extent of any problem(s) and any repair or remediation efforts: *2 original wells were not sufficient and third one added. Water supply never a problem w/ 3rd well added*

10. SEWAGE SYSTEM

Yes	No	Unk	N/A
X			
			X
		X	
	X		
	X		
X			
			X

(A) **General**

- Is your property served by a sewage system (public, private, or community)?
- If no, is it due to availability or permit limitations?
- When was the sewage system installed (or date of connection, if public)? _____

(B) **Type** Is your property served by:

- Public (if "yes," continue to D through G below)
- Community (non-public)
- An individual on-lot sewage disposal system
- Other, explain: _____

	Yes	No	Unk	N/A
213				
214 1			X	
215 2			X	
216 3	X			
217 4	X			
218 5			X	
219 6			X	
220 7		X		
221 8				X
222				
223 1			X	
224 2	X			
225 3			X	
226 4			X	
227 5	X			
228 6	X			
229 7			X	
230				
231 1		X		
232 2		X		
233				
234 1		X		
235 2				X
236 3				X
237 4				X
238				
239 1				X
240 2		X		
241				

(C) Individual On-lot Sewage Disposal System. Is your sewage system (check all that apply):

1. Within 100 feet of a well Front lawn, well behind house and North of house
2. Subject to a ten-acre permit exemption
3. A holding tank
4. A drainfield
5. Supported by a backup or alternate drainfield, sandmound, etc.
6. A cesspool
7. Shared
8. Other, explain: _____

(D) Tanks and Service

1. Are there any metal/steel septic tanks on the Property?
2. Are there any cement/concrete septic tanks on the Property?
3. Are there any fiberglass septic tanks on the Property? _____
4. Are there any other types of septic tanks on the Property? _____
5. Where are the septic tanks located? West of farm house, East of ranch house, East of mother
6. How often is the on-lot sewage disposal system serviced? 3 years
7. When was the on-lot sewage disposal system last serviced? 2017 - oct?

(E) Abandoned Individual On-lot Sewage Disposal Systems and Septic

1. Are you aware of any abandoned septic systems or cesspools on your property?
2. Have these systems or cesspools been closed in accordance with the municipality's ordinance?

(F) Sewage Pumps

1. Are there any sewage pumps located on the property?
2. What type(s) of pump(s)? _____
3. Are pump(s) in working order?
4. Who is responsible for maintenance of sewage pumps? _____

(G) Issues

1. Is any waste water piping not connected to the septic/sewer system?
2. Are you aware of any past or present leaks, backups, or other problems relating to the sewage system and related items?

Explain any "yes" answers in section 10, including the location and extent of any problem(s) and any repair or remediation efforts: _____

11. PLUMBING SYSTEM

(A) Material(s). Are the plumbing materials (check all that apply):

1. Copper
2. Galvanized
3. Lead
4. PVC
5. Polybutylene pipe (PB)
6. Cross-linked polyethylene (PEX)
7. Other _____

(B) Are you aware of any problems with any of your plumbing fixtures (e.g., including but not limited to: kitchen, laundry, or bathroom fixtures; wet bars; exterior faucets; etc.)?

If "yes," explain: _____

12. DOMESTIC WATER HEATING

(A) Type(s). Is your water heating (check all that apply):

1. Electric
2. Natural Gas
3. Fuel oil
4. Propane
5. Solar
6. Geothermal
7. Other _____
8. Is your water heating a summer-winter hook-up (integral system, hot water from the boiler, etc.)?

(B) How many water heaters are there? 1 When were they installed? before 2013

(C) Are you aware of any problems with any water heater or related equipment?

If "yes," explain: _____

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13 HEATING SYSTEM

Yes	No	Unk	N/A
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(A) **Fuel Type(s)**. Is your heating source (check all that apply):

1. Electric
2. Natural Gas
3. Fuel oil
4. Propane
5. Geothermal
6. Coal
7. Wood
8. Other

(B) **System Type(s)** (check all that apply):

1. Forced hot air
2. Hot water
3. Heat pump
4. Electric baseboard
5. Steam
6. Radiant
7. Wood stove(s) How many? _____
8. Coal stove(s) How many? _____
9. Other radiators, hot water baseboard

(C) **Status**

1. When was your heating system(s) installed? _____
2. When was the heating system(s) last serviced? _____
3. How many heating zones are in the property? 2 First Floor, Second Floor
4. Is there an additional and/or backup heating system? Explain: .

