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	SELLER'S PROPERTY DISCLOSURE STATEMENT  SPD  SELLER'S PROPERTY DISCLOSURE STATEMENT
	This form recommended and approved for, but not restricted to use by, the memoers of the remandant resonance of the remandant reman
÷	PROPERTY AO N. COPORT CALLE FACILITY CANADA
	SELLER Mervin L + Priscilla K Reiler
	INFORMATION REGARDING THE REAL ESTATE SELLER DISCLOSURE LAW
	Generally speaking, the Real Estate Seller Disclosure Law (68 P.S. §7301 et seq.) requires that before an agreement of sale is signed, the seller in a residential real estate transfer must make certain disclosures regarding the property to potential buyers in a form defined by the law. A residential real estate transfer is defined as a sale, exchange, installment sales contract, lease with an option to buy, grant or other transfer of an interest in real property where NOT LESS THAN ONE AND NOT MORE THAN FOUR RESIDENTIAL DWELLING UNITS are involved. The Law defines a number of exceptions where the disclosures do not have to be made:
· · · · · · · · · · · · · · · · · · ·	<ol> <li>Transfers from a co-owner to one or more other co-owners.</li> <li>Transfers made to a spouse or direct descendant.</li> <li>Transfers between spouses that result from divorce, legal separation, or property settlement.</li> <li>Transfers by a corporation, partnership or other association to its shareholders, partners or other equity owners as part of a plan of</li> </ol>
	a. The buyer has received a one-year warranty covering the construction; b. The building has been inspected for compliance with the applicable building code or, if none, a nationally recognized model
	c. A certificate of occupancy or a certificate of code compliance has been issued for the dwelling.  In addition to these exceptions, disclosures for condominiums and cooperatives are limited to the seller's particular unit(s). Disclosures regarding common areas or facilities are not required, as those elements are already addressed in the laws that govern the resale of condominium and cooperative interests.
	While the Law requires certain disclosures, this statement includes disclosures beyond the basic requirements of the Law in an effort to assist sellers in complying with seller disclosure requirements and to assist buyers in evaluating the property being considered. Sellers who wish to see or use the basic disclosure form can find the form on the Web site of the Pennsylvania State Real Estate Commission.
	This Statement discloses Seller's knowledge of the condition of the property as of the date signed by Seller and is not a substitute for any inspections or warranties that Buyer may wish to obtain. This Statement is not a warranty of any kind by Seller or a warranty or representation by any listing real estate broker, any selling real estate broker, or their licensees. Buyer is encouraged to address concerns about the condition of the property that may not be included in this Statement. This Statement does not relieve Seller of the obligation to disclose a material defect that may not be addressed on this form.
	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.
	Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the property. Check unknown when the question does apply to the property but you are not sure of the answer.
:	Seller's Initials MLE / PKB Date 11-22-19 SPD Page 1 of 10 Buyer's Initials / Date
١	Pennsylvania Association of REALTORS COPYRIGHT PENNSYLVANIA ASSOCIATION OF REALTORS® 2016

