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).

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INFORMATION REGARDING THE REAL ESTATE SELLER DISCLOSURE LAW

The Real Estate Seller Disclosure Law (68 P.S. §7301, et seq.) requires that before an agreement of sale is signed, the seller in a residential real estate transfer must disclose all known **material defects** about the property being sold that are not readily observable. 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 its normal useful life is not by itself a material defect.

This property disclosure statement ("Statement") includes disclosures beyond the basic requirements of the Law and is designed to assist seller in complying with disclosure requirements and to assist Buyer in evaluating the property being considered. Sellers who wish to see or use the basic disclosure form can find the form on the website of the Pennsylvania State Real Estate Commission. Neither this Statement 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 rep15 resentation by any listing real estate broker, any selling real estate broker, or their licensees. Buyer is encouraged to address concerns about the condition of the Property that may not be included in this Statement.

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

- 1. Transfers by a fiduciary during the administration of a decedent estate, guardianship, conservatorship or trust.
- 20 2. Transfers as a result of a court order.
- 3. Transfers to a mortgage lender that results from a buyer's default and subsequent foreclosure sales that result from default.
 - 4. Transfers from a co-owner to one or more other co-owners.
- 5. Transfers made to a spouse or direct descendant.
- 6. Transfers between spouses as a result of divorce, legal separation or property settlement.
- Transfers by a corporation, partnership or other association to its shareholders, partners or other equity owners as part of a plan of liquidation.
 - 8. Transfers of a property to be demolished or converted to non-residential use.
- 9. Transfers of unimproved real property.

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- 10. Transfers of new construction that has never been occupied and:
 - a. The buyer has received a one-year warranty covering the construction;
- b. The building has been inspected for compliance with the applicable building code or, if none, a nationally recognized model building code; and
 - c. A certificate of occupancy or a certificate of code compliance has been issued for the dwelling.

COMMON LAW DUTY TO DISCLOSE

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

EXECUTOR, ADMINISTRATOR, TRUSTEE SIGNATURE BLOCK

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

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43 Seller's Initials	DE.E LLE	Date 6 18 202	SPD Page 1 of 1

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 unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered. N/A Unk SELLER'S EXPERTISE 46 1. (A) Does Seller possess expertise in contracting, engineering, architecture, environmental assessment or 47 V other areas related to the construction and conditions of the Property and its improvements? 48 (B) Is Seller the landlord for the Property? 41) (C) Is Seller a real estate licensee? 511 Explain any "yes" answers in Section 1: 51 52 OWNERSHIP/OCCUPANCY No Unk N/A Yes (A) Occupancy 1. When was the Property most recently occupied? <u>Current</u> 2. By how many people? MIL 3. Was Seller the most recent occupant? 57 4. If "no," when did Seller most recently occupy the Property? (B) Role of Individual Completing This Disclosure. Is the individual completing this form: 50 1. The owner 2. The executor or administrator 3. The trustee 4. An individual holding power of attorney 63 (C) When was the Property acquired? 1987 (D) List any animals that have lived in the residence(s) or other structures during your ownership: 66 None Explain Section 2 (if needed): 67 68 CONDOMINIUMS/PLANNED COMMUNITIES/HOMEOWNERS ASSOCIATIONS (A) Disclosures for condominiums and cooperatives are limited to Seller's particular unit(s). Disclosures 70 regarding common areas or facilities are not required by the Real Estate Seller Disclosure Law. No Unk N/A Yes (B) **Type.** Is the Property part of a(n): 72 V B1 1. Condominium 73 Homeowners association or planned community 74 3. Cooperative 4. Other type of association or community 76 0 ____, paid (☐Monthly) (☐Quarterly) (☐Yearly) (C) If "yes," how much are the fees? \$ 77 (D) If "yes," are there any community services or systems that the association or community is responsi-78 ble for supporting or maintaining? Explain: 79 (E) If "yes," provide the following information: 89 1. Community Name 81 2. Contact 3. Mailing Address 83 4. Telephone Number (F) How much is the capital contribution/initiation fee(s)? \$ 86 Notice to Buyer: A buyer of a resale unit in a condominium, cooperative, or planned community must receive a copy of the declaration 87 (other than the plats and plans), the by-laws, the rules or regulations, and a certificate of resale issued by the association, condominium, Sooperative, or planned community. Buyers may be responsible for capital contributions, initiation fees or similar one-time fees in addition 19 to regular maintenance fees. The buyer will have the option of canceling the agreement with the return of all deposit monies until the cer-98 tificate has been provided to the buyer and for five days thereafter or until conveyance, whichever occurs first. 914. ROOFS AND ATTIC Unk 92 (A) Installation 1. When was or were the roof or roofs installed? 2021 - New Roof 93 2. Do you have documentation (invoice, work order, warranty, etc.)? 94 95 (B) Repair 1. Was the roof or roofs or any portion of it or them replaced or repaired during your ownership? 96 2. If it or they were replaced or repaired, were any existing roofing materials removed? 97 98 (C) Issues 1. Has the roof or roofs ever leaked during your ownership? 434) 2. Have there been any other leaks or moisture problems in the attic? 100 3. Are you aware of any past or present problems with the roof(s), attic, gutters, flashing or downspouts? 118 Date 6-18-2025 SPD Page 2 of 11 Buyer's Initials Date 183 Seller's Initials