(D) **Fireplaces**

1. Are there any fireplace(s)? How many? _____
2. Are all fireplace(s) working? _____
3. Fireplace type(s) (wood, gas, electric, etc.): _____
4. Were the fireplace(s) installed by a professional contractor or manufacturer's representative? _____
5. Are there any chimney(s) (from a fireplace, water heater or any other heating system)? _____
6. How many chimney(s)? 1 When were they last cleaned? _____
7. Are the chimney(s) working? If "no," explain: _____

(E) List any areas of the house that are not heated: basement, attic

(F) **Heating Fuel Tanks**

1. Are you aware of any heating fuel tank(s) on the property?
2. Location(s), including underground tank(s): basement
3. If you do not own the tank(s), explain: _____

Are you aware of any problems or repairs needed regarding any item in section 13? If "yes," explain:

14. AIR CONDITIONING SYSTEM

(A) **Type(s)**. Is the air conditioning (check all that apply):

1. Central air
2. Wall units
3. Window units
4. Other _____
5. None

(B) **Status**

1. When was the central air conditioning system installed? _____
2. When was the central air conditioning system last serviced? _____
3. How many air conditioning zones are in the property? _____

(C) List any areas of the house that are not air conditioned: _____

Are you aware of any problems with any item in section 14? If "yes," explain:

15. ELECTRICAL SYSTEM

(A) **Type(s)**

1. Does the electrical system have fuses?
2. Does the electrical system have circuit breakers?

Yes	No	Unk	N/A
	X		
X			

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Yes	No	Unk	N/A
		X	
		X	
	X		

(B) What is the system amperage? _____

(C) Are you aware of any knob and tube wiring in the home?

Are you aware of any problems or repairs needed in the electrical system? If "yes," explain:

16. OTHER EQUIPMENT AND APPLIANCES

This section must be completed for each item that will, or may, be sold with the property. **The fact that an item is listed does not mean it is included in the Agreement of Sale.** Terms of the Agreement of Sale negotiated between Buyer and Seller will determine which items, if any, are included in the purchase of the Property.

Item	Yes	No	Item	Yes	No
Electric garage door opener		X	Trash compactor		X
Garage transmitters		X	Garbage disposal		X
Keyless entry		X	Stand-alone freezer		X
Smoke detectors		X	Washer		X
Carbon monoxide detectors		X	Dryer		X
Security alarm system		X	Intercom		X
Interior fire sprinklers		X	Ceiling fans	X	
In-ground lawn sprinklers		X	A/C window units		X
Sprinkler automatic timer		X	Awnings		X
Swimming pool		X	Attic fan(s)		X
Hot tub/spa		X	Satellite dish		X
Deck(s)		X	Storage shed		X
Pool/spa heater		X	Electric animal fence		X
Pool/spa cover		X	Other:		X
Whirlpool/tub		X	1.		
Pool/spa accessories		X	2.		
Refrigerator(s)		X	3.		
Range/oven	X		4.		
Microwave oven	X		5.		
Dishwasher	X		6.		

Are you aware of any problems or repairs needed regarding any item in section 16? If "yes," explain:

No

17. LAND/SOILS

(A) Property

Yes	No	Unk	N/A
X			
	X		
	X		
	X		

- Are you aware of any fill or expansive soil on the property? Small fill pile used as needed.
- Are you aware of any sliding, settling, earth movement, upheaval, subsidence, sinkholes or earth stability problems that have occurred on or affect the property?
- Are you aware of sewage sludge (other than commercially available fertilizer products) being spread on the property, or have you received written notice of sewage sludge being spread on an adjacent property?
- Are you aware of any existing, past or proposed mining, strip-mining, or any other excavations that might affect this property?

Note to Buyer: The 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, 25 Technology Drive, California Technology Park, Coal Center, PA 15423 (800) 922-1678 (within Pennsylvania) or (724) 769-1100 (outside Pennsylvania).

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(B) Preferential Assessment and Development Rights

Is the property, or a portion of it, preferentially assessed for tax purposes, or subject to limited development rights under the:

	Yes	No	Unk	N/A
1	X			
2			R	
3	X			
4		R		
1		R		
2		R		
3		R		
4		X		
5		X		

1. Farmland and Forest Land Assessment Act - 72 P.S. §5490.1 et seq. (Clean and Green Program)
2. Open Space Act - 16 P.S. §11941 et seq.
3. Agricultural Area Security Law - 3 P.S. §901 et seq. (Development Rights)
4. Any other law/program: _____

Note to Buyer: Pennsylvania has enacted the Right to Farm Act (3 P.S. § 951-957) in an effort to limit the circumstances under which agricultural operations may be subject to nuisance suits or ordinances. Buyers are encouraged to investigate whether any agricultural operations covered by the Act operate in the vicinity of the property.

