

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 5939 Windmill Rd, Parkesburg, Pa 19365

2 SELLER Joseph Zaok, Ruth Ann Zaok

3 INFORMATION REGARDING THE REAL ESTATE SELLER DISCLOSURE LAW

4 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
5 real estate transfer must disclose all known material defects about the property being sold that are not readily observable. A material defect
6 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
7 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
8 of its normal useful life is not by itself a material defect.

9 This property disclosure statement ("Statement") includes disclosures beyond the basic requirements of the Law and is designed to assist
10 Seller in complying with disclosure requirements and to assist Buyer in evaluating the property being considered. Sellers who wish to see
11 or use the basic disclosure form can find the form on the website of the Pennsylvania State Real Estate Commission. Neither this Statement
12 nor the basic disclosure form limits Seller's obligation to disclose a material defect.

13 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
14 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-
15 resentation by any licensed real estate broker, any selling real estate broker, or their licensees. Buyer is encouraged to address concerns
16 about the condition of the Property that may not be included in this Statement.

17 The Law provides exemptions (listed below) where a property disclosure statement does not have to be completed. All other sellers
18 are obligated to complete a property disclosure statement, even if they do not occupy or have never occupied the Property.

- 19 1. Transfers by a decedent during the administration of a decedent estate, guardianship, conservatorship or trust.
- 20 2. Transfers as a result of a court order.
- 21 3. Transfers by a mortgage lender that results from a buyer's default and subsequent foreclosure sales that result from default.
- 22 4. Transfers by a seller to one or more other co-owners.
- 23 5. Transfers made to a spouse or direct descendant.
- 24 6. Transfers made to a spouse as a result of divorce, legal separation or property settlement.
- 25 7. Transfers by a corporation, partnership or other association to its shareholders, partners or other equity owners as part of a plan of
- 26 liquidation.
- 27 8. Transfers of property to be demolished or converted to non-residential use.
- 28 9. Transfers of property to agricultural property.
- 29 10. Transfers of property to a structure that has never been occupied and:
 - 30 a. The new structure is covered by a one-year warranty covering the construction;
 - 31 b. The building has been inspected for compliance with the applicable building code or, if none, a nationally recognized model
 - 32 building code;
 - 33 c. A certificate of occupancy or a certificate of code compliance has been issued for the dwelling.

34 COMMON LAW DUTY TO DISCLOSE

35 Although the provisions of the Real Estate Seller Disclosure Law exclude some transfers from the requirement of completing a disclo-
36 sure statement, they do not excuse the seller's common law duty to disclose any known material defect(s) of the Property in order
37 to avoid fraud, misrepresentation or deceit in the transaction. This duty continues until the date of settlement.

38 EXECUTOR, ADMINISTRATOR, TRUSTEE SIGNATURE BLOCK

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

42 _____ DATE _____

43 Seller's Initials JZ RZ Date 6/17/24

SPD Page 1 of 11 Buyer's Initials / Date



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 when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

1. SELLER'S EXPERTISE

(A) Does Seller have his 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 a contractor for the Property?

(C) Is Seller a licensed professional?

Explain any "Yes" answers in Section 1: works as construction worker

	Yes	No	Unk	N/A
A	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2. OWNERSHIP OCCUPANCY

(A) Occupancy

1. Where did Seller's property most recently occupied? currently

2. By what means? ①

3. Was Seller a most recent occupant?

4. If not, when did Seller most recently occupy the Property?

(B) Role in Completion of This Disclosure. Is the individual completing this form:

1. Seller?

2. Seller's real estate administrator?

3. Seller's agent?

4. An individual holding power of attorney?

(C) When did Seller acquire the Property? 2015

(D) List all other residences or structures Seller has lived in during your ownership: claps, houses

Explain Seller's (if needed):

	Yes	No	Unk	N/A
A1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3. CONDOMINIUMS, PLANNED COMMUNITIES/HOMEOWNERS ASSOCIATIONS

(A) Disclosures regarding condominiums and cooperatives are limited to Seller's particular unit(s). Disclosures regarding other units or facilities are not required by the Real Estate Seller Disclosure Law.

(B) Type of community is part of a(n):

1. Condominium
2. Planned community or planned community
3. Cooperative
4. Other (specify):

(C) If "yes" to (B), what are the fees? \$ _____, paid (Monthly)(Quarterly)(Yearly)

(D) If "yes" to (B), does the community services or systems that the association or community is responsible for maintaining? Explain: _____

(E) If "yes" to (B), provide the following information:

1. How long has Seller lived in the community?
2. How long has Seller lived in the community?
3. How long has Seller lived in the community?
4. How long has Seller lived in the community?