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, has it ever run? (B) Water Infiltration 1. Are you aware of any past or present 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 sewer system? Explain any "yes" answers in Section 5. Include the location and extent of any problem(s) and any repair or remediation effort the name of the Property? All All All All All All All All All Al	Explain any "yes" answers in Section 4. Include the location and extent of a the name of the person or company who did the repairs and the date they	ny problem(s) ຄ were done: _ 은	and any repa	ir or rei 202	mediat . \	ion ef	fort
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162 163	Check yes, no, unknown (unk) or not applicable (N/A) for each quest Property. Check unknown when the question does apply to the Property l	stion. Be sure to check out you are not sure of	N/A when a question the answer. All questi	n does not apply to the ons must be answered.
164 165	Addition, structural change or alteration	Approximate date of work	Were permits obtained? (Yes/No/Unk/NA)	Final inspections/ approvals obtained? (Yes/No/Unk/NA)
700	Addition, structural change of anothers.			
167				
168				
169				
170				
171				
172				
173	MA sheet describing other additions and alte	erations is attached.	Γ	Yes No Unk N/A
174	(B) Are you aware of any private or public architectural review con		ner than zoning	
175	codes? If "yes," explain:		В	
176	Note to Buyer: The PA Construction Code Act, 35 P.S. §7210 et seq. (ef	fective 2004), and loca	al codes establish star	idards for building and
177	altering properties. Buyers should check with the municipality to determ	nine if permits and/or o	approvals were neces.	sary for disclosed work
178	and if so, whether they were obtained. Where required permits were not grade or remove changes made by the prior owners. Buyers can have the	t obtained, the municip	oanty might require it wan expert in codes c	ompliance to determine
190	grade or remove changes made by the prior owners. Buyers can have the if issues exist. Expanded title insurance policies may be available for 1	Ruvers to cover the ris	sk of work done to th	e Property by previous
	owners without a permit or approval.	sujeta ta carar ma	,	1 / / 1
182	Note to Ruver: According to the PA Stormwater Management Act, ea	ch municipality must	enact a Storm Water	Management Plan for
183	drainage control and flood reduction. The municipality where the Prope	erty is located may im	pose restrictions on i	mpervious or semi-per-
184	vious surfaces added to the Property. Buyers should contact the local	office charged with or	erseeing the Stormw	ater Management Plan
	to determine if the prior addition of impervious or semi-pervious areas	, such as waikways, ac	ecks, and swimming p	oois, migni ajjeci your
187	ability to make future changes. 9. WATER SUPPLY			
188	(A) Source. Is the source of your drinking water (check all that appl	ly):		Yes No Unk N/A
189	1. Public		AI	
190	2. A well on the Property		A2	
191	3. Community water		A3	
192	 A holding tank A cistern 		A4 A5	
193	6. A spring		A6	
195	7. Other		A7	
196	8. If no water service, explain:			
197	(B) General		D.1	
198	When was the water supply last tested? Test results:		B1	
200	2. Is the water system shared?		B2	
201	3. If "yes," is there a written agreement?		В3	
202	4. Do you have a softener, filter or other conditioning system?		В4	
203	5. Is the softener, filter or other treatment system leased? From6. If your drinking water source is not public, is the pumping s	1 Whom?	er? If "no "	
204	6. If your drinking water source is not puolic, is the pumping sexplain:	system in working orth	B6	
205 206	(C) Bypass Valve (for properties with multiple sources of water)			使不是主义主义
207	1. Does your water source have a bypass valve?		C1	
208	2. If "yes," is the bypass valve working?		C2	
2(9)	(D) Well			
210			D1 D2	
211	a Cili		D3	
213	4 I d	nary source of drinking		
214	If "yes," explain			1
235	5. If there is an unused well, is it capped?		D5	
216	Seller's Initials DEF LL Date 6-18-2025 SPD Page 4	of 11 Buyer'	s Initials	Date