(C) Property Rights

Are you aware of the transfer, sale and/or lease of any of the following property rights (by you or a previous owner of the property):

1. Timber
2. Coal
3. Oil
4. Natural gas
5. Other minerals or rights (such as farming rights, hunting rights, quarrying rights) Explain: _____

Note to Buyer: Before entering into an agreement of sale, Buyer can investigate the status of these rights by, among other means, engaging legal counsel, obtaining a title examination of unlimited years and searching the official records in the county Office of the Recorder of Deeds, and elsewhere. Buyer is also advised to investigate the terms of any existing leases, as Buyer may be subject to terms of those leases.

Explain any "yes" answers in section 17: _____

18. FLOODING, DRAINAGE AND BOUNDARIES

(A) Flooding/Drainage

	Yes	No	Unk	N/A
1	X			
2			X	
3		X		
4		X		
5	X			
6	X			
7	X			
1		X		
2	X			
3				X
4		X		

1. Is any part of this property located in a wetlands area?
2. Is the property, or any part of it, designated a Special Flood Hazard Area (SFHA)?
3. Do you maintain flood insurance on this property?
4. Are you aware of any past or present drainage or flooding problems affecting the property?
5. Are you aware of any drainage or flooding mitigation on the property? *terraced farmland*
6. Are you aware of the presence on the property of any man-made feature that temporarily or permanently conveys or manages storm water, including any basin, pond, ditch, drain, swale, culvert, pipe or other feature?
7. If "yes", are you responsible for maintaining or repairing that feature which conveys or manages storm water for the property?

Explain any "yes" answers in section 18(A), including dates and extent of flooding and the condition of any man-made storm water management features: terraces added in 1930's

(B) Boundaries

1. Are you aware of any encroachments, boundary line disputes, or easements affecting the property?

Note to Buyer: Most properties have easements running across them for utility services and other reasons. In many cases, the easements do not restrict the ordinary use of the property, and Seller may not be readily aware of them. Buyers may wish to determine the existence of easements and restrictions by examining the property and ordering an Abstract of Title or searching the records in the Office of the Recorder of Deeds for the county before entering into an agreement of sale.

2. Do you access the property from a private road or lane?
3. If "yes," do you have a recorded right of way or maintenance agreement?
4. Are you aware of any shared or common areas (driveways, bridges, docks, walls, etc.) or maintenance agreements?

Explain any "yes" answers in section 18(B): Farm drive to enter

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19. HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES

	Yes	No	Unk	N/A
1		X		
2		X		
1		X		
2		X		
				X

(A) Mold and Indoor Air Quality (other than radon)

1. Are you aware of any tests for mold, fungi, or indoor air quality in the property?
2. Other than general household cleaning, have you taken any efforts to control or remediate mold or mold-like substances in the property?

Note to Buyer: Individuals may be affected differently, or not at all, by mold contamination. If mold contamination or indoor air quality is a concern, buyers are encouraged to engage the services of a qualified professional to do testing. Information on this issue is available from the United States Environmental Protection Agency and may be obtained by contacting IAQ INFO, P.O. Box 37133, Washington, D.C. 20013-7133, 1-800-438-4318.

(B) Radon

1. Are you aware of any tests for radon gas that have been performed in any buildings on the property? If "yes," list date, type, and results of all tests below:

	First Test	Second Test
Date	_____	_____
Type of Test	_____	_____
Results (picocuries/liter)	_____	_____
Name of Testing Service	_____	_____

2. Are you aware of any radon removal system on the property? If "yes," list date installed and type of system, and whether it is in working order below:

Date Installed	Type of System	Provider	Working?
_____	_____	_____	_____

(C) Lead Paint

If property was constructed, or if construction began, before 1978, you must disclose any knowledge of, and records and reports about, lead-based paint on the property.

1. Are you aware of any lead-based paint or lead-based paint hazards on the property?
2. Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on the property?

(D) Tanks

1. Are you aware of any existing or removed underground tanks? Size: _____
2. If "yes," have any tanks been removed during your ownership?

(E) Dumping. Are you aware of any dumping on the property?

