

**SELLER'S PROPERTY DISCLOSURE STATEMENT**

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

1 **PROPERTY** John & Annetta Martin  
2 **SELLER** 4452 Division Highway East Earl PA 17519  
3 **INFORMATION REGARDING THE REAL ESTATE SELLER DISCLOSURE LAW**

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

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

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

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

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

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

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

41 Seller's Initials JW ASM Date 8-1-20

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Buyer's Initials \_\_\_\_\_ / \_\_\_\_\_ Date \_\_\_\_\_



COPYRIGHT PENNSYLVANIA ASSOCIATION OF REALTORS

	Yes	No	Unk	N/A
42				
43		X		
44				
45		X		
46		X		
47				
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49				
50			X	
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52		X		
53				X
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65		X		
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91		X		
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94			X	
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	Yes	No	Unk	N/A
1			X	
2	X			
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12	X			
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	Yes	No	Unk	N/A
1		X		
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8		X		
9		X		
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88		X		
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94		X		
95		X		
96		X		
97		X		
98		X		

**1. SELLER'S EXPERTISE**

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

**2. OWNERSHIP/OCCUPANCY**

- (A) Occupancy
1. When was the property most recently occupied? 7/4/20
  2. Was the Seller the most recent occupant? If "no," when did the Seller most recently occupy the property? \_\_\_\_\_
  3. How many persons most recently occupied the property? 1
- (B) Role of Individual Completing This Disclosure. Is the individual completing this form:
1. The owner
  2. The executor
  3. The administrator
  4. The trustee
  5. An individual holding power of attorney

- (C) When was the property purchased? 9/1/2009
- (D) Are you aware of any pets having lived in the house or other structures during your ownership?

**3. CONDOMINIUMS/PLANNED COMMUNITIES/OTHER HOMEOWNERS ASSOCIATIONS**

- (A) Type. Is the Property part of a(n):
1. Condominium
  2. Homeowners association or planned community
  3. Cooperative
  4. Other type of association or community \_\_\_\_\_, paid  Monthly  Quarterly  Yearly
- (B) If "yes," how much are the fees? \$ \_\_\_\_\_
- (C) If "yes," are there any community services or systems that the association or community is responsible for supporting or maintaining? Explain: \_\_\_\_\_

**(D) If "yes," provide the following information about the association:**

1. Community Name \_\_\_\_\_
2. Contact \_\_\_\_\_
3. Mailing Address \_\_\_\_\_
4. Telephone Number \_\_\_\_\_

**(E) How much is the capital contribution/initiation fee? \$ \_\_\_\_\_**

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

**4. ROOF AND ATTIC**

- (A) Installation
1. When was the roof installed? \_\_\_\_\_
  2. Do you have documentation (invoice, work order, warranty, etc.)? \_\_\_\_\_

**(B) Repair**

1. Has the roof or any portion of it been replaced or repaired during your ownership?
2. If it has been replaced or repaired, was the existing roofing material removed?

**(C) Issues**

1. Has the roof ever leaked during your ownership?
2. Are you aware of any current/past problems with the roof, gutters, flashing or downspouts?

Explain any "yes" answers in section 4, including the location and extent of any problem(s) and any repair or remediation efforts: 8 Metal Removed and Replace  
C Need New Spouting and Gutters

	Yes	No	Unk	N/A
100				
101				
102		X		
103		X		
104				
105				X
106				
107		X		
108				
109				
110				X
111		X		
112				
113				
114				

	Yes	No	Unk	N/A
115				
116	X			
117	X			
118				
119		X		
120				X
121				
122				
123				
124				X
125				X
126				X
127				X
128				X
129				X
130				X
131		X		
132		X		
133		X		
134		X		
135				X
136				X
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142				
143		X		

	Yes	No	Unk	N/A
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**5. BASEMENTS AND CRAWL SPACES**

**(A) Sump Pump**

1. Does the property have a sump pit? If yes, how many? \_\_\_\_\_
2. Does the property have a sump pump? If yes, how many? \_\_\_\_\_
3. If it has a sump pump, has it ever run? \_\_\_\_\_
4. If it has a sump pump, is the sump pump in working order? \_\_\_\_\_