1. Is the Property served by a sewage system (public, private or community)? 2. If "no," is it due to unavailability or permit limitations? 3. When was the sewage system installed (or date of connection, if public)? 4. Name of current service provider, if any: Millers burg Area Authority 4. Name of current service provider, if any: Millers burg Area Authority 4. Name of current service provider, if any: Millers burg Area Authority 4. Name of current service provider, if any: Millers burg Area Authority 4. Name of current service provider, if any: Millers burg Area Authority 5. Public 6. Community (non-public) 7. In your sewage disposal system 8. In individual on-lot sewage Disposal System. (check all that apply): 8. Is your sewage system within 100 feet of a well? 9. Is your sewage system subject to a ten-acre permit exemption? 9. Is your sewage system include a loding tank? 9. Does your sewage system include a drainfield? 9. Does your sewage system include a drainfield? 9. Does your sewage system include a casspool? 8. Is your sewage system include a cesspool? 9. Is your sewage system supported by a backup or alternate system? 9. Is your sewage system supported by a backup or alternate system? 9. Is your sewage system supported by a backup or alternate system? 9. In a there any metal/steel septic tanks on the Property? 10. Tanks and Service 1. Are there any cement/concrete septic tanks on the Property? 2. Are there any other types of septic tanks on the Property? 3. Are there any other types of septic tanks on the Property? 4. Are there any other types of septic tanks on the Property? 5. When were the tanks last pumped and by whom? 1. Are you aware of any abandoned septic systems and Septic 1. Are you aware of any abandoned septic systems or cesspools on the Property? 2. If "yes," have these systems, tanks or cesspools been closed in accordance with the municipality's	1. Is the Property served by a sewage system (public, private or community)? 2. If "no," is it due to unavailability or permit limitations? 3. When was the sewage system installed (or date of connection, if public)? 4. Name of current service provider, if any: Millers burg Area Authoria 4. Name of current service provider, if any: Millers burg Area Authoria 5. Public 6. Community (non-public) 7. Public 7. Community (non-public) 8. An individual on-lot sewage disposal system 8. An individual On-lot sewage Disposal System. (check all that apply): 9. Is your sewage system within 100 feet of a well? 9. Is your sewage system subject to a ten-acre permit exemption? 9. Does your sewage system include a holding tank? 9. Does your sewage system include a drainfield? 9. Does your sewage system include a caspic tank? 9. Is your sewage system include a cespool? 8. Is your sewage system include a cespool? 8. Is your sewage system shared? 9. Is your sewage system shared? 9. Is your sewage system supported by a backup or alternate system? 10. Is your sewage system supported by a backup or alternate system? 11. Are there any metal/steel septic tanks on the Property? 12. Are there any cenent/concrete septic tanks on the Property? 13. Are there any other types of septic tanks on the Property? 15. Where are the septic tanks located? 16. When were thanks last pumped and by whom? 17. Does you awage of any abandoned septic systems or cesspools on the Property? 18. Are you aware of any abandoned septic systems or cesspools on the Property? 20. If "yes," have these systems, tanks or cesspools been closed in accordance with the municipality's	(F)	Sewage Pumps 1. Are there any sewage pumps located on the Property?	F1 F	1 10		
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	(A) General Yes No Unk		2. If "no," is it due to unavailability or permit limitations?	A2			
			1. Is the Property served by a sewage system (public, private or community)?	A1	V		
(A) General Yes No Unk	D. SEWAGE SYSTEM	(A)	General	Y	es No	Unk	
		tio	i efforts, the name of the person or company who did the repairs and the date the work was done:				
	tion efforts, the name of the person or company who did the repairs and the date the work was done:				repair	or re	me
tion efforts, the name of the person or company who did the repairs and the date the work was done:		E-					Ц
Explain any problem(s) with your water supply. Include the location and extent of any problem(s) and any repair or remetion efforts, the name of the person or company who did the repairs and the date the work was done:	Explain any problem(s) with your water supply. Include the location and extent of any problem(s) and any repair or reme				1 1		
2. Have you ever had a problem with your water supply? Explain any problem(s) with your water supply. Include the location and extent of any problem(s) and any repair or remotion efforts, the name of the person or company who did the repairs and the date the work was done:	2. Have you ever had a problem with your water supply? Explain any problem(s) with your water supply. Include the location and extent of any problem(s) and any repair or remedence.			E		Y	26
pumping system and related items? 2. Have you ever had a problem with your water supply? Explain any problem(s) with your water supply. Include the location and extent of any problem(s) and any repair or remotion efforts, the name of the person or company who did the repairs and the date the work was done:	pumping system and related items? 2. Have you ever had a problem with your water supply? Explain any problem(s) with your water supply. Include the location and extent of any problem(s) and any repair or remedence.						
1. Are you aware of any leaks or other problems, past or present, relating to the water supply, pumping system and related items? 2. Have you ever had a problem with your water supply? Explain any problem(s) with your water supply. Include the location and extent of any problem(s) and any repair or remotion efforts, the name of the person or company who did the repairs and the date the work was done:	 Are you aware of any leaks or other problems, past or present, relating to the water supply, pumping system and related items? Have you ever had a problem with your water supply? Explain any problem(s) with your water supply. Include the location and extent of any problem(s) and any repair or remederation. 	. ,	Issues	Y	es No	Unl	

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. All questions must be answered. Explain any "yes" answers in Section 10. 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: 1. PLUMBING SYSTEM 288 1 Yes No Unk N/A (A) **Material(s).** Are the plumbing materials (check all that apply): 281 Copper 2. Galvanized A2 3. Lead 4. PVC A4 5. Polybutylene pipe (PB) 6. Cross-linked polyethyline (PEX) A6 787 7. Other (B) Are you aware of 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.)? If "yes," explain: Dishwasher hose leaked under the sink 2. DOMESTIC WATER HEATING Unk Yes No N/A (A) Type(s). Is your water heating (check all that apply): 1. Electric 295 2. Natural gas A2 3. Fuel oil 4. Propane 748 2 If "yes," is the tank owned by Seller? 290 Solar 300 If "yes," is the system owned by Seller? 6. Geothermal 302 7. Other 303 (B) System(s) 304 1. How many water heaters are there? Tanks Tankless 305 2. When were they installed? B2 307 3. Is your water heater a summer/winter hook-up (integral system, hot water from the boiler, etc.)? 309 (C) Are you aware of any problems with any water heater or related equipment? 3(11) If "yes," explain: 310 312 13. HEATING SYSTEM Unk N/A (A) Fuel Type(s). Is your heating source (check all that apply): 313 V 1. Electric 314 2. Natural gas 1 3. Fuel oil V 4. Propane 317 V If "yes," is the tank owned by Seller? 318 V Geothermal 319 Coal 6. 320 i 7. Wood 321 Solar shingles or panels If "yes," is the system owned by Seller? 6 323 9. Other: (B) System. Type(s) (check all that apply): 325 Forced hot air 2. Hot water 327 V Heat pump 328 Electric baseboard Steam Radiant flooring 331 7. Radiant ceiling 332 LLE Date 6-18:2025 SPD Page 6 of 11 **Buyer's Initials** 333 Seller's Initials Date

