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

PROPERTY	30 Grumbine			17067	
SELLER	Linford + Beth	Musser			

The Real Estate Seller Disclosure Law (68 P.S. §7301 et seq.) requires that a seller of a property must disclose to a buyer all known material defects about the property being sold that are not readily observable. 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 conditions 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. Any non-exempt seller is obligated to complete the disclosure form even if the seller does not occupy or has never occupied the property. For a list of exempt sellers, see Information Regarding the Real Estate Seller's Property Disclosure Law found on the last page of this document.

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.

1	Yes	No	Unk	N/A	1. SELLER'S EXPERTISE
2 .	1			10000	(A) Does Seller possess expertise in contracting, engineering, architecture, environmental assessment
3 A	V		1122		or other areas related to the construction and conditions of the property and its improvements?
B		/	<b>SEC.</b>		(B) Is Seller the landlord for the property?
C	400	1	A 150	1600	(C) Is Seller a real estate licensee?
6				The second second	Explain any "yes" answers in section 1: General Contractor
7					2. OWNERSHIP/OCCUPANCY
8	Yes	No	Unk	N/A	(A) Occupancy
9 1				ATTEN S	1. When was the property most recently occupied? 12-3-23
0	1			410	2. Was the Seller the most recent occupant? If "no," when did the Seller most recently occupy
2	V				the property?
3				124	3. How many persons most recently occupied the property?
3	4854	100		123	(B) Role of Individual Completing This Disclosure. Is the individual completing this form:
4 1	1		1, 25	DE LA	1. The owner
2		/			2. The executor
3		V		1025	3. The administrator
4		1			4. The trustee
5		/			5. An individual holding power of attorney
C			100		(C) When was the property purchased?
D			200	2000	(D) Are you aware of any pets having lived in the house or other structures during your own arching
- 1			over the latest the la		Explain section 2 (if needed): Pupies on Occasion for a few weeks  3. CONDOMINIUMS/PLANNED COMMUNITIES/OTHER HOMEOWNERS ASSOCIATIONS
_					3. CONDOMINIUMS/PLANNED COMMUNITIES/OTHER HOMEOWARDS ASSOCIATIONS
	Yes	No	Unk	N/A	(A) Type. Is the Property part of a(n):
1		1	NEW D		1. Condominium
2		./		10.30	Homeowners association or planned community
3		1		10015	3. Cooperative
4		/		12473	4. Other type of association or community
В			160000000000000000000000000000000000000	10.75000000000	4. Other type of association or community  (B) If "yes," how much are the fees? \$, paid (\[ \] Monthly)(\[ \] Quarterly)(\[ \] Yearly)  (C) If "yes," are there any community services or systems that the desired formula of the community services or systems that the desired formula of the community services or systems that the desired formula of the community services or systems that the desired formula of the community services or systems that the desired formula of the community services or systems that the desired formula of the community services or systems that the desired formula of the community services or systems that the desired formula of the community services or systems that the desired formula of the community is serviced for the community of the community services or systems that the community is serviced for the community of
~	0.0000000000000000000000000000000000000	DAGGER LOCK	100		(C) If "yes," are there any community services or systems that the association or community is
C		/			responsible for supporting or maintaining? Explain:
		V			Topological tot supporting of mannaming: Explain.
_		100		Partie Park	
S	eller's	Initi	als )	M	Ph Date 12-23-23 SPD Page 1 of 9 Buyer's Initials / Date les longenes
~					Date   2.25.25 SPD Page 1 of 9 Buyer's Initials/ Date les.longenec
					COPYRIGHT PENNSYLVANIA ASSOCIATION OF REALTORS@ 2012