(F) How long has Seller lived in the community? \$ _____

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

	Yes	No	Unk	N/A
B1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
F	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4. ROOFING

(A) Installation

1. Was the roof or roofs installed? _____

2. If yes, provide documentation (invoice, work order, warranty, etc.):

(B) Repairs

1. Was any part of the roof or any portion of it or them replaced or repaired during your ownership?

2. If yes, what was replaced or repaired, were any existing roofing materials removed?

(C) Issues

1. Have there been any leaks during your ownership?

2. Have there been any other leaks or moisture problems in the attic?

3. Are there any past or present problems with the roof(s), attic, gutters, flashing or downspouts?

	Yes	No	Unk	N/A
A1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
A2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Seller's Initials JZ Date 6/17/24 SPD Page 2 of 11 Buyer's Initials _____ / _____ Date _____

Check yes, no, or 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 N/A when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

Explain the answers in Section 4. Include the location and extent of any problem(s) and any repair or remediation efforts, the name of the person or company who did the repairs and the date they were done:

5. BASEMENT AND CRAWL SPACES

- (A) Does the Property have a sump pit? If "yes," how many? _____ A1
 Does the Property have a sump pump? If "yes," how many? _____ A2
 If the Property has a sump pump, has it ever run? _____ A3
 If the Property has a sump pump, is the sump pump in working order? _____ A4

Yes	No	Unk	N/A
	<input checked="" type="checkbox"/>		
	<input checked="" type="checkbox"/>		
	<input checked="" type="checkbox"/>		
			<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>			
<input checked="" type="checkbox"/>			
	<input checked="" type="checkbox"/>		

- (B) Has there ever been any past or present water leakage, accumulation, or dampness within the basement or crawl space?
 If yes, what type of any repairs or other attempts to control any water or dampness problem in the basement or crawl space?
 Are there any basements or gutters connected to a public sewer system?

Explain the answers in Section 5. Include the location and extent of any problem(s) and any repair or remediation efforts, the name of the person or company who did the repairs and the date they were done: Family room dampness put in dehumidifier

6. TERMITES AND OTHER WOOD-DESTROYING INSECTS, DRYROT, PESTS

- (A) Has there ever been any past or present dryrot, termites/wood-destroying insects or other pests on the Property?
 If yes, what type of any damage caused by dryrot, termites/wood-destroying insects or other pests?
 (B) Is the Property currently under contract by a licensed pest control company?
 If yes, what type of any termite/pest control reports or treatments for the Property?

Yes	No	Unk	N/A
	<input checked="" type="checkbox"/>		
	<input checked="" type="checkbox"/>		
	<input checked="" type="checkbox"/>		
	<input checked="" type="checkbox"/>		

Explain the answers in Section 6. Include the name of any service/treatment provider, if applicable:

7. STRUCTURAL DAMAGE

- (A) Has there ever been any past or present movement, shifting, deterioration, or other problems with walls, doors, windows, or other structural components?
 (B) Are there any past or present problems with driveways, walkways, patios or retaining walls on the Property?
 (C) Has there ever been any past or present water infiltration in the house or other structures, other than the basement or crawl space(s)?
 (D) Has there ever been any exterior Synthetic Finishing Systems on the Property constructed with stucco or an Exterior Insulating Finishing System (EIFS) or Dryvit or synthetic stucco, synthetic brick or synthetic stone?
 If yes, what type(s) and location(s) _____
 How many exhaust fans installed _____
 (E) Has there ever been any past or present weather-related water, hail or ice damage to the Property?
 (F) Has there ever been any past or present water stains or discolorations (including stains) in flooring or floor coverings?

Yes	No	Unk	N/A
	<input checked="" type="checkbox"/>		
<input checked="" type="checkbox"/>			
	<input checked="" type="checkbox"/>		
	<input checked="" type="checkbox"/>		
			<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>		

Explain the answers in Section 7. Include the location and extent of any problem(s) and any repair or remediation efforts, the name of the person or company who did the repairs and the date the work was done: Crack in rear patio

8. ADDITIONS AND ALTERATIONS

- (A) Have any structural changes or other alterations (including remodeling) been made to the Property since the Seller's ownership? Itemize and date all additions/alterations below.