						W
			Yes	No	Unk	1
	8. Pellet stove(s)	88		1	+	-
	How many and location?				+	1
	9. Wood stove(s)	B9		M	\dashv	-
	How many and location?	_			H	ļ
	10. Coal stove(s)	B10	Ш	4		1
	How many and location?	_				1
	11. Wall-mounted split system(s)	B11		1		1
	How many and location?					1
	12. Other:	B12		V		
	13. If multiple systems, provide locations ·	-				I
		B13			Ц	1
(C)	Status					I
	1. Are there any areas of the house that are not heated?	C1		V		
	If "yes," explain:					1
	2. How many heating zones are in the Property?	C2				1
	3. When was each heating system(s) or zone installed? 2000 approx.	- C3	(r)			T
	4. When was the heating system(s) last serviced? 2023	- C4				İ
	5. Is there an additional and/or backup heating system? If "yes," explain:	-		150		1
		C5		V		
	6. Is any part of the heating system subject to a lease, financing or other agreement?	C6	П	V	П	f
	If "yes," explain:					t
(D)	Fireplaces and Chimneys	-			76 E. S.	1
(L)	1. Are there any fireplaces? How many?	D1	T	W	П	-
		-	H	H	H	f
	2. Are all fireplaces working?	D2			H	t
	3. Fireplace types (wood, gas, electric, etc.):	D3			\dashv	+
	4. Was the fireplace(s) installed by a professional contractor or manufacturer's representative?	D4		H	H	1
	5. Are there any chimneys (from a fireplace, water heater or any other heating system)?	D5	1	Ш	Н	1
	6. How many chimneys?	D6			H	1
	7. When were they last cleaned? 2023	D7		alternation		1
	8. Are the chimneys working? If "no," explain:	D8	V		Ц	1
(E)	Fuel Tanks	-				
	1. Are you aware of any heating fuel tank(s) on the Property?	E1	V			1
	2. Location(s), including underground tank(s): Busement	E2				1
	3. If you do not own the tank(s), explain:	E3				I
(F)	Are you aware of any problems or repairs needed regarding any item in Section 13? If "yes,"	_				I
,	explain:	F		V		-
AII	R CONDITIONING SYSTEM		W 1 1 2 3 3 4		14 NS 17	1
(A)	Type(s). Is the air conditioning (check all that apply):					ŧ
	1. Central air	AI	V			ALC: U
	a. How many air conditioning zones are in the Property?	1a				1
	b. When was each system or zone installed? 2010	fb				1
	c. When was each system last serviced?	10			W	I
	2. Wall units	A2		V		-
	How many and the location?				П	ſ
	3. Window units	A3		П		STATE OF THE PERSON
	How many?				П	f
	4. Wall-mounted split units	- A4	П	W	H	1
					H	f
	How many and the location?	- A5		V	H	1
	6. None	- A6	+	W	H	The same
(D)		D.	+		H	Santa Santa
(D)	Are there any areas of the house that are not air conditioned?	D		И		f
	If "yes," explain:	-	-		100	-
(C)	Are you aware of any problems with any item in Section 14? If "yes," explain:	ا _ ا				
		- C				

393 C 392 P	heck roper	yes, no, unknown (unk) or no ty. Check unknown when the qu	ot app	olicabl n does	e (N/A) apply to	for each question. Be sure to check the Property but you are not sure of	N/A	when a	a question All questi	n does not appons must be a	ply to the
		ECTRICAL SYSTEM									
									_		
394	(A)	Type(s)	1	£0					L	Yes No U	nk N/A
395		1. Does the electrical system				0			A1		
396		2. Does the electrical system				s?			A2		
397		3. Is the electrical system sola							A3		
398		a. If "yes," is it entirely or							3a		
399			the s	ystem	subject	to a lease, financing or other agreer	nent?	If "yes	5,"		
400		explain:		-					3b		
401		What is the system amperage?			_				В		
402		Are you aware of any knob and							C	V	
403	(D)	Are you aware of any problem	s or re	epairs	needed i	in the electrical system? If "yes," exp	olain:				
404									D		
405 16		HER EQUIPMENT AND A									
406	(A)	THIS SECTION IS INTEN	DED	TO	DENT	IFY PROBLEMS OR REPAIRS	and	must b	e comple	eted for each	item that
407		will, or may, be included with	the P	ropert	y. The to	erms of the Agreement of Sale nego	tiated	betwe	en Buver	and Seller w	vill deter-
408		mine which items, if any, are in	clude	ed in th	e purcha	ase of the Property. THE FACT TE	IAT	ANIT	EMISL	ISTED DO	ES NOT
409		MEAN IT IS INCLUDED I	NTI	IE AC	REEM	IENT OF SALE.					
411	(B)	Are you aware of any problems	s or re	epairs 1	needed t	o any of the following:					
411		Item	Yes	No	N/A	Item	Yes	No	N/A		
412		A/C window units			V	Pool/spa heater	П		Tar.		
413		Attic fan(s)			10	Range/oven		7	H		
414		Awnings				Refrigerator(s)	H		H		
415		Carbon monoxide detectors				Satellite dish					
416		Ceiling fans			111	Security alarm system	H				
417		Deck(s)	H		H	Smoke detectors	H				
418		Dishwasher				Sprinkler automatic timer	H				
419		Dryer		1		Stand-alone freezer					
420		Electric animal fence	H	H			H		N		
421		Electric garage door opener	H	+++		Storage shed	H	V			
422		Garage transmitters	H	H	V	Trash compactor Washer	H		N		
423		Garbage disposal	H	++			H	V			
		In-ground lawn sprinklers		++		Whirlpool/tub					
424		Intercom		+++		Other:		+	7		
425					V	1.					
426		Interior fire sprinklers	H	+	V	2.	\square				
427		Keyless entry	H	-		3.					
428		Microwave oven		111		4.					
429		Pool/spa accessories	Ш	Щ	V	5.					
430		Pool/spa cover	Ш	Ш		6.					
431	(C)	Explain any "yes" answers in	Secti	on 16							
432											
433 17.		OLS, SPAS AND HOT TUBS							Y	es No Un	k N/A
434		Is there a swimming pool on the		erty?	If "yes,"	;			A	TIPIT	
435		 Above-ground or in-ground 	?						. A1		Ter
436		2. Saltwater or chlorine?							A2		
437		3. If heated, what is the heat so		-					A3		
438		Vinyl-lined, fiberglass or co							A4		
439		What is the depth of the swi							A5		
440		6. Are you aware of any proble	ems w	ith the	swimm	ing pool?			Δ6 Γ		
441	1					swimming pool equipment (cover,	filter.	ladder			
442		lighting, pump, etc.)?			-				' _{A7} [
443	(B)	Is there a spa or hot tub on the F	roper	ty?					B F		
444		1. Are you aware of any proble			spa or l	not tub?			B1		
445						e spa or hot tub equipment (steps, l	lightin	ng iete	"		W
446		cover, etc.)?			J == 111		. S	. ₆ , jc.s	' _{B2} [PA
	(C) 1	Explain any problems in Secti	on 17	·:					DZ L		
448	. , -	, F									
	ler's	Initials DEF LLE Date (1-18	202	5	SPD Page 8 of 11 Buyer's I	nitial	s		Date_	

	Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a qu	
451	Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All q	uestions must be answered.
452 1	8. WINDOWS	Yes No Unk N/A
453	(A) Have any windows or skylights been replaced during your ownership of the Property?	A
454	(B) Are you aware of any problems with the windows or skylights?	B
455	Explain any "yes" answers in Section 18. Include the location and extent of any problem(s) and ar	
456	remediation efforts, the name of the person or company who did the repairs and the date the work w	as done:
457	1st and and floor windows Replaced - Esh 2021	
	9. LAND/SOILS	Von No Tink N/A
459	(A) Property	Yes No Unk N/A
460	1. Are you aware of any fill or expansive soil on the Property?	A1
461	2. Are you aware of any sliding, settling, earth movement, upheaval, subsidence, sinkholes or earth	A2
462	stability problems that have occurred on or affect the Property?	
463	3. Are you aware of sewage sludge (other than commercially available fertilizer products) being	A3 0 0
464	spread on the Property?	A4
465	4. Have you received written notice of sewage sludge being spread on an adjacent property?	
465	5. Are you aware of any existing, past or proposed mining, strip-mining, or any other excavations on the Property?	
467	Note to Buyer: The Property may be subject to mine subsidence damage. Maps of the counties and m.	ines where mine subsidence
469	damage may occur and further information on mine subsidence insurance are available through De	
470	Protection Mine Subsidence Insurance Fund, (800) 922-1678 or ra-epmsi@pa.gov.	partition of Environmental
471	(B) Preferential Assessment and Development Rights	
472	Is the Property, or a portion of it, preferentially assessed for tax purposes, or subject to limited devel-	
473	opment rights under the:	Yes No Unk N/A
474	1. Farmland and Forest Land Assessment Act - 72 P.S.§5490.1, et seq. (Clean and Green Program)	Bí D
475	2. Open Space Act - 16 P.S. §11941, et seq.	B2
476	3. Agricultural Area Security Law - 3 P.S. §901, et seq. (Development Rights)	В3
477	4. Any other law/program:	B4
478	Note to Buyer: Pennsylvania has enacted the Right to Farm Act (3 P.S. § 951-957) in an effort to lin	nit the circumstances under
479	which agricultural operations may be subject to nuisance suits or ordinances. Buyers are encouraged	
480	agricultural operations covered by the Act operate in the vicinity of the Property.	, ,
481	(C) Property Rights	
482	Are you aware of the transfer, sale and/or lease of any of the following property rights (by you or a	
483	previous owner of the Property):	Yes No Unk N/A
484	1. Timber	C1 V
485	2. Coal	C2
486	3. Oil	C3
487	4. Natural gas	C4
488	5. Mineral or other rights (such as farming rights, hunting rights, quarrying rights) Explain:	C5
489		
490	Note to Buyer: Before entering into an agreement of sale, Buyer can investigate the status of these rig	
491	engaging legal counsel, obtaining a title examination of unlimited years and searching the official rec	2 33 3
492	the Recorder of Deeds, and elsewhere. Buyer is also advised to investigate the terms of any existing leas to terms of those leases.	es, as Buyer may be subject
493	Explain any "yes" answers in Section 19:	
494	Explain any yes answers in Section 17.	
	D. FLOODING, DRAINAGE AND BOUNDARIES	
497	(A) Flooding/Drainage	Yes No Unk N/A
498	1. Is any part of this Property located in a wetlands area?	AI V
409	2. Is the Property, or any part of it, designated a Special Flood Hazard Area (SFHA)?	A2 1 1
500	3. Do you maintain flood insurance on this Property?	A3
501	4. Are you aware of any past or present drainage or flooding problems affecting the Property?	A4
502	5. Are you aware of any drainage or flooding mitigation on the Property?	A5 V
503	6. Are you aware of the presence on the Property of any man-made feature that temporarily or per-	
5114	manently conveys or manages storm water, including any basin, pond, ditch, drain, swale, culvert,	
505	pipe or other feature?	A6
506	7. If "yes," are you responsible for maintaining or repairing that feature which conveys or manages	
507	storm water for the Property?	A7 U U
~	eller's Initials DEE 16 Date 6-18-2025 SPD Page 9 of 11 Buyer's Initials	
508 \$	eller's Initials Date 6-18:40 SPD Page 9 of 11 Buyer's Initials	Date