**(B) Water Infiltration**

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

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

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

**(A) Status**

1. Are you aware of any termites/wood-destroying insects, dryrot, or pests affecting the property? \_\_\_\_\_
2. Are you aware of any damage caused by termites/wood-destroying insects, dryrot, or pests? \_\_\_\_\_

**(B) Treatment**

1. Is your property currently under contract by a licensed pest control company? \_\_\_\_\_
2. Are you aware of any termite/pest control reports or treatments for the property? \_\_\_\_\_

Explain any "yes" answers in section 6, including the name of any service/treatment provider if applicable: Termites damage was In Specter and deemed inactive

**7. STRUCTURAL ITEMS**

- (A) Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, or other structural components? \_\_\_\_\_
- (B) Are you aware of any past or present problems with driveways, walkways, patios, or retaining walls on the property? \_\_\_\_\_
- (C) Are you aware of any past or present water infiltration in the house or other structures, other than the roof, basement or crawl spaces? \_\_\_\_\_
- (D) Stucco and Exterior Synthetic Finishing Systems
  1. Is your property constructed with stucco? \_\_\_\_\_
  2. Is your property constructed with an Exterior Insulating Finishing System (EIFS), such as Dryvit or synthetic stucco, synthetic brick or synthetic stone? \_\_\_\_\_
  3. If "yes," when was it installed? \_\_\_\_\_
- (E) Are you aware of any fire, storm, water or ice damage to the property? \_\_\_\_\_
- (F) Are you aware of any defects (including stains) in flooring or floor coverings? \_\_\_\_\_

Explain any "yes" answers in section 7, including the location and extent of any problem(s) and any repair or remediation efforts: \_\_\_\_\_

**8. ADDITIONS/ALTERATIONS**

- (A) Have any additions, structural changes, or other alterations been made to the property during your ownership? Itemize and date all additions/alterations below. \_\_\_\_\_
- (B) Are you aware of any private or public architectural review control of the property other than zoning codes? \_\_\_\_\_

	Addition, structural change, or alteration	Approximate date of work	Were permits obtained? (Yes/No/Unknown)	Final inspections/approvals obtained? (Yes/No/Unknown)
144				
145				
146				
147	Remodeled kitchen	1/2012	No	Yes
148	Remodeled front porch	6/2012	Yes	Yes
149				
150				
151				
152				
153				

A sheet describing other additions and alterations is attached.

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	Yes	No	Unk	N/A
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222				
223				X
224				X
225	X			
226				
227				
228				X
229				X
230				
231				X
232				X
233				
234	X			
235				X
236	X			
237				
238				
239				
240		X		
241		X		

	Yes	No	Unk	N/A
242				
243				
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246				
247	X			
248	X			
249		X		
250	X			
251		X		
252	X			
253				X
254				
255		X		

	Yes	No	Unk	N/A
256				
257				
258				
259		X		
260		X		
261	X			
262		X		
263	X			
264		X		
265		X		
266		X		
267		X		
268				
269				
270		X		

271 Seller's Initials JM/

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

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

(D) Tanks and Service

1. Are there any metal/steel septic tanks on the Property?
2. Are there any cement/concrete septic tanks on the Property?
3. Are there any fiberglass septic tanks on the Property?
4. Are there any other types of septic tanks on the Property? 1
5. Where are the septic tanks located? Side of the House
6. How often is the on-lot sewage disposal system serviced?
7. When was the on-lot sewage disposal system last serviced?

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

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

(F) Sewage Pumps

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

(G) Issues

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

Explain any "yes" answers in section 10, including the location and extent of any problems and any repair or remediation efforts: \_\_\_\_\_

11. PLUMBING SYSTEM

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

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

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

If "yes," explain: \_\_\_\_\_

12. DOMESTIC WATER HEATING

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

1. Electric
2. Natural Gas
3. Fuel oil
4. Propane
5. Solar
6. Geothermal
7. Other \_\_\_\_\_

8. Is your water heating a summer-winter hook-up (integral system, hot water from the boiler, etc.)? \_\_\_\_\_

(B) How many water heaters are there? 1 When were they installed? \_\_\_\_\_

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

If "yes," explain: \_\_\_\_\_

272	Yes	No	Unk	N/A
273		X		
274		X		
275		X		
276		X		
277	X			
278		X		
279		X		
280		X		
281		X		
282				
283		X		
284	X			
285		X		
286		X		
287		X		
288	X			
289		X		
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298	X			
299		X		
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301				X
302	X			
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305	X			X
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307	X	X		
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312				
313	Yes	No	Unk	N/A
314		X		
315		X		
316		X		
317		X		
318		X		
319				
320				X
321				X
322				X
323				X
324				X
325				
326				
327	Yes	No	Unk	N/A
328	X			
329	X			