Yes	No	Unk	N/A
	<input checked="" type="checkbox"/>		

Structural change or alteration (itemize on following page)	Approximate date of work	Were permits obtained? (Yes/No/Unk/NA)	Final inspections/approvals obtained? (Yes/No/Unk/NA)

Seller's Initials: JZ PKV Date: 6/17/24 SPD Page 3 of 11 Buyer's Initials: _____ / _____ Date: _____

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 Yes/No/Unk/N/A when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

Approximate date of work	Were permits obtained? (Yes/No/Unk/N/A)	Final inspections/ approvals obtained? (Yes/No/Unk/N/A)

(B) A description of any private or public architectural review control of the Property other than zoning codes is attached. If not, explain: _____

Yes	No	Unk	N/A
	✓		

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

Note to Buyer: Pursuant to the PA Stormwater Management Act, each municipality must enact a Storm Water Management Plan for drainage areas. The municipality where the Property is located may impose restrictions on impervious or semi-pervious surfaces. Buyers should contact the local office charged with overseeing the Stormwater Management Plan to determine if installation of impervious or semi-pervious areas, such as walkways, decks, and swimming pools, might affect your ability to sell the Property.

9. Water

(A) Describe the source of your drinking water (check all that apply):

Yes	No	Unk	N/A
✓	✓		
✓			
	✓		
	✓		
	✓		
	✓		
		✓	

If not, explain: _____

(B) Describe the water supply last tested? _____

Is the water from a well? _____

Is there a written agreement? _____

Is there a softener, filter or other conditioning system? _____

Is the water or other treatment system leased? From whom? _____

Is the water source is not public, is the pumping system in working order? If "no," _____

(C) Describe the property with multiple sources of water

Do the sources have a bypass valve? _____

Is the bypass valve working? _____

(D) Describe the well (if any): _____

Is the well depth _____, measured on (date) _____

Is the well water for anything other than the primary source of drinking water? _____

Is the well capped? _____

Check yes, no, or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the Property. Check Unk when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

(E) Issue

1. Have you ever experienced any leaks or other problems, past or present, relating to the water supply, plumbing, or hot water tank and related items?
 2. Have you ever had a problem with your water supply?

	Yes	No	Unk	N/A
1		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
2	<input checked="" type="checkbox"/>			

3. Explain the problem(s) with your water supply. Include the location and extent of any problem(s) and any repair or remediation of the problem. Name of the person or company who did the repairs and the date the work was done: _____

Repaired pressure switch

10. SEWERAGE

(A) General

1. Is the Property served by a sewage system (public, private or community)?
 2. If not, explain the reason (e.g., unavailability or permit limitations)?
 3. If yes, when was the sewage system installed (or date of connection, if public)?
 4. What is the name of your service provider, if any: _____

	Yes	No	Unk	N/A
A1	<input checked="" type="checkbox"/>			
A2			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
A3		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
A4		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>

(B) Treatment

1. What is the name of the community served by:
 2. Is there a sewage treatment plant?
 3. Is there a treatment plant for sewage disposal system?

B1				
B2				
B3	<input checked="" type="checkbox"/>			
B4				

(C) Sewage Disposal System. (check all that apply):

1. Is the sewage disposal system within 100 feet of a well?
 2. Is the system subject to a ten-acre permit exemption?
 3. Does the system include a holding tank?
 4. Does the system include a septic tank?
 5. Does the system include a drainfield?
 6. Does the system include a sandmound?
 7. Does the system include a cesspool?
 8. Is the system shared?
 9. Is the system any other type? Explain:
 10. Is the system supported by a backup or alternate system?

C1		<input checked="" type="checkbox"/>		
C2			<input checked="" type="checkbox"/>	
C3				
C4	<input checked="" type="checkbox"/>			
C5	<input checked="" type="checkbox"/>			
C6				
C7				
C8				
C9				
C10				

(D) Septic Tanks

1. How many septic tanks on the Property?
 2. How many alternate septic tanks on the Property?
 3. How many cesspool tanks on the Property?
 4. How many types of septic tanks on the Property? Explain:
 5. Where are septic tanks located? North side of House
 6. How were septic tanks installed and by whom? 2022 - Frank Sears

D1		<input checked="" type="checkbox"/>		
D2	<input checked="" type="checkbox"/>			
D3		<input checked="" type="checkbox"/>		
D4		<input checked="" type="checkbox"/>		
D5				
D6				

(E) Abandoned

1. Have you ever had On-for Sewage Disposal Systems and Septic
 2. Have you ever had any abandoned septic systems or cesspools on the Property?
 3. Have these systems, tanks or cesspools been closed in accordance with the municipality's

E1		<input checked="" type="checkbox"/>		
E2				<input checked="" type="checkbox"/>

(F) Sewage Pumps

1. How many sewage pumps located on the Property?
 2. Where are they located?
 3. Are they in good working order?
 4. Are they suitable for maintenance of sewage pumps?