V- N- V- N-	
Yes No Unk N/A	
Devis	(D) How much is the capital contribution/initiation fee? \$  Notice to Buyer: A buyer of a resale unit in a condominium, cooperative, or planned community must receive a
	copy of the declaration (other than the plats and plans), the by-laws, the rules or regulations, and a certificate of resale issued by the association in the condominium, cooperative, or planned community. Buyers may be respon-
	sible 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 cer-
	tificate has been provided to the buyer and for five days thereafter or until conveyance, whichever occurs first.
Yes No Unk N/A	4. ROOF AND ATTIC
1 10 011 14/2	(A) Installation  1. When was the roof installed?
2	2. Do you have documentation (invoice, work order, warranty, etc.)?
	(B) Repair
0 1	1. Has the roof or any portion of it been replaced or repaired during your ownership?
2	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	2. Are you aware of any current/past problems with the roof, attic, gutters, flashing or downspouts?
	Explain any "yes" answers in section 4, including the location and extent of any problem(s) and any
1	repair or remediation efforts:
TY   31   YY 1   31/1	5. BASEMENTS AND CRAWL SPACES
Yes No Unk N/A	
2 2	Does the property have a sump pit? If yes, how many?      Does the property have a sump pump? If yes, how many?
3 1	3. If it has a sump pump, has it ever run?
8 4 V	4 If it has a sump pump, is the sump pump in working order?
	(B) Water Infiltration
1 /	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
2	the basement or crawl space?
3	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: We get a small amount o Fwater on Heavy rains
	any repair or remediation efforts: We get a small amount of Water on Heavy rains  6. TERMITES/WOOD-DESTROYING INSECTS, DRYROT, PESTS
Yes No Unk N/A	any repair or remediation efforts: We get a small amount of Water on Heavy rains  6. TERMITES/WOOD-DESTROYING INSECTS, DRYROT, PESTS  (A) Status
Yes No Unk N/A	any repair or remediation efforts: We get a small amount of Pulater on Heavy rains  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?
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Yes No Unk N/A  A  V  1  2  V  1  2  V  1  2  V  3	any repair or remediation efforts: We get a small amount of water on Meany Carns  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:  (A) e had readment one a year or so ago  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 water infiltration in the house or other structures, other than the roof, basement or crawl spaces? Plantwing in Kitchen Has Jeak, Hagot (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?
Yes No Unk N/A  A  V  1  2  V  1  2  V  1  2  V  3  E	any repair or remediation efforts: We get a small amount of Proater on Meany Pairs  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: (A) e had treatment to one a year or so ago  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? Plantwing Systems  1. Is your property constructed with stucco?  2. 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 defects (including stains) in flooring or floor coverings?
Yes No Unk N/A  A  V  1  2  V  1  2  V  1  2  V  3	any repair or remediation efforts: We get a small amount of Proater on Meany Pairing  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: (A) e had treatment to one a year or so ago  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? Plantwing in the house or other structures, other than the roof, basement or crawl spaces? Plantwing in the house or other structures, other than the roof, basement or crawl spaces? Plantwing in the house or other structures, other than the roof, basement or crawl spaces? Plantwing in the house or other structures, other than the roof, basement or crawl spaces? Plantwing in the house or other structures, other than the roof, basement or crawl spaces? Plantwing in the house or other structures, other than the roof, basement or crawl spaces? Plantwing in the house or other structures, other than the roof, basement or crawl spaces? Plantwing in the house or other structures, other than the roof, basement or crawl spaces? Plantwing in the house or other structures, other than the roof, basement or crawl spaces? Plantwing in the house or other structures, other than the roof, basement or crawl spaces? Plantwing in the hou
Yes No Unk N/A  A  V  1  2  V  1  2  V  1  2  V  3  E	any repair or remediation efforts: We get a small amount of Water on Meany Cains  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: (A)e had recatored one a year or so ago  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? Plantwice in Kitchen Has Jeak, Hay?  (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 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: LVP Floorings in School Carter Some Joint apact
Yes No Unk N/A  A  V  1  2  V  1  2  V  1  2  V  3  E	any repair or remediation efforts: We get a small amount of Proater on Meany Pairing  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: (A) e had treatment to one a year or so ago  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? Plantwing in the house or other structures, other than the roof, basement or crawl spaces? Plantwing in the house or other structures, other than the roof, basement or crawl spaces? Plantwing in the house or other structures, other than the roof, basement or crawl spaces? Plantwing in the house or other structures, other than the roof, basement or crawl spaces? Plantwing in the house or other structures, other than the roof, basement or crawl spaces? Plantwing in the house or other structures, other than the roof, basement or crawl spaces? Plantwing in the house or other structures, other than the roof, basement or crawl spaces? Plantwing in the house or other structures, other than the roof, basement or crawl spaces? Plantwing in the house or other structures, other than the roof, basement or crawl spaces? Plantwing in the house or other structures, other than the roof, basement or crawl spaces? Plantwing in the hou
Yes No Unk N/A  A  V  1  2  V  1  V  V	any repair or remediation efforts: We get a small amount of Platter on Heavy fairs  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: (A) e had break one of any pest or present movement, shifting, deterioration, or other problems with walls, foundations, or other structural components?  (B) Are you aware of any past or present movement, shifting, deterioration, or other problems with 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? Plantwindow in Kitchen Has Jeak, Hag of the 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 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: LVP Floating in the property of the property or property constructed or property or property and any problem(s) and any repair or remediation efforts: LVP Floating in the location and extent of any problem(s) and any repair or remediation efforts: LVP Floating in the location and extent of any problem(s) and any repair or remediation efforts: LVP Floating in the property of the property or property and the location and extent of any problem(s) and any repair or remediation efforts: LVP Floating in t
Yes No Unk N/A  A  V  1  2  V  1  V  V	any repair or remediation efforts: We get a small amount of water on heavy cares  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: (A)e had recatoned one a year or so ago  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? Plantwice in Kitchen Has leak, Hay of the property constructed with stucco?  2. Is your property constructed with stucco?  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 fire, storm, water or ice damage to the property?  (F) Are you aware of any feets (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: LVP Floorings in Schelen, Some Joint apact