**13 HEATING SYSTEM**

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

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

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

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

(C) Status

1. When was your heating system(s) installed? 2010
2. When was the heating system(s) last serviced? N/A
3. How many heating zones are in the property? 6
4. Is there an additional and/or backup heating system? Explain: \_\_\_\_\_

(D) Fireplaces

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

(E) List any areas of the house that are not heated: 4 bed RM. 1 Utility Room

(F) Heating Fuel Tanks

1. Are you aware of any heating fuel tank(s) on the property?
  2. Location(s), including underground tank(s): Behind Garage
  3. If you do not own the tank(s), explain: \_\_\_\_\_
- Are you aware of any problems or repairs needed regarding any item in section 13? If "yes," explain: \_\_\_\_\_

**14. AIR CONDITIONING SYSTEM**

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

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

(B) Status

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

(C) List any areas of the house that are not air conditioned: \_\_\_\_\_  
Are you aware of any problems with any item in section 14? If "yes," explain: \_\_\_\_\_

**15. ELECTRICAL SYSTEM**

(A) Type(s)

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

Yes	No	Unk	N/A
X			
X			
X			

	Yes	No	Unk	N/A
B				
C	X			
P		X		

331 (B) What is the system amperage? 200 AMP  
 332 (C) Are you aware of any knob and tube wiring in the home?  
 333 Are you aware of any problems or repairs needed in the electrical system? If "yes," explain  
 334  
 335

### 16. OTHER EQUIPMENT AND APPLIANCES

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

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

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

### 17. LAND/SOILS

#### (A) Property

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

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

**Note to Buyer:** The property may be subject to mine subsidence damage. Maps of the counties and mines where mine subsidence damage may occur and mine subsidence insurance are available through: Department of Environmental Protection, Mine Subsidence Insurance Fund, 25 Technology Drive, California Technology Park, Coal Center, PA 15423 (800) 922-1678 (within Pennsylvania) or (724) 769-1100 (outside Pennsylvania).

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Seller's Initials JM

Date 8/1/26

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Buyer's Initials

Date

	Yes	No	Unk	N/A
381				
382				
383				
384	1	X		
385	2	X		
386	3	X		
387	4	X		
388				
389				
390				
391				
392				
393				
394				
395	1	X		
396	2	X		
397	3	X		
398	4	X		
399				
400	5	X		

**(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)
2. Open Space Act - 16 P.S. §11941 et seq.
3. Agricultural Area Security Law - 3 P.S. §901 et seq. (Development Rights)
4. Any other law/program:

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

**(C) Property Rights**

- Are you aware of the transfer, sale and/or lease of any of the following property rights (by you or a previous owner of the property):
1. Timber
  2. Coal
  3. Oil
  4. Natural gas
  5. Other minerals or rights (such as farming rights, hunting rights, quarrying rights) (explain):

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

Explain any "yes" answers in section 17: \_\_\_\_\_

**18. FLOODING, DRAINAGE AND BOUNDARIES**

**(A) Flooding/Drainage**

	Yes	No	Unk	N/A
401				
402	1	X		
403	2	X		
404	3	X		
405	4	X		
406	5	X		
407				
408				
409				
410	1	X		
411	2	X		
412	3	X		
413	4	X		
414	5	X		
415				
416	6	X		
417				
418	7	X		
419				
420				
421				
422				
423				
424	1	X		
425				

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 manages storm water for the property?

