# 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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PROPERTY Letort Road, Conestoga, PA 17516

: SELLER John R Chamberlin and Corrine L Chamberlin

# INFORMATION REGARDING THE REAL ESTATE SELLER DISCLOSURE LAW

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

- Transfers that are the result of a court order.
- Transfers to a mortgage lender that result from a buyer's default and subsequent foreclosure sales that result from default.
- Transfers from a co-owner to one or more other co-owners.
- Transfers made to a spouse or direct descendant.
  - Transfers between spouses that result from 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 ļί 15 liquidation. 16
- Transfer of a property to be demolished or converted to non-residential use. 17
  - Transfer of unimproved real property.
- Transfers by a fiduciary during the administration of a decedent estate, guardianship, conservatorship or trust. 13
- 10. Transfers of new construction that has never been occupied when: 19 20
  - 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.

In addition to these exceptions, disclosures for condominiums and cooperatives are limited to the seller's particular unit(s). Disclosures 34 25 regarding common areas or facilities are not required, as those elements are already addressed in the laws that govern the resale of condo-26 minium 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 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 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.

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 33 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. 33

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 in the property. Check unknown when the question does apply to the property but you are not sure of the answer.

Seller's Initials ILC Date 9-30-20 SPD Page 1 of 10 Buyer's Initials Date	Seller's Initials IC OF Date 9-30-20	SPD Page 1 of 10	Buyer's InitialsDate
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Yes   No   Unk   N/A   1. SELLER'S EXPERTISE
Explain Section 2 (if needed);
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  (B) If "yes," how much are the fees? \$, paid (\[ \sum Monthly \) (\[ \sum Quarterly \) (\[ \sum Yearly \) (C) If "yes," are there any community services or systems that the association or community is re-
c c c sponsible for supporting or maintaining? Explain:
D (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 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? 2007?  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: 5007 H 5106 SHIM GET BUTCH OFF
Seller's Initials JRC OLDate 9-30-20 SPD Page 2 of 10 Buyer's Initials Date