103 324 123 340 117	mine if permits and/or ap Where required permits w remove changes made by pliance to determine if is.	ailding and altering properties. oprovals were necessary for disvere not obtained, the municipal prior owners. Buyers can have sues exist. Expanded title insurproperty by previous owners with	sclosed work and if so, wality might require the cut the the property inspected by vance policies may be ava	rhether they were obtaine rrent owner to upgrade of v an expert in codes con
128	Addition, structural change, or alteration	Approximate date of work	Were permits obtained? (Yes/No/Unknown)	Final inspections/ approvals obtained? (Yes/No/Unknown)
133				
134 138				
1.16	<u> </u>			
138				
4 - 10				
139	23 USB 2 1973 1973	☐ A sheet describi	ng other additions and a	alterations is attached.
	1. Public 2. A well on the prop 3. Community water 4. A holding tank 5. A cistern 6. A spring 7. Other 8. No water service ( (B) Bypass Valve (for pro 1. Does your water service ( Yell 1. Has your well ever 2. If "yes," is the byp (C) Well 3. Gallons per minute 4. Is there a well used 5. If there is an unuse (D) Pumping and Treatm 1. If your drinking well	explain):  perties with multiple sources of ource have a bypass valve?  ass valve working?  run dry?  d for something other than the add well, is it capped?	all that apply):  of water)  on (date)?  primary source of drinkin	ng water?
140  141  (42  Yes No Unk  144 2  145 3  146 4  447 5  148 6  149 7  150 8  151  152 1  153 2  154 2  155 1  155 2  157 3  159 5  166 1	N/A  (A) Source. Is the source  1. Public  2. A well on the proposition of the propositio	explain):  perties with multiple sources of ource have a bypass valve?  ass valve working?  run dry?  the for something other than the state well, is it capped?	all that apply):  of water)  on (date)?  primary source of drinking the pumping system in values system? eased? From whom?	ng water?