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

**(B) Boundaries**

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

*Note to Buyer: Most properties have easements running across them for utility services and other reasons. In many cases, the easements do not restrict the ordinary use of the property, and you 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): \_\_\_\_\_

431  
432  
433  
434  
435  
436

	Yes	No	Unk	N/A
431	2	X		
432	3	X		
433	4	X		
434				
435				
436				



	Yes	No	Unk	N/A
438				
439				
440				X
441		X		
442				
443				
444				
445				
446				
447				
448				
449				
450		X		
451				
452				
453				
454				
455				
45		X		
457				
458				
459				
460				
461				
462				
463				
464		X		
465		X		
466				
467				
468		X		
469				
470		X		
471				
472		X		
473				
474		X		
475		X		
476		X		
477		X		
478		X		
479				
480				
481				
482				
483				
484		X		
485				
486		X		
487		X		
488				
489				
490				
491		X		
492				
493				
494		X		
495				
496		X		

**19. HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES**

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

- Are you aware of any tests for mold, fungi, or indoor air quality in the property?
- 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 for radon gas that have been performed in any buildings on the property? If "yes," list date, type, and results of all tests below:

Date	First Test	Second Test
Type of Test		
Results (picocuries/liter)		
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 is in working order below:		
Date Installed	Provider	Working?
Type of System		

**(C) Lead Paint**

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

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

**(D) Tanks**

- Are you aware of any existing or removed underground tanks? Size: \_\_\_\_\_
- If "yes," have any tanks been removed during your ownership?

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

**(F) Other**

- 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 the 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: \_\_\_\_\_

**20. MISCELLANEOUS**

**(A) Deeds, Restrictions and Title**

- Are you aware of any deed restrictions that apply to the property?
- Are you aware of any historic preservation restriction or ordinance or archeological designation associated with the property?
- Are you aware of any reason, including a defect in title, that would prevent you from getting a warranty deed or conveying title to the property?

**(B) Financial**

- 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?
- Are you aware of any mortgage, judgment, encumbrance, lien, overdue payment on a supported obligation, or other debt against this property or Seller that cannot be satisfied by the proceeds of this sale?
- Are you aware of any insurance claims filed relating to the property?

	Yes	No	Unk	N/A
483		X		
484		X		
485		X		
486		X		
487		X		
488				
489				
490				
491		X		
492				
493				
494		X		
495				
496		X		

497

Seller's Initials JW

Date 8/1/20

SPD Page 9 of 10

Buyer's Initials \_\_\_\_\_

Date \_\_\_\_\_



**RESIDENTIAL LEAD-BASED PAINT HAZARDS DISCLOSURE FORM**

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

**THIS FORM MUST BE COMPLETED FOR ANY PROPERTY BUILT PRIOR TO 1978**

1 PROPERTY 44522 Division Hwy East Earl PA 17519

2 SELLER John & Anne He Merty

**LEAD WARNING STATEMENT**

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

**SELLER'S DISCLOSURE**

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

**SELLER'S RECORDS/REPORTS**

14 **TM** /  Seller has no records or reports pertaining to lead-based paint and/or lead-based paint hazards in or about the Property.  
15  Seller has provided Buyer with all available records and reports regarding lead-based paint and/or lead-based paint hazards in  
16 or about the Property. (List documents):

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

18 SELLER

John & Anne He

DATE 9/1/30

19 SELLER

DATE

20 BUYER

DATE

**DATE OF AGREEMENT**

**BUYER'S ACKNOWLEDGMENT**

21 Buyer has received the pamphlet *Protect Your Family from Lead in Your Home* and has read the Lead Warning Statement.  
22 Buyer has reviewed Seller's disclosure of known lead-based paint and/or lead-based paint hazards and has received the records  
23 and reports regarding lead-based paint and/or lead-based paint hazards identified above.  
24 Buyer has (initial one):

25 / received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of  
26 lead-based paint and/or lead-based paint hazards: or  
27 / waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based  
28 paint hazards.

29 Buyer certifies that to the best of Buyer's knowledge the statements contained in Buyer's acknowledgement are true and accurate.

30 BUYER

DATE

31 BUYER

DATE

32 BUYER

DATE

**AGENT ACKNOWLEDGEMENT AND CERTIFICATION**

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

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

37 **BROKER FOR SELLER (Company Name)** Belle-Campbell Auctions AL002026

38 **LICENSEE** William M. Campbell RS3533339 - AA019644 DATE 7-30-20

39 **BROKER FOR BUYER (Company Name)** \_\_\_\_\_ **DATE** \_\_\_\_\_

40 LICENSEE



Pennsylvania Association of Realtors®

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