F1		<input checked="" type="checkbox"/>		
F2				
F3				
F4				
F5				

(G) Sewage Disposal System

1. How often has the sewage disposal system serviced? 3 years
 2. When was the sewage disposal system last serviced and by whom? Frank Sears
 3. Is the sewage disposal system ever being not connected to the septic/sewer system?
 4. Have you ever had any past or present leaks, backups, or other problems relating to the sewage disposal system?

G1				
G2				
G3		<input checked="" type="checkbox"/>		
G4	<input checked="" type="checkbox"/>			

Check yes, no, or 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 N/A when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

Explain your answers in Section 16. Include the location and extent of any problem(s) and any repair or remediation effort, if any, and the person or company who did the repairs and the date the work was done:

11. PLUMBING

(A) Are there any plumbing materials (check all that apply):

- galvanized steel
- copper
- cast iron
- brass
- polybutylene (PB)
- cross-linked polyethylene (PEX)

	Yes	No	Unk	N/A
V1				
V2				
V3				
V4				
V5				
V6				
V7				
B				

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

Regular Wear

12. DOMESTIC WATER HEATING

(A) Does the property have water heating (check all that apply):

- no water heating
- tankless water heater
- tank water heater owned by Buyer?
- tank water heater system owned by Seller?

	Yes	No	Unk	N/A
V1				
V2				
V3				
V4				
V5				
V6				
V7				
B1				
B2				
B3				
C				

(B) How many water heaters are there? 2
2 Tankless
1 Tank installed

two (1 in house, 1 in kennel)

(C) Are there any past or present problems with any water heater or related equipment?

13. HEATING

(A) What is the primary heating source (check all that apply):

- no heating
- electric
- gas
- oil
- wood
- geothermal
- heat pump owned by Buyer?
- heat pump system owned by Seller?

(B) What is the type of heating system (check all that apply):

- no heating
- forced air
- radiant
- baseboard
- boiler
- heat pump
- geothermal

Duct work still in home for central Heat/AC

	Yes	No	Unk	N/A
V1				
V2				
V3				
V4				
V5				
V6				
V7				
V8				
V9				
B1				
B2				
B3				
B4				
B5				
B6				
B7				

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 unk when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

	Yes	No	Unk	N/A
B8		<input checked="" type="checkbox"/>		
B9	<input checked="" type="checkbox"/>			
B10	<input checked="" type="checkbox"/>			
B11		<input checked="" type="checkbox"/>		
B12				
B13				
C1		<input checked="" type="checkbox"/>		
C2				<input checked="" type="checkbox"/>
C3				<input checked="" type="checkbox"/>
C4				<input checked="" type="checkbox"/>
C5	<input checked="" type="checkbox"/>			
C6		<input checked="" type="checkbox"/>		
D1	<input checked="" type="checkbox"/>			
D2		<input checked="" type="checkbox"/>		
D3				
D4	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
D5	<input checked="" type="checkbox"/>			
D6				
D7	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
D8	<input checked="" type="checkbox"/>			
E1		<input checked="" type="checkbox"/>		
E2				<input checked="" type="checkbox"/>
E3				<input checked="" type="checkbox"/>
F		<input checked="" type="checkbox"/>		
A1		<input checked="" type="checkbox"/>		
1a				<input checked="" type="checkbox"/>
1b				<input checked="" type="checkbox"/>
1c				<input checked="" type="checkbox"/>
A2				<input checked="" type="checkbox"/>
A3				<input checked="" type="checkbox"/>
A4				<input checked="" type="checkbox"/>
A5				
A6		<input checked="" type="checkbox"/>		
B	<input checked="" type="checkbox"/>			
C	<input checked="" type="checkbox"/>			

Location? _____

Location? Basement / only one

Location?

Location? _____

Location? _____

Location? Wall heater - Propane - Basement

Location? _____

(C) Location? _____

Location? _____

Location? _____

Location? _____

Location? _____

Location? _____

Location? _____

Location? Wall heater

Location? _____

(D) Location? _____

Location? _____

Location? _____

Location? _____

Location? _____

Location? _____

Location? _____

Location? _____

Location? _____

(E) Location? _____

Location? _____

Location? _____

Location? _____

(F) Location? _____

Location? _____

14. AIR CONDITIONING SYSTEM

(A) Location? _____

Location? _____

Location? _____

Location? _____

Location? _____

Location? _____

Location? _____

Location? _____

Location? _____

Location? _____

Location? _____

(B) Location? _____

Location? No Air Conditioning

(C) Location? _____

Location? Gas fireplace needs to be serviced

Seller's Initials JZ RZ Date 6/17/24 SPD Page 7 of 11 Buyer's Initials _____ / Date _____

Check yes, no, or 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. Do not check N/A when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

15. ELECTRICAL SYSTEM

(A) Are there any of the following?