199			5. BASEMENTS AND CRA	WL SPACES			
141 142		Yes No Unk N/A (A) Sump Pump					
103		1. Does the property have a sump pit? If yes, how many?					
1414	2		F-Poxe Mayor Dump! If VES DOW many/				
195	4		4. If it has a sump pun	ap, is the sump pump in v	working and and		
196			(b) water millitration				
197 (18)	ı		1. Are you aware of an	ıy water leakage, accumu	lation, or dampness wit	thin the basement or crawl	
100	_		-p				
Ha	2		the basement or cra	ly repairs or other attemp	ots to control any water	or dampness problem in	
111	3		<ol><li>Are the downspouts</li></ol>	or gutters connected to	a public system?		
112 113			Explain any "yes" answers in the	his section, including the	location and automt -	any problem(s) and any	
114			- Pass of remediation chores:	100112 63719770 1	13/1/0 : 11/ 1/ 1/	IEL RAINS	
115		Yes No Unk N/A	6. TERMITES/WOOD-DEST	IROYING INSECTS, I	DRYROT, PESTS		
115	1		1. Are you aware of any	y termites/wood-destrovir	ng insects draget or nee	to affecting the annual o	
117 UR	2		The jour aware of all	y damage caused by terr	nites/wood-destroying	insects, dryrot, or pests?	
119	ı		(D) Reminent				
126	2	图口	Is your property curr     Are you aware of an  Explain any "you"	v termite/pest contract by a	a licensed pest control	company?	
121			Explain any yes, answers in so	ection 6, including the r	name of any service/tr	he property?	
123		V	The form	TERMITES 2010	2-3	carment provider, if ap-	
124		Yes No Unk N/A	7. STRUCTURAL ITEMS  (A) Are you aware of any no	of an automate	1.01		
123	A		(A) Are you aware of any pa walls, foundations, or oth	her structural component	shifting, deterioration	, or other problems with	
126	В		<ul><li>(B) Are you aware of any pa</li></ul>	ist or present problems v	vith driveways, walkw	ave natioe or retaining	
127 128			wans on me property?				
129	С		(C) Are you aware of any pas the roof, basement or cra	st or present water infiltra	ation in the house or oth	er structures, other than	
130			(D) Stucco and Exterior Syn	wt spaces? nthetic Finishing System	ne		
131	1		<ol> <li>Is your property const</li> </ol>	tructed with stucco?			
133 133	2		2. Is your property cons	structed with an Exterior	r Insulating Finishing	System (EIFS), such as	
134	3		3. If "yes," when was it	ucco, synthetic brick or s	synthetic stone?		
133	E	四口	(E) Are you aware of any fire	storm, water or ice dan	nage to the property?		
136	F		<ul><li>(F) Are you aware of any defe</li></ul>	ects (including stains) in	flooring or floor cover	ings?	
137 138		i	explain any "yes" answers in sec	ction 7, including the lo	cation and extent of a		
134		Yes No Unk N/A 8	repair or remediation efforts: <u>S</u> . 3. ADDITIONS/ALTERATION	HINGLES BLEW	OFF IN WIOD	5TOLM 2020	
1.46	A	M D	(A) Have any additions, struct	ural changes, or other alte	erations been made to the	na nronowby domina	
14T 14Z	-	43 0	ownership? Itemize and da	ate all additions/alteratio	ns below		
[43]	В		(B) Are you aware of any privation zoning codes?	vate or public architectu	iral review control of t	he property other than	
	-		Zonnig codes!				
144		Addi	tion, structural	Approximate date	Were permits ob-	Final inspections/	
148 146			ge, or alteration	of work	tained? (Yes/No/Un-	approvals obtained?	
					known)	(Yes/No/Unknown)	
147		REMODER		2006-2007	1/	. 7	
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153			A sheet describing other additi	ons and alterations is a	ttached.		
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upgrade or remove changed made by the prior owners. Buyers can have the property inspected by an ex-150 pert in codes compliance to determine if issues exist. Expanded title insurance policies may be available for Buyers to cover the risk of work done to the property by previous owners without a permit or approval. 162 Note to Buyer: According to the PA Stormwater Management Act, each municipality must enact a Storm 153 Water Management Plan for drainage control and flood reduction. The municipality where the property 154 is located may impose restrictions on impervious or semi-pervious surfaces added to the property. Buyers 1.55 should contact the local office charged with overseeing the Stormwater Management Plan to determine 160 if the prior addition of impervious or semi-pervious areas, such as walkways, decks, and swimming pools, 167 might affect your ability to make future changes. 152 9. WATER SUPPLY 169 Yes No Unk N/A (A) Source. Is the source of your drinking water (check all that apply): 170 П 1. Public 171 N N 2. A well on the property 172 3 区 3. Community water 174 1 B 4. A holding tank 174 N 5. A cistern 175 б N 6. A spring 176 7 BY 7. Other 8. No water service (explain): 178 (B) Bpass Valve (for properties with multiple sources of water) (70) 1. Does your water source have a bypass valve? 130 П X 2. If "yes," is the bypass valve working? 133 (C) Well 183 M  $\Box$ 121 2 П 134 3 145 4 4. Is there a well used for something other than the primary source of drinking water? 136 K 5. If there is an unused well, is it capped? 187 (D) Pumping and Treatment 133 1. If your drinking water source is not public, is the pumping system in working order? If 183 1 "no," explain: 130 2. Do you have a softener, filter, or other treatment system? Is the softener, filter, or other treatment system lease? From whom?\_\_\_\_ X 102 (E) General 1. When was your water last tested? Test results: PASSED, GEZ LEPORT

2. Is the water system shared? With whom? 124 П M 135 (F) Issues 195 1. Are you aware of any leaks or other problems, past or present, relating to the water supply, pumping system, and related items? 149 2. Have you ever had a problem with your water supply? 139 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 Yeş No Unk N/A (A) General 图 1. Is your property served by a sewage system (public, private or community)? 2. If "no," is it due to availability or permit limitations? X \ 3. When was the sewage system installed (or date of connection, if public)? (B) Type Is your property served by: 田 1. Public (if "yes," continue to D throughG below) 2 П 100 2. Community (non-public) П 3. An individual on-lot sewage disposal system 4. Other, explain: Seller's Initials Jec | O Date 9-30-20 SPD Page 4 of 10 Buyer's Initials Date

Note to Buyer: The PA Construction Code Act, 35 P.S. §7210 et seq. (effective 2004), and local codes es-

tablish standards for building and altering properties. Buyers should check with the municipality to de-

termine if permits and/or approvals were necessary for disclosed work and if so, whether they were

obtained. Where required permits were not obtained, the municipality might require the current owner to