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_		1	۔ ا	SELLER'S EXPERTISE
Į.	Yes	No Unk N/A	Į.	SELLER'S EXPERTISE  (A) Does Seller possess expertise in contracting, engineering, architecture, environmental assessment or (A) Does Seller possess expertise in contracting and conditions of the property and its improvements?
اا	1			other areas related to the consultation and some
, ŀ	-+			(R) Is Seller the landlord for the property?
:				(C) Is Seller a real estate licensee?
٠,	<del></del>		Exp	OWNERSHIP/OCCUPANCY
Г	~» 1	NY   177. 7.   NY/A	2.	(A) Occupancy
ļ	Yes	No Unk N/A		(A) Occupancy  1. When was the property most recently occupied?  2. Was the Seller the most recent occupant? If "no," when did the Seller most recently occupy
1				2. Was the Seller the most recent occupant? It "no," when the decide most recent occupant?
2	le comme		K	the property?
3				3. How many persons most recently occupied the property?  7 (B) Role of Individual Completing This Disclosure. Is the individual completing this form:
1				(B) Role of Individual Completing The Owner.
1	سكنا	, ,		2. The executor
2	**********			3. The administrator
4				The trustee     An individual holding power of attorney
5		L		5. An individual holding power of attorney  (C) When was the property purchased? 2007  (D) Are you aware of any pets having lived in the house or other structures during your ownership?
Ċ				(C) Are you aware of any pets having lived in the house or other structures during your ownership?
D	<u> </u>	V	"Ex	plain section 2 (if needed): Baca only
			<b>_,</b> 3.	(D) Are you aware of any pets having lived in the noise of other statutumes.  Bace, only CONDOMINIUMS/PLANNED COMMUNITIES/OTHER HOMEOWNERS ASSOCIATIONS  CONDOMINIUMS/PLANNED COMMUNITIES/OTHER HOMEOWNERS ASSOCIATIONS
	Yes	No Unk N/A		(A) Type. Is the Property part of a(n):
į		V		1. Condominium 2. Homeowners association or planned community
:2		V	+	3: Cooperative
3			<b>X</b>	4. Other type of association or community (1) Vearly (1) Vearly (1) Vearly (1)
4 B			7	(B) If "yes," how much are the fees? \$, paid ([   wionanty)([ ] Quarterly)([ ] The property of the association of community is
מ			ei -	3: Cooperative 4. Other type of association or community  (B) If "yes," how much are the fees? \$
C	1			responsible for supporting or mandaming: expense
			射	(D) If "yes," provide the following information about the association:
D			*	r - You Manage
2			7	2 Contact
3			7	3. Mailing Address
4	N. A. T.		4	4. Telephone Number  (E) How much is the capital contribution/initiation fee? \$  (E) How much is the capital contribution/initiation fee? \$
Ë				(E) How much is the capital contribution/initiation fee? A Notice to Buyer: A buyer of a resale unit in a condominion, cooperative, or planned community must receive
				Notice to Buyer: A buyer of a resale unit in a condomination, cooperative, or pregulations, and a certificate a copy of the declaration (other than the plats and plans), the by-laws, the rules or regulations, and a certificate 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 communication, continue fees in addition to regular monthly
				responsible for capital contributions, initiation fees or similar one-time fees with the return of all deposit maintenance fees. The buyer will have the option of canceling the agreement with the return of all deposit maintenance fees. The buyer will have the option of canceling the days thereafter, or until conveyance,
				maintenance fees. The buyer will have the option of canceling the agreement with the certificate has been provided to the buyer and for five days thereafter or until conveyance, monies until the certificate has been provided to the buyer and for five days thereafter or until conveyance,
				whichever occurs first.
			4.	- constant and the constant of
	Yes	s No Unk N/		And we at Marketine
1				When was the roof installed?     Do you have documentation (invoice, work order, warranty, etc.)?
2		V		
				(B) Repair  I. Has the roof or any portion of it been replaced or repaired during your ownership?  I. Has the roof or any portion of it been replaced or repaired during your ownership?
1				<ol> <li>Has the root or any portion of it been replaced of repaired.</li> <li>If it has been replaced or repaired, was the existing roofing material removed?</li> </ol>
2				(C) Issues
1				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? 3. Are you aware of any current/past problems with the location and extent of any problem(s) and any
2	<u>ا</u> ا		۳,	<ol> <li>Are you aware of any current/past problems with the fool, gutters, maximized problem(s) and any splain any "yes" answers in section 4, including the location and extent of any problem(s) and any</li> </ol>
			E.	pair or remediation efforts:
				VA A VOOR