- 1. Any electrical system have fuses?
- 2. Any electrical system have circuit breakers?
- 3. Any electrical system is air powered?
- 4. Any electrical system is entirely or partially solar powered? _____
- 5. Any part of the system subject to a lease, financing or other agreement? If "yes," _____

(B) Voltage of the system?

200

(C) Are there any bare and tube wiring in the Property?

(D) Are there any problems or repairs needed in the electrical system? If "yes," explain: _____

	Yes	No	Unk	N/A
A1		✓		
A2	✓			
A3		✓		
A4				✓
A5				✓
B				
C		✓		
D		✓		

16. OTHER PROPERTY FIXTURES AND APPLIANCES

(A) The Buyer is REQUIRED TO IDENTIFY PROBLEMS OR REPAIRS and must be completed for each item that is included with the Property. The terms of the Agreement of Sale negotiated between Buyer and Seller will determine if any are included in the purchase of the Property. **THE FACT THAT AN ITEM IS LISTED DOES NOT INCLUDE IN THE AGREEMENT OF SALE.**

(B) Are there any problems or repairs needed to any of the following:

	Yes	No	N/A	Item	Yes	No	N/A
			✓	Pool/spa heater			✓
		✓		Range/oven			✓
			✓	Refrigerator(s)			✓
garage		✓		Satellite dish			✓
		✓		Security alarm system			✓
		✓		Smoke detectors	✓		
			✓	Sprinkler automatic timer			✓
		✓		Stand-alone freezer			✓
		✓		Storage shed		✓	
garage open		✓		Trash compactor			✓
AS			✓	Washer	✓		✓
			✓	Whirlpool/tub			
pankies			✓	Other:			
			✓	1.			
			✓	2.			
			✓	3.			
			✓	4.			
			✓	5.			
			✓	6.			

(C) Are there any problems in Section 16:

17. POOL, SPA, HOT TUB, OR SAUNA

(A) Are there any of the following?

- 1. Any pool on the property? If "yes," is it in ground? _____
- 2. Any hot tub or spa on the property? _____
- 3. Is the hot tub/sewer?
- 4. Are there any hot tub/sewer lined?
- 5. Is there a hot tub/sewer on the property? _____
- 6. Is there any hot tub/sewer with the swimming pool? _____
- 7. Are there any hot tub/sewer with any of the swimming pool equipment (cover, filter, ladder, pump)? _____

(B) Are there any problems or repairs needed to any of the following?

- 1. Any hot tub/sewer on the property? _____
- 2. Are there any hot tub/sewer with the spa or hot tub? _____
- 3. Are there any hot tub/sewer with any of the spa or hot tub equipment (steps, lighting, jets, pump)? _____

(C) Are there any problems in Section 17:

	Yes	No	Unk	N/A
A1		✓		
A2				
A3				
A4				
A5				
A6				
A7				
B1				
B2				

Check yes, no, or N/A for each question. Be sure to check N/A when a question does not apply to the Property, or when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

18. WINDOWS

(A) Have any windows or skylights been replaced during your ownership of the Property?
 (B) Have there been any problems with the windows or skylights?

	Yes	No	Unk	N/A
A		<input checked="" type="checkbox"/>		
B		<input checked="" type="checkbox"/>		

Explain any problems in Section 18. Include the location and extent of any problem(s) and any repair, replacement or other work done. Name of the person or company who did the repairs and the date the work was done: _____

19. LAND USE

(A) Has there been any fill or expansive soil on the Property?
 Has there been any erosion, wind blowing, settling, earth movement, upheaval, subsidence, sinkholes or earth cracks that have occurred on or affect the Property?
 Has there been any use of sewage sludge (other than commercially available fertilizer products) being spread on the Property?
 Has there been any use of sewage sludge being spread on an adjacent property?
 Has there been any existing, past or proposed mining, strip-mining, or any other excavations on the Property?

	Yes	No	Unk	N/A
A1		<input checked="" type="checkbox"/>		
A2		<input checked="" type="checkbox"/>		
A3		<input checked="" type="checkbox"/>		
A4		<input checked="" type="checkbox"/>		
A5		<input checked="" type="checkbox"/>		

Properties may be subject to mine subsidence damage. Maps of the counties and mines where mine subsidence insurance and other information on mine subsidence insurance are available through Department of Environmental Protection Insurance Fund, (800) 922-1678 or ra-cpmsi@pa.gov.