(F) Other

1. Are you aware of any existing hazardous substances on the property (structure or soil) such as, but not limited to, asbestos or polychlorinated biphenyls (PCBs)?
2. Have you received written notice regarding the presence of an environmental hazard or bio-hazard on your property or any adjacent property?
3. Are you aware of testing on the property for any other hazardous substances or environmental concerns?
4. Are you aware of any other hazardous substances or environmental concerns that might impact upon the property?

Explain any "yes" answers in section 19: Window sills, floor back hall, steps

20. MISCELLANEOUS

(A) Deeds, Restrictions and Title

1. Are you aware of any deed restrictions that apply to the property?
2. Are you aware of any historic preservation restriction or ordinance or archeological designation associated with the property?
3. 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?

(B) Financial

1. Are you aware of any public improvement, condominium or homeowner association assessments against the property that remain unpaid or of any violations of zoning, housing, building, safety or fire ordinances or other use restriction ordinances that remain uncorrected?
2. Are you aware of any mortgage judgment, encumbrance, lien, overdue payment on a support obligation, or other debt against this property or Seller that cannot be satisfied by the proceeds of this sale?
3. Are you aware of any insurance claims filed relating to the property?

	Yes	No	Unk	N/A
1		X		
2		X		
3		X		
1		X		
2	X	X		
3	X			

Seller's Initials JG / VG Date 10-8-19 SPD Page 9 of 10 Buyer's Initials _____ / _____ Date _____

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Yes	No	Unk	N/A
	X		
	X		
	X		

(C) Legal

1. Are you aware of any violations of federal, state, or local laws or regulations relating to this property?
2. Are you aware of any existing or threatened legal action affecting the property?

(D) Additional Material Defects

1. Are you aware of any material defects to the property, dwelling, or fixtures which are not disclosed elsewhere on this form?

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

2. After completing this form, if Seller becomes aware of additional information about the property, including through inspection reports from a buyer, the Seller must update the Seller's Property Disclosure Statement and/or attach the inspection(s). These inspection reports are for informational purposes only.

Explain any "yes" answers in section 20: Wind damage to roof, roof replaced

21. ATTACHMENTS

(A) The following are part of this Disclosure if checked:

- Seller's Property Disclosure Statement Addendum (PAR Form SDA)
-
-
-

The undersigned Seller represents that the information set forth in this disclosure statement is accurate and complete to the best of Seller's knowledge. Seller hereby authorizes the Listing Broker to provide this information to prospective buyers of the property and to other real estate licensees. SELLER ALONE IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED IN THIS STATEMENT. Seller shall cause 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 completion of this form.

SELLER SPRING LAWN FARM LLC *[Signature]* DATE 10-8-19
 SELLER Valerie S. Worke DATE 10/10/19
 SELLER _____ DATE _____

EXECUTOR, ADMINISTRATOR, TRUSTEE SIGNATURE BLOCK

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

DATE _____

RECEIPT AND ACKNOWLEDGEMENT BY BUYER

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

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

Beiler-Campbell Realtors

Seller Conveyance Authorization RE: 9/14/2016

Beiler-Campbell Realtors is a full service Real Estate Company providing marketing and other real estate solutions to our clients. After an Agreement of Sale has been entered into there are many items the Seller is required to complete in order to convey a good and marketable title to the Buyer. Beiler-Campbell Realtors Conveyance Department can perform the necessary steps to ensure a smooth, seamless transaction.

Seller's Conveyancing consists of the following:

1. Mortgage Payoff Statement
2. Assist Seller in Removing any Liens & Judgments.
3. Property Tax Certifications.
4. Final Trash Bill, when Lienable.
5. Deliver Buyers Deposit Monies to Settlement.
6. Complete Domestic Relations Search
7. Obtain Final Water / Sewer bills, when Lienable.
8. Settlement Letters, Prepared and Sent.
9. Complete Patriot Act Search.

Conveyancing cost to Seller is \$180.00, plus any additional fees to obtain the certifications. Conveyancing costs are to be paid at closing or within 30 days of being invoiced, whichever is later.