1	Yes No Unk N/A	1. Are you aware of any leaks or other problems, past or present, relating to the water supply pumping system, and related items?
2		2. Have you ever had a problem with your water supply?  Explain any "yes" answers in section 9, including the location and extent of any problem(s) and any repair or remediation efforts:
		10. SEWAGE SYSTEM
	Yes No Unk N/A	(A) General
1	✓ ×	
2	United and Associated State of the Company of the C	2. If no, is it due to availability or permit limitations?
3		3. When was the sewage system installed (or date of connection, if public)?  (B) Type Is your property served by:
83 1		1. Public (if "yes," continue to E, F and G below)
2	7	2. Community (non-public)
3	V	3. An individual on-lot sewage disposal system
ad 4		4. Other, explain:
	THE REPORT	(C) Individual On-lot Sewage Disposal System. Is your sewage system (check all that apply):
1	V	1. Within 100 feet of a well
2		Subject to a ten-acre permit exemption     A holding tank
.91 4		4. A drainfield
92 5		5. Supported by a backup or alternate drainfield, sandmound, etc.
6		6. A cesspool
7		7. Shared
8		8. Other, explain:
196	1658 1683 C - 23	1. Are there any metal/steel septic tanks on the Property?
1 2 2	//	2. Are there any cement/concrete septic tanks on the Property?
3		3. Are there any fiberglass septic tanks on the Property?
200 4	7	4. Are there any other types of septic tanks on the Property?
201 5		5. Where are the septic tanks located? behind the House
2002 6		6. How often is the on-lot sewage disposal system serviced?
7		7. When was the on-lot sewage disposal system last serviced? 2023
204		(E) Abandoned Individual On-lot Sewage Disposal Systems and Septic
205 1 206 2	1	<ol> <li>Are you aware of any abandoned septic systems or cesspools on your property?</li> <li>Have these systems or cesspools been closed in accordance with the municipality's ordinance?</li> </ol>
200 2	2 74 102 10 100 100 100	(F) Sewage Pumps
308 1		1. Are there any sewage pumps located on the property?
209 2	V 53.00	2. What type(s) of pump(s)?
210 3		3. Are pump(s) in working order?
111 4		4. Who is responsible for maintenance of sewage pumps?
93	All Makes as as	(G) Issues
1	V 1643	<ol> <li>Is any waste water piping not connected to the septic/sewer system?</li> <li>Are you aware of any past or present leaks, backups, or other problems relating to the sewage</li> </ol>
2		system and related items?
i i i	- Constitution	Explain any "yes" answers in section 10, including the location and extent of any problem(s) and any
		repair or remediation efforts: We had the system fluched and an additional
		1000 gal Dual compartment fank installed in 2023
319		11. PLUMBING SYSTEM
220	Yes No Unk N/A	
1	/	1. Copper
2	Ni str	2. Galvanized
3		3. Lead 4. PVC
5		5. Polybutylene pipe (PB)
20 6		6. Cross-linked polyethyline (PEX)
7		7. Other
328	./	(B) Are you aware of any problems with any of your plumbing fixtures (e.g., including but not lim-
229 B	V	ited to: kitchen, laundry, or bathroom fixtures; wet bars; exterior faucets; etc.)?
230		If "yes," explain:
2.1		
2.12 S	eller's Initials LM	/ BM Date 12-23-23 SPD Page 4 of 9 Buyer's Initials/ Date