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214 215 216 217 218 219 221 222 223 224 225 226 227 228 229 230 231 242 253 254 255 256 257 258 258 258 258 258 258 258 258 258 258	(C) Individual On-lot Sewage Disposal System. Is your sewage system (check all that apply):
259 240 241 242	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?
243 244 245 245 247 248 249 249 250 251 252 253 253 255 255 256 257 258	Explain any "yes" answers in section 10, including the location and extent of any problem(s) and any repair or remediation efforts: SETTIC TANK TO BE PUMPED AND II. PLUMBING SYSTEM  Yes No Unk N/A    Yes No Unk N/A   (A) Material(s). Are the plumbing materials (check all that apply):
259 261 262 263 256 257 257 248	Yes   No   Unk   N/A   (A) Type(s). Is your water heating (check all that apply):   1
?: Seller	r's Initials JRC CD Date 9-30-20 SPD Page 5 of 10 Buyer's Initials Date Date

372 373 274	Yes No Unk N/A	13. HEATING SYSTEM  (A) Fuel Type(s). Is your heating source (check all that apply):
275		Electric     Natural gas
276 277	3 🔲 🗓 🖂	3. Fuel oil
278	4	4. Propane
270	5	5. Geothermal
280	7 🔲 🖾 🗆	6. Coal 7. Wood
281 283		8. Other:
283		(B) System Type(s) (check all that apply):
284		<ol> <li>Forced hot air</li> <li>Hot water</li> </ol>
285 394	,	3. Heat pump
286 287	4 D D D	4. Electric baseboard
288	5	<ul><li>5. Steam</li><li>6. Radiant</li></ul>
239		7. Wood stove(s) How many?
290 291		8. Coal stove(s) How many?
392	9	J. Other.
393		(C) Status  1. When was your heating system(s) install 10.
294 295	2	2. When was the heating system(s) last serviced?
196	3 4	<ol> <li>When was your heating system(s) installed?</li> <li>When was the heating system(s) last serviced?</li> <li>How many heating zones are in the property?</li> <li>Is there an additional and/or hackup heating system? Find in</li> </ol>
297		4. Is there an additional and/or backup heating system? Explain:  (D) Fireplaces
298 299	1 🗆 🗵	1. Are there any fireplace(s)? How many?
900	<sup>2</sup>	2. Are all fireplace(s) working?
301	3 4	<ul> <li>3. Fireplace types(s) (wood, gas, electric, etc.):</li> <li>4. Were the fireplace(s) installed by a professional contractor or manufacturer's representative?</li> <li>5. Are there any chimpey(s) (from a finally state).</li> </ul>
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304	6 7	V: LIOW INDICATE CONTINUE VISIO WAS A 12-4-1 10
395	7 E	
30d		(E) List any areas of the house that are not heated:  (F) Heating Fuel Tanks
NO 7 NO 8		1. Are you aware of any heating fuel tank(s) on the property?
344	3 0	<ol> <li>Location(s), including underground tank(s):</li> <li>If you do not own the tank(s), explain:</li> </ol>
910		Are you aware of any problems or repairs needed regarding any item in section 13? If "yes," explain:
315		
313	Yes No Unk N/A	4. AIR CONDITIONING SYSTEM  (A) Type(s). Is the air conditioning (check all that apply):
314 315	1 10 0	1. Central air
316	<sup>2</sup>	2. Wall units
317		3. Window units 4. Other
318	5 0 0 0	5. None
319 339		(B) Status
571	2	1. When was the central air conditioning system installed? 2017
322	3	<ul> <li>2. When was the central air conditioning system last serviced?</li> <li>3. How many air conditioning zones are in the property?</li> </ul>
	C D D	(C) List any areas of the house that are not air conditioned:
323	· LU   U   Aı	re you aware of any problems with any item in section 14? If "yes," explain:
326 327		. ELECTRICAL SYSTEM
2.10	Yes No Unk N/A	(A) Type(s)
		<ol> <li>Does the electrical system have fuses?</li> <li>Does the electrical system have circuit breakers?</li> </ol>
	Paraellande	strong system have circuit ofcakets!
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	Yes	No	Unk	N/A
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(C) Are you aware of any knob and tube wiring in the home?