(B) Development and Development Rights

Is the Property subject to local zoning, preferentially assessed for tax purposes, or subject to limited development?
 Is the Property subject to the Clean and Green Assessment Act - 72 P.S. § 5490.1, et seq. (Clean and Green Program) or the Pennsylvania Assessment Act - 72 P.S. § 5190.1, et seq.
 Is the Property subject to the Pennsylvania Development Rights Act - 72 P.S. § 9001, et seq. (Development Rights) or any other law?

	Yes	No	Unk	N/A
B1		<input checked="" type="checkbox"/>		
B2		<input checked="" type="checkbox"/>		
B3		<input checked="" type="checkbox"/>		
B4		<input checked="" type="checkbox"/>		

Some states have enacted the Right to Farm Act (3 P.S. § 951-957) in an effort to limit the circumstances under which a farm is subject to nuisance suits or ordinances. Buyers are encouraged to investigate whether any laws enacted by the Act operate in the vicinity of the Property.

(C) Easements

Does the Property contain, site and/or lease of any of the following property rights (by you or a third party)?

	Yes	No	Unk	N/A
C1		<input checked="" type="checkbox"/>		
C2		<input checked="" type="checkbox"/>		
C3		<input checked="" type="checkbox"/>		
C4		<input checked="" type="checkbox"/>		
C5		<input checked="" type="checkbox"/>		

Examples include: easements for farming rights, hunting rights, quarrying rights) Explain: _____

When entering into an agreement of sale, Buyer can investigate the status of these rights by, among other means, conducting a title examination of unlimited years and searching the official records in the county Office of Records and also where. Buyer is also advised to investigate the terms of any existing leases, as Buyer may be subject to them.

Explain any easements in Section 19: _____

20. FLOODING AND BOUNDARIES

(A) Is the Property located in a wetlands area?
 Has the Property been designated a Special Flood Hazard Area (SFHA)?
 Has there been any flood insurance on this Property?
 Has there been any damage or flooding problems affecting the Property?
 Has there been any drainage or flooding mitigation on the Property?
 Has there been any man-made feature that temporarily or permanently conveys storm water, including any basin, pond, ditch, drain, swale, culvert, or similar structure?
 Has there been any work performed or repairing that feature which conveys or manages storm water?

	Yes	No	Unk	N/A
A1		<input checked="" type="checkbox"/>		
A2		<input checked="" type="checkbox"/>		
A3		<input checked="" type="checkbox"/>		
A4		<input checked="" type="checkbox"/>		
A5		<input checked="" type="checkbox"/>		
A6	<input checked="" type="checkbox"/>			
A7	<input checked="" type="checkbox"/>			

Seller's Initials JZ RZ Date 6/17/24 SPD Page 9 of 11 Buyer's Initials _____ / Date _____

Check your answers to each question. Be sure to check N/A when a question does not apply to the Property, but when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

Explain material changes to the Property in Section 20(A). Include dates, the location and extent of flooding and the condition of any man-made management features: swale above the house

(B) Boundary

- B1. Are there any encroachments, boundary line disputes, or easements affecting the Property?
- B2. Can the Property be accessed directly (without crossing any other property) by or from a public road?
- B3. Can the Property be accessed from a private road or lane?
- B4. Is there a written right of way, easement or maintenance agreement?
- B5. Has the right of way, easement or maintenance agreement been recorded?
- B6. Are there any man-made management areas (driveways, bridges, docks, walls, etc.) or maintenance features?

	Yes	No	Unk	N/A
B1		<input checked="" type="checkbox"/>		
B2		<input checked="" type="checkbox"/>		
B3	<input checked="" type="checkbox"/>			
B4		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
B5				
B6		<input checked="" type="checkbox"/>		

Buyers may wish to determine if the Property has easements running across them for utility services and other reasons. In many cases, the easements are not readily apparent, and Seller may not be readily aware of them. Buyers may wish to determine the location and extent of any easements and restrictions by examining the property and ordering an Abstract of Title or searching the records in the offices of the county before entering into an agreement of sale.

Explain any material changes to the Property in Section 20(A):

21. HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES

(A) Air Quality

- A1. Is there any mold, mildew, fungi, or indoor air quality in the Property?
- A2. If you are aware of mold, mildew, fungi, or indoor air quality, have you taken any efforts to control or remediate mold or mildew in the Property?

	Yes	No	Unk	N/A
A1		<input checked="" type="checkbox"/>		
A2		<input checked="" type="checkbox"/>		

If you are aware of mold, mildew, fungi, or indoor air quality, you must disclose any knowledge of mold, mildew, fungi, or indoor air quality on this form. If you are aware of mold, mildew, fungi, or indoor air quality, you must disclose any knowledge of mold, mildew, fungi, or indoor air quality on this form. If you are aware of mold, mildew, fungi, or indoor air quality, you must disclose any knowledge of mold, mildew, fungi, or indoor air quality on this form. Information on this form may be obtained by contacting 1-800-438-4318.