Buyer's Initials

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;:					5.	BAS	EM	ents an	D CRAWL	SPACES			
١.	Yes	No	Unk	N/A	}	(A)	Sum	p Pump	an andre brooks o	a sump pit? If yes,	how m	any?	1. Marie 7 6
ı 1	V						1. 1	oes the pr	operty nave :	a sump pump? If y	es, how	many?	ALTONOMIC AND
, 2							2 T	fii haa a cı	imin million (i	ar it ever ruit:			
: 3	1	<u>۔</u>	<u> </u>				J, 1	i ii iiao a o Fit hae a ei	ump pamp, is	s the sump pump in	, worki	ng order?	
1 4		1		***		/B)	Wat	er Infiltra	tion			_	ant the becoment or
R) 1 F			1	<u></u>	1	(11)	1. 7	yre you a	ware of any	y water leakage,	accum	ulation, or dampness v	within the basement or
" <b>1</b>	1						(	rawi space	7			to number I nest strates O	e dammess problem in
		1 7			٦		2. 1	Эо уон ки	ow of any	repairs or other at	tempus	to courtor any water o	r dampness problem in
i;; <sup>2</sup>	2	1			1		_ 1	he baseme	nt or crawl s	pace: guttors connected t	o a pub	lic system?	
1 :	3	اسا	<u> </u>	<u> </u>	J	.1.4.		37 A TT		caman incill	160 110	E IOCALION AME OFFICE	of any problem(s) and
ŧ,					Aus								
:				,	д б. <sup>т</sup>	TE	KMI	T (65) W C (	DD-DESTRO	OYING INSECTS	, DKY	KOY, KESIS	
	Yes	No	Unk	N/A	.]	(A)	Stat		to	itae/wood.destr	avine i	nsects, dryrot, or pests a	ffecting the property?
. 6-	1	1		į			J. 7	Are you av	vage of any d	amage caused by to	ermites	/wood-destroying insect	s, dryrot, or posts?
:: :	2	V				(B)	-44						
110	,		1			(2)			perty current	ly under contract b	y a lice	ensed pest control compa	my/
· ,		┦╌		!	ì		2	Are you av	vare of any te	ermite/pest control	reports	or treatments for the pro	freatment provider, if
٠,	· 1		Project		"Ex	platu	any	y "yes" a	nswers in 8	ection 6, including	ag me	Hattle or any seriace	freatment provider, if
• •				T ::		olica							
٠.	Yes	No	Unk	N/A	7.	SI	KUU	TURAL I	ENIVIO - of any na	st or present mov	ement,	shifting, deterioration,	or other problems with
١,٤	A	1		1	i	(A)	teur	ls foundat	ions, or other	r structural compor	ents?		
	_	-	-	j		(B)	Are	you awa	ne of any pa	ast or present pro	blems	with driveways, walkw	ays, patios, or retaining
	В	L		1		` '	wal	ls on the p	roperty?		:	tention in the house o	other structures, other
					3	(C)	Are	you awa	re of any p	ast or present way	er ind	IMMINI III GIC MOGOC C	r other structures, other
	c			) 		/TX	thai	the root,	oasement or vtertor Synf	crawl spaces? hetic Finishing Sy	stems		
1			4	į., i		Ųυ,	) joku 1	Te vour ord	perty constr	ucted with stucco?	•		e (1200°C) avala en
	1		1		5		~	To women to	roperty cons	structed with an J	Exterio	r Insulating Finishing	System (EIFS), such as
,	2	1	1					Dryvit or s	synthetic stuc	co, synthetic brick	or syn	thetic stone?	
:	3						3.	If "yes," w	hen was it in	staued?	Aama	re to the property?	- HATT
	E	ŀ	25	3		(E)	Are	you awar	s or any une, a of any defe	storm, water or ice	s) in fl	ooring or floor coverings	37
٠,,	P.	1		<u> </u>	<b>.</b>	(F) Nais	AR	AON SMET	sorany dere	ction 7. including	the l	cation and extent of a	my problem(s) and any
					rer	หาสา หาสา	or re	mediation	efforts:				
	Ye	al No	Unk	IN/A		•				(\$			the arrangely during your
•	1	<del>7  -                                   </del>	- Can		-	(A	\ IJa	ibe una au	litione struci	nital changes. Of C	ther al	terations been made to	the property during your
	A A		/		Ţŗ.		ow	nership? It	emize and da	te all additions/alte	eramon: schitec	s perow. arral review control of	the property other than
	В	V	77. 21.	·;	<u> </u>	(B	) Are	you awa	re or any p	tivate or home s	Tellscon	Willi Idelan adıma, 11	
	<u>"</u>	<u></u>	117-04	is now in			ZOI	ing codes	f 			· · · · · · · · · · · · · · · · · · ·	ľ
					A 334	سدد	atum a	hanal		Approximate d	late	Were permits	Final inspections/
	1				Addit					of work		obtained?	approvals obtained?
				¢	hang	e, or	aner	anon		OI WORK		(Yes/No/Unknown)	(Yes/No/Unknown)
	-												
		~7	1				73	·		Summer Ze	410	4+5	Yes
	-		لے	<u> </u>	•	ΦĄ		Mr. LI		T		Yes	not required
-1)		7	36.X	32		2 -3	<del>т.</del> У	ممماح		Dec 201	1	(C)	10 VI 1 - 1 - 1
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• •	<u> </u>				- ,-	. A	heat	describin	other addi	tions and alteratio	ns is a	ttached.	
•						( AA 1	,xaritik	LLWIVLEWAR'	<b></b>	• •			
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											_	t 10 14.5 1	Date
	Selle	r's Ini	tials _/	NLIS	_/_}	KB	Dat	e <u>11-22-</u>	<u>19 </u>	SPD Page 3 of 10	Bu	yer's Initials/_	Date