(B) Boundaries 1. Are you aware of encroachments, boundary line disputes, or easements affecting the Property? 2. Is the Property accessed directly (without crossing any other property) by or from a public road? 3. Can the Property be accessed from a private road or lane? a. If "yes," has the right of way, easement or maintenance agreement? b. If "yes," has the right of way, easement or maintenance agreement? b. If "yes," has the right of way, easement or maintenance agreement heen recorded? 4. Are you aware of any shared or common areas (driveways, bridges, docts, walls, etc.) or maintenance agreements? Note to Buyer: Most properties have easements running across them for utility services and other reasons. In many cases, the earnests do not restrict the ordinary use of the property, and Seller may not be readily aware of them. Buyers may wish to determ the existence of easements and restrictions by examining the property and ordering and shortest of Title or searching the records the Office of the Recorder of Deeds for the county before entering into an agreement of sale. Explain any "yes" maswers in Section 20(B): 21. HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES (A) Mold and Indoor Air Quality (other than radon) 1. Are you aware of any tests for mold, fluigh, or indoor air quality in the Property? 2. Other than general household cleaning, have you taken any efforts to control or remediate mold or mold-like substances in the Property? Note to Buyer: Individuals may be affected differently, or not at all, by mold contamination, If mold contamination or indoor, quality is a concern, buyers are encouraged to engage the services of a qualified professional to do testing, Information on the issue is available from the United States Environmental Protection Agency and may be obtained by contacting IAQ INFO, P. O. B 37133, Washington, D. C. 20013-7133, 1-800-438-4318. (B) Radon B) Radon 1. Are you aware of any tests for radon gas that have been performed in any buildings on the Property? 2. If "ye		Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All q Explain any "yes" answers in Section 20(A). Include dates, the location and extent of flooding and	the cond	lition of	any ma
1. Arc you aware of encroachments, boundary line disputes, or easements affecting the Property? 2. Is the Property accessed directly (vidinout crossing any other property) by or from a public road? 3. Can the Property be accessed from a private road or lane? 4. Are you aware of any shared or common areas (driveways, bridges, docks, walls, etc.) or maintance agreements? Note to Buyer: Most properties have easements running across them for utility services and other reasons. In many cases, the earnest search on restrictions by examining the property and seller may not be readily oware of them. Buyers may wish to determ the existence of easements and restrictions by examining the property and ordering an abstract of Tule or searching the records the Office of the Record of Deeds for the county before entering into an agreement of sale. Explain any "yes" answers in Section 20(B): 11. HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES (A) Mold and Indoor Air Quality (other than radon) 12. Are you aware of any yets for mold, fungl, or indoor air quality in the Property? 2. Other than general household cleaning, have you taken any efforts to control or remediate mold or mold-files substances in the Property? Note to Buyer: Individuals may be affected differently, or not at all, by mold contamination. If mold contamination or indoor, quality is a concern, buyers are encouraged to engage the services of a qualified professional to do testing IAQ INFO, P.O. B 37133, Washington, D.C. 20013-7133, 1-800-438-4318. (B) Radon 1. Are you aware of any tests for radon gas that have been performed in any buildings on the Property? (C) Lead Palut If the Property accounted, or if construction began, before 1978, you must disclose any knowledge of, and records and reports about, lead-based paint on the Property? 2. Are you aware of any pasts or present hazardous substances or environmental enconcerns? 2. Are you aware of any pasts or present hazardous substances or environmental enconcerns? 2. Are you aware of any other haza	12	made storm water management features:		THE CALL	mij mi
1. Arc you aware of encroachments, boundary line disputes, or easements affecting the Property? 2. Is the Property accessed directly (vidinout crossing any other property) by or from a public road? 3. Can the Property be accessed from a private road or lane? 4. Are you aware of any shared or common areas (driveways, bridges, docks, walls, etc.) or maintance agreements? Note to Buyer: Most properties have easements running across them for utility services and other reasons. In many cases, the earnest search on restrictions by examining the property and seller may not be readily oware of them. Buyers may wish to determ the existence of easements and restrictions by examining the property and ordering an abstract of Tule or searching the records the Office of the Record of Deeds for the county before entering into an agreement of sale. Explain any "yes" answers in Section 20(B): 11. HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES (A) Mold and Indoor Air Quality (other than radon) 12. Are you aware of any yets for mold, fungl, or indoor air quality in the Property? 2. Other than general household cleaning, have you taken any efforts to control or remediate mold or mold-files substances in the Property? Note to Buyer: Individuals may be affected differently, or not at all, by mold contamination. If mold contamination or indoor, quality is a concern, buyers are encouraged to engage the services of a qualified professional to do testing IAQ INFO, P.O. B 37133, Washington, D.C. 20013-7133, 1-800-438-4318. (B) Radon 1. Are you aware of any tests for radon gas that have been performed in any buildings on the Property? (C) Lead Palut If the Property accounted, or if construction began, before 1978, you must disclose any knowledge of, and records and reports about, lead-based paint on the Property? 2. Are you aware of any pasts or present hazardous substances or environmental enconcerns? 2. Are you aware of any pasts or present hazardous substances or environmental enconcerns? 2. Are you aware of any other haza	1.3		1		
2. Is the Property accessed directly (without crossing any other property) by or from a public road? 3. Can the Property be accessed from a private road or lane? 4. If "yes," is there a written right of way, easement or maintenance agreement? 4. Are you aware of any shared or common areas (driveways, bridges, docks, walls, etc.) or maintenance and properties have casements running across them for utility services and other reasons. In many cases, the ear ments do not restrict the ordinary use of the property, and Seller may not be readily aware of them. Buyers may wish to determ the existence of easements and restrictions by examining the property and ordering and shareat of Title or searching the records the Office of the Recorder of Deeds for the county before entering into an agreement of sale. Explain any "yes" answers in Section 20(B): 21. HAZAROUS SUBSTANCES AND ENVIRONMENTAL ISSUES (A) Mold and Indoor Air Quality (other than radon) 1. Are you aware of any tests for mold, fungi, or indoor air quality in the Property? 2. Other than general household cleaning, have you taken any efforts to control or remediate mold or mold-like substances in the Property? 3. The you aware of any tests for radon gas that have been performed in any buildings on the Property? 3. If "yes," provide test date and results 3. Are you aware of any tests for radon gas that have been performed in any buildings on the Property? 2. If "yes," provide test date and results 3. Are you aware of any tests for radon gas that have been performed in any buildings on the Property? 4. Are you aware of any tests for radon gas that have been performed in any buildings on the Property? 5. If "yes," pave aware of any past or present hazardous substances on the Property? 6. If "yes," pave aware of any past or present hazardous substances on the Property? 7. Are you aware of any past or present hazardous substances on the Property? 8. If "yes," have you aware of restriction or restrictive covenants that apply to the Property? 9. Are you	4 5		Yes	No U	Unk N/