Seller/Company Name: _____ SS/EIN# _____

Seller/Company Name: _____ SS/EIN# _____

Property Address: _____

If not residing at property address, current mailing address: _____

Phone # _____ Cell # _____

Work # _____ Email Address _____

Mortgage / Home Equity Loan / Line of Credit

Company: _____ Phone # _____ Loan No. _____

Company: _____ Phone # _____ Loan No. _____

**** If a Line of Credit or a Home Equity Loan has been opened BUT NEVER USED, it will appear on the title report and MUST be closed properly. Contact the Conveyance Department and they will close the line for you. If not handled properly, issues may arise in the satisfaction process which can delay settlement.**

Miscellaneous Questions:

1. Have you at any time on or since January 1, 1998, been obligated to pay support under an order that is on record in any Pennsylvania county? Yes No If yes, list the county and File or Docket # _____
2. Are any Sellers of the property currently in Divorce proceedings? Yes No
3. Are any Sellers of the property currently in Foreclosure, Bankruptcy or behind in mortgage payments? Yes No
If yes, please explain: _____
If yes, have you received an Act 91 Foreclosure Notice? Yes No
4. Have any Sellers of the property received legal notice affecting the property? Yes No
If yes, please explain: _____
5. As Seller, are you aware of any public improvement, condominium or homeowner association assessments made against the Property which remain unpaid or notice by any government or public authority has been served upon Seller or anyone on Seller's behalf, including notices relating to violations of zoning, housing, building, safety or fire ordinances which remain uncorrected?
Yes No If yes, please explain: _____
6. Is this Transaction a Short Sale? Yes No
A "short sale" is when the liens against a property (liens include mortgages, lines of credit, judgements against the sellers, taxes, association or condo dues, and other obligations against the property) plus all other seller costs exceed the sale price and all lien holders must agree to accept less than is owed for the property to be sold.

Condo/Homeowner's Association

Contact: _____ Phone # _____

Utilities

Public Water: Yes No Phone # _____ Acct #: _____

Public Sewer: Yes No Phone # _____ Acct #: _____

Trash: Yes No Phone # _____ Acct #: _____

CAPITAL GAINS TAX

Beiler-Campbell Realtors recommends Seller consult with their Accountant or Financial Advisor concerning possible tax consequences as it relates to the sale of this property. If the Seller is selling their primary residence in less than 24 months, Seller may be subject to Capital Gains Tax. Beiler-Campbell Realtors and their Agents do not represent themselves as tax advisors or certified public accountants.

I / We hereby authorize Beiler-Campbell Realtors or its affiliate to obtain our mortgage payoffs, tax certifications, Sellers's Closing Disclosure/HUD 1 statement and other information needed to provide a good and marketable title, free and clear of all liens.

Date: _____ SELLER: _____

Date: _____ SELLER: _____

LISTING PROCESSING CHECKLIST (09/2017)

Owner Name	
Address	
Township	
Sign	
Listing Agent	
MLS	
Lockbox	
LD	
XD	

(**Check off each item as you verify that they will be included in the packet given to the Administrative Assistant. If one does not apply, write "n/a". Do not leave blank spaces.)

Multi-Listing Service (MLS)		
<input type="checkbox"/>	<input type="checkbox"/>	COMPLETED MLS PROPERTY PROFILE SHEET
<input type="checkbox"/>	<input type="checkbox"/>	SIGNED CONSUMER NOTICE
<input type="checkbox"/>	<input type="checkbox"/>	SIGNED LISTING AGREEMENT
<input type="checkbox"/>	<input type="checkbox"/>	SIGNED & COMPLETED SELLER'S DISCLOSURE FORM
<input type="checkbox"/>	<input type="checkbox"/>	SIGNED & COMPLETED HOMEOWNER'S WARRANTY
<input type="checkbox"/>	<input type="checkbox"/>	ESTIMATE OF CLOSING COSTS
<input type="checkbox"/>	<input type="checkbox"/>	SOURCE OF LISTING
<input type="checkbox"/>	<input type="checkbox"/>	BROCHURE SHEET
<input type="checkbox"/>	<input type="checkbox"/>	MLS PICTURES
<input type="checkbox"/>	<input type="checkbox"/>	"FAST FACTS" SHEET COMPLETED & EMAILED ALL BC OFCS
<input type="checkbox"/>	<input type="checkbox"/>	SIGN ON PROPERTY ONLY AFTER FAST FACTS
<input type="checkbox"/>	<input type="checkbox"/>	SIGNED SELLER'S CONVEYANCING AUTHORIZATION
Date on MLS		