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...‡1 3 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 Stormwoter 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.		ER SUPPLY
er,ts	Г	Yes No Unk N/A	<u>``</u>	(A) S	ER SUPPLY ource. Is the source of your drinking water (check all that apply):
1,81		163 110 0321 1111		1.	Public
	1-			2.	A well on the property
. 2	2			3.	Community water
! / ; <u> </u>	3		•		A holding tank
; ;	4				A cistem
1	5	V			A engine
t 4				7	Other
	7		1	Ŕ	No water service (explain):
, .	2		4	/TIN 10	wasse Valva (for properties Will multiple sources of wave)
٠				1	1 1996 AUIL Maist viiiife naag a gabeen aga
	1		1	î	If "yes," is the bypass valve working?
.1.	2		d	(C) V	Vell
2) 1			7	1	. Has your well ever rin dry?
٤.	1		1	$\bar{2}$	Depth of Well, measured on (date)  Gallons per minute, measured on (date)  Is there a well used for something other than the primary source of drinking water?
	2		1	3	Gaillons per minute measured on (date) measured of drinking water?
, 1	~ F		1	4	Is there a well used for something other than the primary source of armising water
·	4		ł	5	. If there is an unused well, is recapped:
3.4	5			(T)\ F	Pumping and Treatment  . If your drinking water source is not public, is the pumping system in working order? If "no,"
Y (				1	If your drinking water source is not public, is the power of
٠.	ıl		1	,	explain:
	_			2	explain:  Do you have a softener, filter, or other treatment system?  Do you have a softener, filter, or other treatment system?
· r	2		4		Do you have a softener, filter, or other treatment system?  Is the softener, filter, or other treatment system leased? From whom?
••	3	V2. A 2.%	d	an i	General Test results:
•			4	(2)	General When was your water last tested? Test results: Is the water system shared? With whom?
••	1			Ź	Is the water system shared? With whom?
7.	2			/##\ T	Issues past or present, relating to the water supply.
٠.			-	(7.7.2	Are you aware of any leaks or other problems, past of problems,
•	1		Į.		minoing system, and related items:
	•		<del>.</del> .	,	pumping system, and a problem with your water supply?  2. Have you ever had a problem with your water supply?  any "yes" answers in section 9, including the location and extent of any problem(s) and any "yes" answers in section 9, including the location and extent of any problem(s) and any
	2		E 12	* *	Drop december in section 9. including the location was
			10.74 10.74	spair, u. vhieve	remediation efforts:
				-	A STATE OF THE STA
			7	0. SEV	VAGE SYSTEM
-		Yes No Unk N/A	4 '		
				• •	1 Te work property served by a sewage system (public, partition of contraction)
	. 1	V 1			1. If no, is it due to availability or permit limitations? 2. If no, is it due to availability or permit limitations? 3. When was the sewage system installed (or date of connection, if public)?
		1	-		3 When was the sewage system instance (of date of company)
	• 3			<b>(B)</b>	Type Is your property served by:
					1 Public (if "yes," continue to D taxongn & below?
	-	The state of the s			4 Community (non-public)
. :	. 2		:		3. An individual on-lot sewage disposal system