3. Can the Property be accessed from a private road or lane? a. If "yes," has the right of way, easement or maintenance agreement? b. If "yes," has the right of way, easement or maintenance agreement? b. If "yes," has the right of way, easement or maintenance agreement? A rey ou aware of any shared or common areas (driveways bridges, docks, walls, etc.) or maintenance agreements? Note to Buyer: Most properties have easements running across them for utility services and other reasons. In many cases, the earnens do not restrict the ordinary use of the property, and Seller may not be readily aware of them. Buyers wish to determe the existence of easements and restrictions by examining the property and ordering an Abstract of Title or searching the records the Office of the Recorder of Deeds for the county before entering into an agreement of sale. Explain any "yes" answers in Section 20(B): 21. HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES (A) Mold and Indoor Air Quality (other than radon) 1. Are you aware of any tests for mold, fungi, or indoor air quality in the Property? 2. Other than general household cleaning, have you taken any efforts to control or remediate mold or mold-like substances in the Property? Note to Buyer: Individuals may be affected differently, or not at all, by mold contamination. If mold contamination or it issue is available from the United States Environmental Protection Agency and may be obtained by contacting IAQ INFO, P.O. B. (B) Radon 1. Are you aware of any tests for radon gas that have been performed in any buildings on the Property? 2. If "yes," provide test date and results 3. Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on the Property? 2. Are you aware of any past or present hazardous substances on the Property (structure or soil) such as, but not limited to, asbestos or polychlorinated biphenyls (PCBa)? 2. Are you aware of any past or present hazardous substances or environmental concerns? 2. Are you aware of an	5 6	1. Are you aware of encroachments, boundary line disputes, or easements affecting the Property?	BI	V	
a. If "yes," is there a written right of way, easement or maintenance agreement? b. If "yes," has the right of way, easement or maintenance agreement? 4. Are you aware of any shared or common areas (driveways, bridges, docks, walls, etc.) or maintenance agreements? Note to Buyer: Most properries have easements running across them for utility services and other reasons. In many cases, the easements on not restrict the ordinary use of the property, and Seller may not be readily aware of them. Buyers may wish to determ the existence of easements and restrictions by examining the property and ordering and shared of Title or searching the records the Office of the Recorder of Deeds for the county before entering into an agreement of sale. Explain any "yes" answers in Section 20(B): 21. HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES (A) Mold and Indoor Air Quality (other than radon) 1. Are you aware of any tests for mold, flungl, or indoor air quality in the Property? 2. Other than general household cleaning, have you taken any efforts to control or remediate mold or mold-like substances in the Property? 3. Note to Buyer: Individuals may be affected differently, or not at all, by mold contamination. If mold contamination or indoor, quality is a concern, buyers are encouraged to engage the services of a qualified professional to do testing. Information on the issue its available from the United States Environmental Protection Agency and may be obtained by contacting IAQ INFO, P.O. B 37133, Washington, D.C. 20013-7133, 1-800-438-4318. (B) Radon 1. Are you aware of any tests for radon gas that have been performed in any buildings on the Property? 2. If "yes," provide test date and results 3. Are you aware of any existing underground tanks? 4. Are you aware of any existing underground tanks? 2. Are you aware of any past or present hazardous substances on the Property? 3. If "yes," have you received written notice regarding lead-based paint or lead-based paint or lead-based paint or lead-based paint or lead		2. Is the Property accessed directly (without crossing any other property) by or from a public road?	B2 V		
b. If "yes," has the right of way, easement or maintenance agreement been recorded? 4. Are you aware of any shared or common areas (driveways, bridges, docks, walls, etc.) or maintenance agreements? Note to Buyer: Mast properties have easements running across them for utility services and other reasons. In many cases, the aments do not restrict the ordinary use of the property, and Seller may not be readily aware of them. Buyers may wish to determ the existence of easements and restrictions by examining the property and ordering an Abstract of Title or searching the records the Office of the Recorder of Deeds for the country before entering into an agreement of sale. Explain any "yes" answers in Section 20(B): 21. HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES (A) Mold and Indoor Air Quality (other than radon) 1. Are you aware of any tests for mold, fungi, or indoor air quality in the Property? 2. Other than general household cleaning, have you taken any efforts to control or remediate mold or mold-like substances in the Property? Note to Buyer: Individuals may be affected differently, or not at all, by mold contamination. If mold contamination or indoor is a concern, buyers are encouraged to engage the services of a qualified professional to do testing. Information on issue is available from the United States Environmental Protection Agency and may be obtained by contacting IAQ INFO, P.O. B. 37/33, Washington, D.C. 20013-7133, I-800-438-4318. (B) Radon 1. Are you aware of any tests for radon gas that have been performed in any buildings on the Property? 2. It "yes," provide test date and results 3. Are you aware of any radon removal system on the Property? 2. Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on the Property? 2. Are you aware of any established paint or lead-based paint flor lead-based paint hazards on the Property? 2. Are you aware of any established paint parados on the Property? 2. Are you aware of any established paint parados and	7		ВЗ		
A. Are you aware of any shared or common areas (driveways, bridges, docks, walls, etc.) or maintenance agreements? Nate to Bayer: Most properties have easements running across them for utility services and other reasons. In many cases, the earnest on our restrict the ordinary use of the property, and Seller may not be readily aware of them. Buyers may wish to determ the existence of easements and restrictions by examining the property and ordering an Abstract of Tule or searching the records the Office of the Recorder of Deeds for the country before entering into an agreement of sale. Explain any "yes" answers in Section 20(B): 11. HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES (A) Mold and Indoor Air Quality (other than radon) 12. Are you aware of any tests for mold, fungi, or indoor air quality in the Property? 23. Other than general household cleaning, have you taken any efforts to control or remediate mold or mold-like substances in the Property? 34. Note to Buyer: Individuals may be affected differently, or not at all, by mold contamination. If mold contamination or indoor quality is a concern, buyers are encouraged to engage the services of a qualified professional to do testing. Information on the issue is available from the United States Environmental Protection Agency and may be obtained by contacting IAQ INFO, P.O. B 37/133, Washington, D.C. 20013-1733, 1-80-0348-4318. (B) Radon 1. Are you aware of any tests for radon gas that have been performed in any buildings on the Property? 2. If "yes," provide test date and results 3. Are you aware of any tests for mold, lead-based paint on the Property on a separate disclosure form. 1. Are you aware of any lead-based paint or lead-based paint hazards on the Property? 2. Are you aware of any existing underground tanks? 2. Are you aware of any portion of the Property been used for waste or refuse disposal or storage? 11. If "yes," location: 12. Other 13. Are you aware of any past or present hazardous substances on the Property (Structure or soil))	b. If "yes," has the right of way, easement or maintenance agreement?		╀┢╃┼┤	i i
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2. Are you aware of any historic preservation restriction or ordinance or archeological designation			Yes		ık N/A
		1. Are there any deed restrictions or restrictive covenants that apply to the Property?	A1	Y	
associated with the Property?					
			A2		10 40 - 31 - 32 - 32 - 32 - 32 - 32 - 32 - 32