SOURCE OF LISTING	
1	REPEAT BUSINESS - PAST CLIENT
2	NEWSPAPER ADS
3	OPEN HOUSE - NEW CONSTRUCTION
4	SIGN (CLIENT CONTACTED BCR DUE TO SEEING SIGN)
5	WALK-IN CLIENT
6	RELOCATION REFERRAL - THIRD PARTY REFERRAL
7	HOMES MAGAZINE: (Chester Co. Homes, Lanc. Co. Homes, Wilmington Homes, etc.)
8	SPHERE OF INFLUENCE: Family, Friends, Social Clubs, Business Associates
9	TARGET MARKETING: Farming, Expired Listings, Cold Calls, Direct Mail
10	COMPANY REFERRAL: Our company/our agent
11	CMA
12	CO-OP REFERRAL FROM ANOTHER AGENCY
13	INTERNET
14	OPEN HOUSE -EXISTING HOME
15	CO-OP WITH NON-BCR OFFICE
16	CO-OP WITH BC OFFICE
17	OTHER

SHOWING INSTRUCTIONS	YES	NO
Appointment must be confirmed	<input type="checkbox"/>	<input type="checkbox"/>
24 Hour Notice	<input type="checkbox"/>	<input type="checkbox"/>
Leave Message & Show	<input type="checkbox"/>	<input type="checkbox"/>
Vacant	<input type="checkbox"/>	<input type="checkbox"/>
Instructions Posted on Showing Time	<input type="checkbox"/>	<input type="checkbox"/>
Use ShowingTime to Schedule Appointment	<input type="checkbox"/>	<input type="checkbox"/>
<i>If Yes, What Phone # Should the Automated Message Call?</i>		
Is Office Authorized to Schedule Appointments	<input type="checkbox"/>	<input type="checkbox"/>
SUPRA-ELECTRONIC LOCKBOX	<input type="checkbox"/>	<input type="checkbox"/>
Lockbox Location		
Additional Instructions (Pets, Alarm Instructions, etc.):		

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 248 Stoney Ln. Lancaster Pa. , , 17603-9109**
2 **SELLER SPRING LAWN FARM LLC**

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

11 **SELLER'S DISCLOSURE**
12 ___ / ___ Seller has no knowledge of the presence of lead-based paint and/or lead-based paint hazards in or about the Property.
13 ___ / Seller has knowledge of the presence of lead-based paint and/or lead-based paint hazards in or about the Property. (Provide the
14 basis for determining that lead-based paint and/or hazards exist, the location(s), the condition of the painted surfaces, and other
15 available information concerning Seller's knowledge of the presence of lead-based paint and/or lead-based paint hazards.)
16

17 **SELLER'S RECORDS/REPORTS**
18 ___ / ___ Seller has no records or reports pertaining to lead-based paint and/or lead-based paint hazards in or about the Property.
19 ___ / Seller has provided Buyer with all available records and reports regarding lead-based paint and/or lead-based paint hazards in
20 or about the Property. (List documents): Won't release documents
21

22 Seller certifies that to the best of Seller's knowledge the above statements are true and accurate.
23 SELLER [Signature] **SPRING LAWN FARM LLC** DATE 10/10/19
24 SELLER [Signature] DATE 10/10/19
25 SELLER _____ DATE _____
26

27 **BUYER**
28 **DATE OF AGREEMENT** _____

29 **BUYER'S ACKNOWLEDGMENT**
30 ___ / ___ Buyer has received the pamphlet *Protect Your Family from Lead in Your Home* and has read the Lead Warning Statement.
31 ___ / ___ Buyer has reviewed Seller's disclosure of known lead-based paint and/or lead-based paint hazards and has received the records
32 and reports regarding lead-based paint and/or lead-based paint hazards identified above.
33 Buyer has (initial one):
34 ___ / ___ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of
35 lead-based paint and/or lead-based paint hazards; or
36 ___ / ___ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based
37 paint hazards.

38 **Buyer certifies that to the best of Buyer's knowledge the statements contained in Buyer's acknowledgement are true and accurate.**
39 **BUYER** _____ **DATE** _____
40 **BUYER** _____ **DATE** _____
41 **BUYER** _____ **DATE** _____

42 **AGENT ACKNOWLEDGEMENT AND CERTIFICATION**
43 _____ Agent/Licensee represents that Agent has informed Seller of Seller's obligations under the Residential Lead-Based-Paint
44 Hazard Reduction Act, 42 U.S.C. §4852(d), and is aware of Agent's responsibility to ensure compliance.

45 The following have reviewed the information above and certify that the Agent statements are true to the best of their knowledge and belief.
46 **Seller Agent and Buyer Agent must both sign this form.**

47 **BROKER FOR SELLER (Company Name)** _____
48 **LICENSEE** _____ **Glenn Horst** **DATE** _____

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