4. Other, explain: ....

f: A. 5% 37 ٠١., ٠į٠

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_			,				dividual On-lot Sewage Disposal System. Is your sowage system (check all that apply):
ı	Yes	No	Unk	N/A	(C	) Ir	dividual On-lot Sewage Dispusar Systems as your and the sewage Dispusar Systems as you
٠,		7			•	1	Within 100 feet of a well
2		_				2.	Subject to a ten-acre permit exemption
<u>"</u>		<u> </u>				3.	A holding tauk
- ⊦		-/-				4.	A drainfield
4		-				5.	A draintied  Supported by a backup or alternate drainfield, sandmound, etc.
5		<u> </u>				6	A cesspool
<u>6</u>		~		-		7.	Shared
7		Ť				Я	Other, explain:
8					Œ		
. }		V			·		A AL A GOVERNO TO INCHES SECULO INCHES OF A CONTROL
1		-	-	<del>                                     </del>		_	A +a +ba+k vari comoniticoncreto soniil tamas vii hav + +vrv -
2		<u> </u>	<del>-</del>	<del>  -</del>	i	~	A there but the trigge series in a cut and a cut a cut and a cut a cut and a cut an
.3	<u> </u>		<del> </del>	<del> </del>	1		
4		<u> </u>	<del> </del>	<del> </del>	ł		TTT IL - confin tonic incated / - Author 5144 98 1048
5	-,-	<u> </u>		<del></del>	1	6	Where are the sepic tanks located? Specific serviced? ON preded  How often is the on-lot sewage disposal system serviced? And Zold
6	L.,	`	ļ	<b></b>	1		
7						23 A	. When was the on-lot sewage this posal Systems and Septic bandoned Individual On-lot Sewage Disposal Systems and Septic bandoned Individual On-lot Sewage Disposal Systems on Ceaspools on your property?
		ii <u></u> .		*1 43	l (	<i>}} _*</i>	bandoned individual On-lot Sewage Disposal Distribution of your property?  Are you aware of any abandoned septic systems or cesspools on your property?  Are you aware of any abandoned septic systems or cesspools on your property?
1	Ì	1	<u> </u>	<u>.</u>	4	, A	Are you aware of any abandoned septic systems or cesspools on your property:  Have these systems or cesspools been closed in accordance with the municipality's ordinance?
2		1		1		- A	ewage Pumps
		]		1	ų v	7	. Are there any sewage pumps located on the property?
1		1				1	What type(s) of pump(s)?
2				1	1	-	A
3				1	j	4	Are pump(s) in working order?  Who is responsible for maintenance of sewage pumps?
4			i	1	] .	4	. Who is responsible for manifestance of solvings party
		1		ij		( <del>)</del> (	ssues  Is any waste water piping not connected to the septic/sewer system?  Is any waste water piping not connected to the septic/sewer system?
ı		17	1			,	Is any waste water piping not or prepart leave backuns, or other problems relating to the sewage
-					2	- 2	Is any waste water piping not connected to the septic/sewer system?  Are you aware of any past or present leaks, backups, or other problems relating to the sewage.
2	1	1 "		1			system and related items?  any "yes" answers in section 10, including the location and extent of any problem(s) and any "yes" answers in section 10, including the location and extent of any problem(s) and any
	<del></del>	-			Expl	ain :	my "yes" answers in section 10, including the Course Sok does Got take
					repai	r or	remediation efforts: French Drain for Carago 5ink does not take
							1 Harris I have been seen as a second
					11. I	LU	MBING SYSTEM
	Yes	No	Tinl	k N/A	7 (	A) ]	Material(s). Are the plumbing materials (check all that apply):
	100	1 1 1 1 1	15		i ì	/	I. Copper
1	-	<del>.  </del>	1 2	- 35			2. Galvanized
2		12	<del>  </del>	- 1	<b>-</b>		3. Lead
3	<u></u>	<u> </u>	+		뤼		4. PVC
4			1		븕		5. Polybutylene pipe (PB)
5	<u></u>		-				5. Cross-linked polyethyline (PEX)
6		<u> </u>			E.		D. Cities Inner per response to the cities of the cities o
7					4	m)	7. Other  Are you aware of any problems with any of your plumbing fixtures (e.g., including but not limited
H		1.			gj (	(CL	Are you aware of any problems with any of your passenger of of your pas
E	'[		4 T.S.				DE KARCHERI, PARISHERY, OF DERINGOUS TANKS
	.,						If "ycs," explain:

1	Xes	No	Unk	N/A
1		V		
		1		
3		>	1	
4				
5		✓.	[	
6		V		
2 3 4 5 6 7		V/		
8				
В				
ď	1	<b> </b>		1

12.	DOMESTIC WATER HEATING
	(A) Type(s). Is your water heating (check all that apply):
ŀ	1. Electric
	2. Natural gas
	3. Fuel oil
1	4. Propane
1	5. Solar
	6. Geothermal
1	7. Other: hat water from the holler, etc.)?
Ä	7. Other: 8. Is your water heating a summer-winter hook-up (integral system, hot water from the boiler, etc.)? When were they installed? Summer Zo 19
i	
ì	(B) How many water heaters are there? (C) Are you aware of any problems with any water heater or related equipment?
	If "yes," explain:

	12	HEATING SYSTEM
::	Yes No Unk N/A	(A) Fuel Type(s). Is your heating source (check all that apply):
. •	1	1. Electric
	2	2. Natural gas
	3	3. Fuel oil
	4	4. Propane
,		5. Geothermal
	6	6. Coal
1.44	The state of the s	7. Wood
$\cdot t \cdot \cdot$	8	8. Other  (B) System Type(s) (check all that apply):
42.5		1. Forced hot air
•	1	2. Hot water
7 `	2 1/	3. Heat pump
;.	3	4. Blectric baseboard
4305	4	5, Steam
ŗ	5	6 Radiant
1	6	7. Wood stove(s) How many?  8. Coal stove(s) How many?
14	7 8	8. Coal stove(s) How many?
1:1	g v	9. Other:
100		
.,,;	2	2, 11100 1100 2000
.5	3	3. How many heating zones are in the property? 4. Is there an additional and/or backup heating system? Explain:
<b>}</b>	4	4. Is more an audulular and the business of the state of
'••		(D) Fireplaces 1. Are there any fireplace(s)? How many?
. "	1	2. Are all fireplace(s) working?
	2	3. Fireplace types(s) (wood, gas, electric, etc.):
. ,	3	
t;	4	Were the fireplace(s) installed by a processional contactor or any other heating system)?  Are there any chimney(s) (from a fireplace, water heater or any other heating system)?
:-	5	6. How many chimney(s)? When were they last cleaned?
	7	5. Are there any chimney(s) (from a lifeplace, water heate) of any other heates, or any other
	Е	(E) List any areas of the house that are not headed.
٠.,-		
r,		1. Are you aware of any heating fuel tank(s) on the property? 2. Location(s), including underground tank(s):West of house behind
	2	2. Location(s), including underground tank(s)
. ; 4	3	3. If you do not own the tank(s), explain:
*	P	re you aware of any problems or repairs needed regarding any
	-	4. AIR CONDITIONING SYSTEM
		(A) Type(s). Is the air conditioning (check all that apply):
•	} <b>-</b>	1. Central air
		2. Wall units
	2	3. Window units
	3 4	4. Other
	5	5. None
٠.		(B) Status
		When was the central air conditioning system installed?     When was the central air conditioning system last serviced?
:	2	2. When was the central air conditioning system race at your  3. How many air conditioning zones are in the property.  3. How many air conditioning zones are in the property.
	3	3. How many air conordoming zones are in the property
. 1	C	(C) List any areas or the house that are not at the control of the
٠.	P	(C) List any areas of the house that are not air conditioned:  (C) List any areas of the house that are not air conditioned:  (C) List any areas of the house that are not air conditioned:  (C) List any areas of the house that are not air conditioned:  (C) List any areas of the house that are not air conditioned:  (C) List any areas of the house that are not air conditioned:
	7	5. ELECTRICAL SYSTEM
.'	Yes No Unk N/A	(A) Type(s)
		t Trope the electrical system have 198687
7	2 -	2. Does the electrical system have circuit breakers?
	Lucia de la companya del companya de la companya del companya de la companya de l	

-	Yes	No	Unk	N/A
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(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

Item	Yes	No		Įtеm	Yes	No
Electric garage door opener	V			Trash compactor		200
Garage transmitters	v			Garbage disposal		100
Keyless entry		-		Stand-alone freezer		
Smoke detectors	V			Washer	-	<u> </u>
Carbon monoxide detectors	~			Dryer		-
Security alarm system		~		Intercom		1
Interior fire sprinklers	- Lum			Ceiling fans	,,	100
In-ground lawn sprinklers		سسا		A/C window units	·	<u> </u>
Sprinkler automatic timer		-		Awnings		2-
Swimming pool		V	1	Attic fan(s)		1
Hot tub/spa		-		Satellite dish		1
Deck(s)		1		Storage shed		
Pool/spa heater		v		Electric animal fence		L
Pool/spa cover		-	1	Other:		
Whirlpool/tub		V		1.		
Pool/spa accessories		~		2.		
Refrigerator(s)	· ·			3.		<u> </u>
Range/oven	som			4.		<u> </u>
Microwave oven		سنا		5.		<u> </u>
Dishwasher		1		6.	<u></u>	<u></u> _

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

	Yes	No	Unk	
1		اسمرا	100	
2		<b></b>	-	
3		V		1
4		V	L	

17. LAND/SOILS

(A) Property 1. Are you aware of any fill or expansive soil on the property?

2. Are you aware of any sliding, settling, earth movement, upheaval, subsidence, sinkholes or

earth stability problems that have occurred on or affect the property?

3. 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?

4. 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) vania).