Fropo	erty.	es, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when the question does apply to the Property but you are not sure of the answer.	en a que er. All q	estic uest	on doe tions n	s not a	apply e ansv	to th
				1	Yes	No	Unk	N/A
570	3.	Are you aware of any reason, including a defect in title or contractual obligation such as an o	option	Ì				
71		or right of first refusal, that would prevent you from giving a warranty deed or conveying title	to the			V		
72		Property?		A3				
73 (B		nancial			THE STATE OF			
174	1.	Are you aware of any public improvement, condominium or homeowner association assessi	ments	ľ	GER CONTROL			
75		against the Property that remain unpaid or of any violations of zoning, housing, building, saf	ety or		П			
76		fire ordinances or other use restriction ordinances that remain uncorrected?	,	BI		LE		
77	2.	Are you aware of any mortgages, judgments, encumbrances, liens, overdue payments on a su	pport					
78		obligation, or other debts against this Property or Seller that cannot be satisfied by the process	eds of			V		
179		this sale?	rao or	B2	_			
80	3.	Are you aware of any insurance claims filed relating to the Property during your ownership?		ВЗ	\Box	V		
81 (C) Le	egal						
82	1.	Are you aware of any violations of federal, state, or local laws or regulations relating to this	Pron-					
83		erty?	гор	CI		V		
84	2.	Are you aware of any existing or threatened legal action affecting the Property?		C2	П	V		
85 (D) A	Iditional Material Defects						
86	1.	Are you aware of any material defects to the Property, dwelling, or fixtures which are no	t dis-					
87		closed elsewhere on this form?	v dib	DI		V		
88		Note to Buyer: A material defect is a problem with a residential real property or any portion	of it th	at u	muld	hava	gion	ifical
89		adverse impact on the value of the property or that involves an unreasonable risk to people	le on th	a ni	onart	v The	fact	that
90		structural element, system or subsystem is at or beyond the end of the normal useful life of su	uch a et	e pi	uval o	y. 1110 Jaman	t ova	inui tam a
91		subsystem is not by itself a material defect.	ich u sil	иси	urui e	temen	ı, sysi	em o
)2	2:	After completing this form, if Seller becomes aware of additional information about	the Pro	mor	to in	eludir	or the	cona
93		inspection reports from a buyer, the Seller must update the Seller's Property Disclosi	nre Sta	tom	ont a	nd/or	attac	h th
)4		inspection report(s). These inspection reports are for informational purposes only.	ure Sta	tem	ciii a	nu/or	attac	11 (11
5 Ex	plai	n any "yes" answers in Section 22:						
16								
723. AT	TA	CHMENTS	-					
8 (A)	Th.	e following are part of this Disclosure if checked:						
9		Seller's Property Disclosure Statement Addendum (PAR Form SDA)						
10								
1								
2								
of Sello erty an TION	er's id to CO	signed Seller represents that the information set forth in this disclosure statement is accommodately seller hereby authorizes the Listing Broker to provide this information to provide this information to provide the state licensees. SELLER ALONE IS RESPONSIBLE FOR THE ACCURATIONS IN THIS STATEMENT. If any information supplied on this form becomes form Seller shall notify Buyer in writing.	rospecti RACV (ive l	buyer THE	s of th	ie pro)р- А-
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4		RECEIPT AND ACKNOWLEDGEMENT BY BUYER						
5 The u	ınde	rsigned Buyer acknowledges receipt of this Statement. Buyer acknowledges that this Sta	atemen	t is 1	not a	warra	inty 2	ınd
f that,	unle	ss stated otherwise in the sales contract, Buyer is purchasing this property in its presei	nt cond	litio	n. It	is Buy	ver's	re-
spons	ibili	ty to satisfy himself or herself as to the condition of the property. Buyer may request tha	t the pr	one	rty b	e insp	ected	, at
Buyer	r's e	xpense and by qualified professionals, to determine the condition of the structure or its o	compon	ent	S.	•		
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