(B) Asbestos

- B1. Have any tests for asbestos been performed in any buildings on the Property?
- B2. If you are aware of any tests for asbestos, disclose the date and results.
- B3. Is there any asbestos abatement system on the Property?

	Yes	No	Unk	N/A
B1		<input checked="" type="checkbox"/>		
B2				<input checked="" type="checkbox"/>
B3		<input checked="" type="checkbox"/>		

(C) Lead-based Paint

- C1. If the Property was constructed, or if construction began, before 1978, you must disclose any knowledge of lead-based paint on the Property on a separate disclosure form.
- C2. Are there any lead-based paint or lead-based paint hazards on the Property?
- C3. Are there any records regarding lead-based paint or lead-based paint hazards on the Property?

	Yes	No	Unk	N/A
C1		<input checked="" type="checkbox"/>		
C2		<input checked="" type="checkbox"/>		
C3		<input checked="" type="checkbox"/>		

(D) Underground Storage Tanks

- D1. Are there any underground storage tanks on the Property?
- D2. Have any underground storage tanks that have been removed or filled?

	Yes	No	Unk	N/A
D1		<input checked="" type="checkbox"/>		
D2		<input checked="" type="checkbox"/>		

(E) Hazardous Waste

- E1. Has any hazardous waste ever been used for waste or refuse disposal or storage on the Property?

	Yes	No	Unk	N/A
E1		<input checked="" type="checkbox"/>		

(F) Environmental Concerns

- F1. Are there any known or suspected hazardous substances on the Property (structure or soil) such as asbestos, lead, or polychlorinated biphenyls (PCBs)?
- F2. Are there any known or suspected hazardous substances or environmental concerns that may affect the Property?
- F3. Have you received written notice regarding such concerns?
- F4. Has the Property been designated as a Superfund site or any other hazardous substances or environmental concern site?

	Yes	No	Unk	N/A
F1		<input checked="" type="checkbox"/>		
F2		<input checked="" type="checkbox"/>		
F3		<input checked="" type="checkbox"/>		
F4		<input checked="" type="checkbox"/>		

Explain any material changes to the Property in Section 20(A), include test results and the location of the hazardous substance(s) or environmental concern(s):

22. MISCELLANEOUS

(A) Easements and Title

- A1. Are there any easements or restrictive covenants that apply to the Property?
- A2. Is the Property subject to any historic preservation restriction or ordinance or archeological designation on the Property?

	Yes	No	Unk	N/A
A1		<input checked="" type="checkbox"/>		
A2		<input checked="" type="checkbox"/>		

Seller's Initials J2 R2 Date 6/17/24 SPD Page 10 of 11 Buyer's Initials _____ Date _____

Check yes, no, or 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 but the question does apply to the Property but you are not sure of the answer. All questions must be answered.

(A) If, for any reason, including a defect in title or contractual obligation such as an option to purchase, the Seller is unable to provide a warranty deed or convey title to the Property, is the Seller aware of any of the following conditions that would prevent you from giving a warranty deed or conveying title to the Property?

(B) Are there any unpaid assessments, including any public improvement, condominium or homeowner association assessments, or any other liens, taxes, or other charges that remain unpaid or of any violations of zoning, housing, building, safety or health or other use restriction ordinances that remain uncorrected?

(C) Are there any mortgages, judgments, encumbrances, liens, overdue payments on a support order or other debts against this Property or Seller that cannot be satisfied by the proceeds of the sale of the Property or any insurance claims filed relating to the Property during your ownership?

(D) Are there any violations of federal, state, or local laws or regulations relating to this Property, including any pending or threatened legal action affecting the Property?

(E) Are there any material defects to the Property, dwelling, or fixtures which are not disclosed in this form?

	Yes	No	Unk	N/A
A1		<input checked="" type="checkbox"/>		
B1		<input checked="" type="checkbox"/>		
B2		<input checked="" type="checkbox"/>		
B3		<input checked="" type="checkbox"/>		
C1		<input checked="" type="checkbox"/>		
C2		<input checked="" type="checkbox"/>		
D1	<input checked="" type="checkbox"/>			

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

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

Answers to Section 23: Normal Wear & Tear

23. ATTORNEY'S DISCLOSURE
(A) If checked, the Seller has been advised by an attorney that the Seller's answers to the questions in this section are true and correct.