1	Yes	No	Unk	N/A
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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:

1. Farmland and Forest Land Assessment Act - 72 P.S. \$5490.1 et seq. (Clean and Green Program)

Open Space Act - 16 P.S. §11941 et seq.

3. Agricultural Area Security Law - 3 P.S. \$901 et seq. (Development Rights)

Note to Buyer; Pennsylvania has enacted the Right to Farm Act (3 P.S. § 951-957) in an effort to 4. Any other law/program: 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.

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

1. Timber

Coal

3. Oil

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

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?

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 man-

ages 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: \_\_



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

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): Corner of Concrete Are + 5 Graff Lok R. cosier acress from concept Ave

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19. HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES

/A1	Mold and Indoor	Air Quanty (otne)	(nan ragon)	
VΝ	4	-F tasta for mo	Id funci or indoor air ou	ality in the DIOI

perty? Are you aware of any tests for mold, fungi, or indoor a 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

	Are you aware of any tests property? If "yes," list date, ty	for radon gas that have been per pe, and results of all tests below: First Test		Second Test
	Date Type of Test	1		11.11.11.11.11.11.11.11.11.11.11.11.11.
	Results (picocuries/liter)			
2.	Name of Testing Service Are you aware of any radon	removal system on the property?	If "yes,"	list date installed and
	type of system, and whether it	t is in working order below: Type of System	Provider	Working?

	Yes	No	Unk	N/A
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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)?

Have you received written notice regarding the presence of an environmental hazard or bio-

hazard on your property or any adjacent property?

Are you aware of testing on the property for any other hazardous substances or environmental concerns?

Are you aware of any other hazardous substances or environmental concerns that might impact upon the property?

Explain any "yes" answers in section 19:

## No Unk N/A Yes

20. MISCELLANEOUS

(A) Deeds, Restrictions and Title

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?

Seller's Initials MLB / PKB	Date 11-	27-19	SPD Page 9 of 10	Buyer's Initials/	Date	
Ocher Samming Artio / LV-D	Transm   /		DESCRIPTION OF STREET	•		

	Yes	No	Unk	N/A
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0.15 . ... į#1 (C) Legal

- 1. Are you aware of any violations of federal, state, or local laws or regulations relating to this

(i) (tra	2, Are you aware of any existing or threatened legal action affecting the property:
r trà	(D) Additional Material Defects
	(D) Additional Material Defects  1. Are you aware of any material defects to the property, dwelling, or fixtures which are not
٠	disclosed elsewhere on this form?  Note to Buyer: A material defect is a problem with a residential real property or any portion of
۲.	Note to Buyer: A material defect is a problem with a residential tent property or that involves an it that would have a significant adverse impact on the value of the property or that involves an it that would have a significant adverse impact on the value of the property or that involves an
	it that would have a significant adverse impact on the value of the property are structural element, system or subsys- unreasonable risk to people on the property. The fact that a structural element, system or subsys-
r ·	unreasonable risk to people on the property. The fact that a structural element, system or sub- tem is at or beyond the end of the normal useful life of such a structural element, system or sub-
1','	tem is at or beyond the end of the normal useful tige of such a structure of
1-,	system is not by itself a material defect.
1.,	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
<b>;</b> :	Scher's Property Disclosure Statement and/or attach the inspection(s). These inspection reports
: ) *	Seller's Property Disclosure Statement and/or added the inspection(b).
i	are for informational purposes only.
: 1	Explain any "yes" answers in section 20:
I	WO-MOV-O
•	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
·· <b>\</b>	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 SELLER SELLER SELLER DATE H-22-19 SELLER DATE
	SELLER SELLER Franklis (Biller)  SELLER DATE 11-22-19 DATE DATE
	SELLER SELLER Funcilla ( B. 22 - 19 DATE   11-22 - 19 DATE   122 - 19 DATE   11-22 -
	SELLER SELLER SELLER SELLER SELLER SELLER  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 mate-
	SELLER SELLER SELLER SELLER SELLER SELLER  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
	SELLER SELLER SELLER SELLER SELLER SELLER  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 mate-
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N.F.	SELLER SELLER  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
, see	SELLER  SELLER  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.  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 warranty and that, unless stated otherwise in the sales contract, Buyer is purchasing this property in its present condition. It
1. 1947 194	SELLER  SELLER  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.  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 warranty and that, unless stated otherwise in the sales contract, Buyer is purchasing this property in its present condition. It
547 947 243	SELLER  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.  DATE
1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -	SELLER    SELLER   SE
over age	SELLER DATE   11-22-15   SELLER SELLER   DATE   11-22-15   SELLER SELLER   DATE   11-22-15   SELLER SELLER   DATE   11-22-15   SELLER   DATE   11-22-15   DA