2.82	12. DOMESTIC WATER HEATING
Yes No Un	k N/A (A) Type(s). Is your water heating (check all that apply):
1	1. Electric
2	2. Natural gas
3 ./	3. Fuel oil
4	4. Propane
	5. Solar
5	6. Geothermal
6	
7	7. Other
8	8. Is your water heating a summer-winter hook-up (integral system, hot water from the boiler, etc.)?
В	(B) How many water heaters are there? When were they installed?
C	(C) Are you aware of any problems with any water heater or related equipment?
	If "yes," explain:
240	13. HEATING SYSTEM
Yes No Un	k N/A (A) Fuel Type(s). Is your heating source (check all that apply):
1 / W	1. Electric
2 2	2. Natural gas
250 3	3. Fuel oil
25 4 1	4. Propane Shee
25 5	5. Geothermal
25 6 /	6. Coal
252 7 V	7. Wood Pellet
255 8	8. Other
250	(B) System Type(s) (check all that apply):
25'-1	1. Forced hot air
255 2	2. Hot water
259 3	3. Heat pump
	4. Electric baseboard
260 4	5. Steam
261.5	6. Radiant
6	
36.7	7. Wood stove(s) How many? pellet
264 8	8. Coal stove(s) How many?
265 9	9. Other
266	(C) Status
267 1	1. When was your heating system(s) installed?
265 2 0 100	2. When was the heating system(s) last serviced? 2023
269 3	3. How many heating zones are in the property? 2
270 4	4. Is there an additional and/or backup heating system? Explain:
211	(D) Fireplaces
1 /	1. Are there any fireplace(s)? How many?
27. 2	2. Are all fireplace(s) working?
274 3	3. Fireplace types(s) (wood, gas, electric, etc.):
275 4	4. Were the fireplace(s) installed by a professional contractor or manufacturer's representative?
376 5	5. Are there any chimney(s) (from a fireplace, water heater or any other heating system)?
6	6. How many chimney(s)? 3 When were they last cleaned?
278 7	7. Are the chimney(s) working? If "no," explain:
272 <b>E</b>	(E) List any areas of the house that are not heated:
280 _ 280	(F) Heating Fuel Tanks
381 1	1. Are you aware of any heating fuel tank(s) on the property?
282 2	2. Location(s), including underground tank(s): behind House
283 3	3. If you do not own the tank(s), explain:
284 P	Are you aware of any problems or repairs needed regarding any item in section 13? If "yes,"
289	explain:
286	
287	14. AIR CONDITIONING SYSTEM
288 Yes No Unk	N/A (A) Type(s). Is the air conditioning (check all that apply):
289 1 🗸	1. Central air - In part of the house
2 2	2. Wall units
201 3	3. Window units
292 4	4. Other
293 5	5. None
Calleda Yarra I	M , Rm not 1202 00 mm n
Seller's Initials	M / Bm Date 12-23-23 SPD Page 5 of 9 Buyer's Initials / Date

Yes No Unk N/A	(A) Type(s)  1. Does the electrical system 2. Does the electrical system (B) What is the system amperage? (C) Are you aware of any knob and a you aware of any problems or respectively.	have circular distribution	s? it break	he home?	nlain:	
	OTHER EQUIPMENT AND AP This section must be completed that an item is listed does no Agreement of Sale negotiated b included in the purchase of the Pro	PLIANCI for each in t mean i etween B	ES tem tha	t will, or may, be sold with the	property. Th	of the
	Item	Yes	No	Item	Yes	No
	Electric 1		1,0		1.03	140
	Electric garage door opener	/		Trash compactor		V
	Garage transmitters Keyless entry			Garbage disposal		1
	Smoke detectors		<b>/</b>	Stand-alone freezer		1
	Carbon monoxide detectors	10	1	Washer		1
		8	V	Dryer		1
	Security alarm system	- A	<b>V</b>	Intercom		V
	Interior fire sprinklers	3	<b>V</b>	Ceiling fans	/	
	In-ground lawn sprinklers	US	/	A/C window units		~
	Sprinkler automatic timer		/	Awnings		1
	Swimming pool		/	Attic fan(s)		V
	Hot tub/spa		V	Satellite dish		1
	Deck(s)	-	/	Storage shed	/	
	Pool/spa heater		1	Electric animal fence	/	
	Pool/spa cover		<b>V</b>	Other:		
	Whirlpool/tub		<b>V</b>	1.		
	Pool/spa accessories		V	2.		
	Refrigerator(s)	1	V	3.		
- 2	Range/oven		V	4.		
A STATE OF THE STA	Microwave oven		<b>/</b>	5.		
	Dishwasher		<b>V</b>	6.		
expl	LAND/SOILS  (A) Property  1. Are you aware of any fill of the control of the cont	r expansiv ding, settl t have occ	e soil or	n the property?	nce, sinkhole	es or

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When was the central air conditioning system installed?
 When was the central air conditioning system last serviced?

Yes

No Unk N/A

(B) Status

	Yes	No	Unk	N/A
4		/		
	A			5
				25
	H 7.5			
1		/		
3 4		/		
3		V		
4		/		
			32.5	
		20		
		100		
				N 10
1		1	44,9 (19C2)	
2		1		0.00
3		,		20.5
4		1		100
1 2 3 4 5		U		
2				

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).