Disclosure If checked:
 I am a licensed Attorney (PAR Form SDA)

The undersigned Seller hereby certifies that the information set forth in this disclosure statement is accurate and complete to the best of Seller's knowledge and belief. Seller understands the Listing Broker to provide this information to prospective buyers of the property. **SELLER ALONE IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION IN THIS STATEMENT.** If any information supplied on this form becomes inaccurate following completion of this form, Seller shall advise Buyer in writing.

SELLER: Joseph Zook Joseph Zook DATE: 6/17/24
 SELLER: Ann Ruth Zook Ann Ruth Zook DATE: 6/17/24
 SELLER: _____ DATE: _____
 SELLER: _____ DATE: _____
 SELLER: _____ DATE: _____

RECEIPT AND ACKNOWLEDGEMENT BY BUYER

The undersigned Buyer acknowledges receipt of this Statement. Buyer acknowledges that this Statement is not a warranty and does not constitute a contract. Buyer is purchasing this property in its present condition. It is Buyer's responsibility to inspect or have the property inspected, at Buyer's expense, to determine the condition of the structure or its components.

BUYER: _____ DATE: _____
 BUYER: _____ DATE: _____
 BUYER: _____ DATE: _____

RESIDENTIAL LEAD-BASED PAINT HAZARDS DISCLOSURE FORM

RESIDENTIAL LEAD-BASED PAINT HAZARDS DISCLOSURE FORM

LPD

This form is to be completed by the members of the Pennsylvania Association of Realtors® (PAR)

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THIS FORM IS TO BE COMPLETED FOR ANY PROPERTY BUILT PRIOR TO 1978

1 PROPERTY ADDRESS: Windmill Rd., Parkersburg, Pa 19365
2 SELLER: Ann Ruth Zook

3 LEAD-BASED PAINT HAZARD STATEMENT
4 Every owner of residential real property on which a residential dwelling was built prior to 1978 is notified that such
5 property may contain lead-based paint that may place young children at risk of developing lead poisoning. Lead
6 poisoning can cause permanent neurological damage, including learning disabilities, reduced intelligence quotient,
7 behavior problems, and growth retardation. 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 conducted prior to purchase. A risk assessment or inspection for lead-based paint hazards is not required prior to purchase.

11 SELLER'S KNOWLEDGE OF LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS IN OR ABOUT THE PROPERTY.
12 JZ/RZ
13 I, the Seller, am aware of the presence of lead-based paint and/or lead-based paint hazards in or about the Property.
14 I am not aware of the presence of lead-based paint and/or lead-based paint hazards in or about the Property. (Provide the
15 location(s) of lead-based paint and/or hazards exist, the location(s), the condition of the painted surfaces, and other
16 information regarding Seller's knowledge of the presence of lead-based paint and/or lead-based paint hazards.)

17 SELLER'S KNOWLEDGE OF RECORDS REGARDING LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS IN OR ABOUT THE PROPERTY.
18 JZ/RZ
19 I possess records pertaining to lead-based paint and/or lead-based paint hazards in or about the Property.
20 I do not possess any available records and reports regarding lead-based paint and/or lead-based paint hazards in
21 or about the Property.

22 Seller hereby certifies that to the best of Seller's knowledge the above statements are true and accurate.
23 SELLER: Joseph Zook DATE 6/17/24
24 SELLER: Ann Ruth Zook DATE 6/17/24
25 SELLER: DATE

26 BUYER
27 DATE
28 BUYER

29 Buyer hereby certifies that Buyer has read and understood the Seller's disclosure and has read the Lead Warning Statement.
30 Buyer is aware of the presence of known lead-based paint and/or lead-based paint hazards and has received the records
31 regarding lead-based paint and/or lead-based paint hazards identified above.

32 Buyer hereby certifies that Buyer has agreed to pay for a risk assessment or inspection for the presence of
33 lead-based paint and/or lead-based paint hazards in or about the Property.
34 Buyer has agreed to pay for a risk assessment or inspection for the presence of lead-based paint and/or lead-based
35 paint and/or lead-based paint hazards in or about the Property.
36 Buyer has agreed to pay for a risk assessment or inspection for the presence of lead-based paint and/or lead-based

37 Buyer hereby 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'S CERTIFICATION
42 I, the Agent, have informed Seller of Seller's obligations under the Residential Lead-Based-Paint
43 Disclosure Rule, 68 Pa.S. 512(d), and is aware of Agent's responsibility to ensure compliance.

44 The following Agent hereby certifies and certifies that the Agent statements are true to the best of their knowledge and belief.
45 Seller: DATE

46 BROKER: Elton Stoltzfus, Beller-Campbell Auction Services
47 LICENSE: DATE 6-17-24

48 BROKER: DATE
49 LICENSE: DATE