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## RESIDENTIAL LEAD-BASED PAINT HAZARDS DISCLOSURE FORM This form recognized and approved for, but not restricted to use by, the members of the Penarylvania Association of Realtoned (PAR)

LPD

	PROPERTY 20 South Good Any PROPERTY BUILT PRIOR TO 1978
	2 SELLER Merlin + Priscilla Beilec
	LEAD WARNING STATEMENT
	Every purchaser of any information and least a
	Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such
	property may present exposure to lead from lead-based paint that may place young children at risk of developing lead potential. Lead potential described that such
	6 potsoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient behavioral problems, and impaired memory. Lear reduced an application of the problems and impaired memory. Lear reduced an application of the problems and impaired memory. Lear reduced an application of the problems and impaired memory. Lear reduced an application of the problems and impaired memory.
	behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to program woman. The Seller of any interes
	in residential real property is required to provide the Buyer with any information on lead-based paint hazards from risk assessments of the Seller's possession and notify the Buyer of any incommunity on lead-based paint hazards from risk assessments of
I	inspections in the Seller's possession and notify the Buyer of any known lead-based paint hazards from risk assessments of possible lead-based paint hazards is recommended prior to purchase.
1	
1	MWW PKB Seller has no knowledge of the program of t
1	MWBY PKB Seller has no knowledge of the presence of lead-based paint and/or lead-based paint hazards in or about the Property.  Seller has knowledge of the presence of lead-based paint and/or lead-based paint hazards in or about the Property.
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17	COLORDA DE CORDARDE DE LA CORDA DEL CORDA DE LA CORDA DEL CORDA DE LA CORDA DEL CORDA DE LA CORDA DE LA CORDA DE LA CORDA DE LA CORDA DEL CORDA DE LA CORDA DEL LA CORDA DE LA CORDA DEL LA CORDA DEL LA CORDA DEL LA CORDA DEL LA CORDA DE LA CORDA DE LA CORDA DEL LA CORDA DEL LA CORDA DEL LA CORDA DEL LA CORDA DEL LA CORDA DEL LA CORDA DEL LA CORDA DEL LA CORDA DEL LA CORDA DEL LA CORDA DEL LA CORDA DEL LA CORDA DEL LA CORDA DEL LA CORDA DEL LA CORDA DEL LA CORDA DEL LA CORDA DEL LA C
18	M.S. / PKB Seller has no records or reports pertaining to lead-based paint and/or lead-based paint hazards in or about the Property.  Seller has provided Buyer with all available records and many and m
19	Seller has provided Buyer with all available records and reports regarding lead-based paint and/or lead-based paint hazards in or about the Property. (List decuments):
20	or about the Property. (List documents):
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22	better testimes that to the pest of Scher's knowledge the phove statements and true and accurate
23	The state of the s
¥24 25	SELLER Paintle Charles DATE 1-27-20 SELLER DATE 1-27-20
25	BOYER DATE
27	
28	DATE OF AGREEMENT BUYER'S ACKNOWLEDGMENT
29	/ Bush
30	Buyer has received the pamphlet Protect Your Family from Lead in Your Home and has read the Lead Warning Statement.  Buyer has reviewed Seller's disclosure of known lead has relied to Lead Warning Statement.
31	
32	and reports regarding lead-based paint and/or lead-based paint hazards identified above.  Buyer has (initial one):
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34	received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
35	Waived the concentrative to conduct a distribution of
36,	waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.
- 1	
37	Boyer certifies that to the best of Buyer's knowledge the statements contained in Buyer's acknowledgement are true and accurate.
38	BUYERBUYER
	BUYER DATE
40	BUYERDATE
41	AGENT ACKNOWLEDGEMENT AND CERTIFICATION DATE
72	Agent/Licenses represents that Agent has informed Seller of Seller's obligations and at the Bulletine
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.
- 1	
46	BROKER FOR SELLER (Company Name)
47	LICENSEE DATE
48 1	RPOVED KOD DIEGOD CO
49	BROKER FOR BUYER (Company Name)
L	DATE
Ť	Pennsylvania Association of Dankards COPYRIGHT PENNSYLVANIA ASSOCIATION OF PEALTONIA ASSOCIATION OF PEARTONIA ASSOCIATION

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