(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 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 any part of this property located in a FEMA flood zone?

3. Are you aware of any past or present drainage or flooding problems affecting the property?

4. Are you aware of any drainage or flooding mitigation on the property?

Explain any "yes" answers in section 18(A), including dates and extent of flooding:

	Yes	No	Unk	N/A
1		/		- A
		No. II.		
2		7		
2		1	200	V
4		1		

101

402

404

407 408

## (B) Boundaries

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):	

Seller's Initials	Lm/	BM	Date _	12-23-23	SPD Page 7 of 9	Buyer's Initials	/	Date
Jener 5 Americas		UI	Date _	10 63 63	SID Tage 7 01 9	Buyer's Hittais	.'	Date

[m] [m] [m]	19. HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES
Yes No Unk N/A	( ) war and or in Quanty (other than Iddon)
1	1. Are you aware of any tests for mold, fungi, or indoor air quality in the property?
2	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
42. 1/10/10/10	1. Are you aware of any tests for radon gas that have been performed in any buildings on the
1	property? If "yes," list date, type, and results of all tests below:
424 - 100 (6.17) (0.00) (840) (1.17)	First Test Second Test
425	Date
\$36 B 126 B 126 B 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Type of Test
·22 = 20 1 1 1 1 2 1 2 2 2 2 2 2 2 2 2 2 2 2	Results (picocuries/liter)
·128	Name of Testing Service
2 2 2	<ol><li>Are you aware of any radon removal system on the property?</li></ol>
· · · · · · · · · · · · · · · · · · ·	If "yes," list date installed and type of system, and whether it is in working order below:
4.51	Date Installed Type of System Provider Working?
432	
433	(C) Lead Paint
435	If property was constructed, or if construction began, before 1978, you must disclose any
Yes No Unk N/A	knowledge of, and records and reports about, lead-based paint on the property.
43 1	1. Are you aware of any lead-based paint or lead-based paint hazards on the property?
43	2. Are you aware of any reports or records regarding lead-based paint or lead-based paint haz-
430 2	ards on the property?
140	(D) Tanks
44 1	1. Are you aware of any existing or removed underground tanks? Size: /000 gq
442 2	2. If "yes," have any tanks been removed during your ownership?
4-13 E	(E) Dumping. Are you aware of any dumping on the property?
12.3	(F) Other
445	1. Are you aware of any existing hazardous substances on the property (structure or soil)
446 1 V	such as, but not limited to, asbestos or polychlorinated biphenyls (PCBs)?
44 2 /	2. Have you received written notice regarding the presence of an environmental hazard or bio-
V (4.25)	hazard on your property or any adjacent property?
3	3. Are you aware of testing on the property for any other hazardous substances or environ-
Y	mental concerns?
45 4	4. Are you aware of any other hazardous substances or environmental concerns that might
452 <b>* V 3</b> 53	impact upon the property?  Explain any "yes" answers in section 19:
154	Explain any yes answers in section 17:
455 456	
457	
456	
459	20. MISCELLANEOUS
460 Yes No Unk N/A	(A) Deeds, Restrictions and Title
461 1	1. Are you aware of any deed restrictions that apply to the property?
362	2. Are you aware of any historic preservation restriction or ordinance or archeological desig-
3(1)3 2 V	nation associated with the property?
464	3. Are you aware of any reason, including a defect in title, that would prevent you from giving a
465 3	warranty deed or conveying title to the property?
386 4 V 665 8 June 10	4. Are you aware of any insurance claims filed relating to the property?
	(B) Financial
96S	1. Are you aware of any public improvement, condominium or homeowner association assess-
469 1	ments against the property that remain unpaid or of any violations of zoning, housing, build-
470	ing, safety or fire ordinances or other use restriction ordinances that remain uncorrected?
471	2. Are you aware of any mortgage, judgment, encumbrance, lien, overdue payment on a sup-
172 2	port obligation, or other debt against this property or Seller that cannot be satisfied by the
472	proceeds of this sale?
100	
Seller's Initials LA	Date 12.23.23 SPD Page 8 of 9 Buyer's Initials/ Date

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