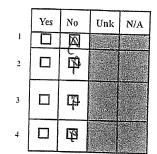
Are you aware of any problems or repairs needed in the electrical system? If "yes," explain:

## 16. OTHER EQUIPMENT AND APPLIANCES

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

The state of the froperty.						
Item	Yes	No	) 2	Item	Yes	No
Electric garage door opener				Trash compactor	$+$ $\pi$	
Garage transmitters				Garbage disposal	十一	
Keyless entry		Q		Stand-alone freezer	$+\overline{\overline{\overline{\overline{\overline{\overline{\overline{\overline{\overline}}}}}}}$	IX
Smoke detectors	〇			Washer	DI	
Carbon monoxide detectors		X		Dryer		╁┼
Security alarm system		M		Intercom	+=	
Interior fire sprinklers		M		Ceiling fans	+=	N N
In-ground lawn sprinklers		M		A/C window units	+	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\
Sprinkler automatic timer		凤		Awnings	╁┼	+
Swimming pool		×		Attic fan(s)	ᅡ片	
Hot tub/spa		図		Satellite dish	Q	
Deck(s)	X			Storage shed	<u> </u>	
Pool/spa heater		D		Electric animal fence		H
Pool/spa cover		ঘ্র		Other:		
Whirlpool/tub		<u> </u>		1		님
Pool/spa accessories				2.		믬
Refrigerator(s)	Ħ	<del>d</del>		3.		
Range/oven	<u>\</u>	一		4	片	믬
Microwave oven	N N	一		5.		井
Dishwasher				6.	무	
Oll aware of any problems and				V	Ш	$\sqcup$

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



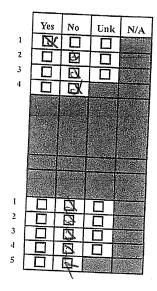
### 17. LAND/SOILS

### (A) Property

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

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

Seller's Initials Inc U Date 9-30-20 SPD Page 7 of 10 Buyer's	Initials Date
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# (B) Preferential Assessment and Development Rights

Is the property, or a portion of it, preferentially assessed for tax purposes, or subject to limited development rights under the:

- 1. Farmland and Forest Land Assessment Act 72 P.S.§5490.1 et seq. (Clean and Green Program)
- Open Space Act 16 P.S. §11941 et seq
- 3. Agricultural Area Security Law 3 P.S. §901 et seq. (Development Rights)
- 4. Any other law/program: CLEAN & GREEN

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.

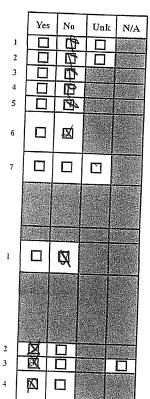
### (C) Property Rights

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 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

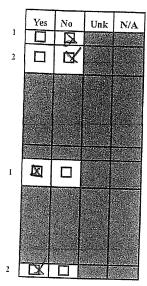
1. Are you aware of any encroachments, boundary line disputes, or easements affecting the prop-

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): DRIVEWAY SEE RIGHT OF
WAY AGREEMENT

Seller's Initials IAC CD Date 9-30-20 SPD Page 8 of 10	Buyer's Initials Date
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# 19. 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 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

1. 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:

First Tost

Date	2010		id Test
Type of Test	7	<u> </u>	210
Results (picocuries/liter)	3	· · · · · · · · · · · · · · · · · · ·	. 2
Name of Testing Service		- ALLIO	~~~
<ol><li>Are you aware of any rado type of system, and whether</li></ol>	er it is in working order bel	operty? If "yes " liet o	date installed and
Date Installed 7 NOVEMBEL 2010	Type of System  S  AULD	Provider HOME INS	Working?

### (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.

1. Are you aware of any lead-based paint or lead-based paint hazards on the property?

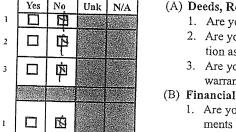
2. Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on the property?

### (D) Tanks

- 1. Are you aware of any existing or removed underground tanks? Size:
- 2. If "yes," have any tanks been removed during your ownership?
- (E) Dumping. Are you aware of any dumping on the property?

#### (F) Other

- 1. Are you aware of any existing hazardous substances on the property (structure or soil) such as, but not limited to, asbestos or polychlorinated biphenyls (PCBs)?
- 2. Have you received written notice regarding the presence of an environmental hazard or biohazard on your property or any adjacent property?
- 3. Are you aware of testing on the property for any other hazardous substances or environmental concerns?
- 4. 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

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

- 1. Are you aware of any public improvement, condominium or homeowner association assessments against the property that remain unpaid or of any violations of zoning, housing, building, safety or fire ordinances or other use restriction ordinances that remain uncorrected?
- 2. Are you aware of any mortgage, judgment, encumbrance, lien, overdue payment on a support obligation, or other debt against this property or Seller that cannot be satisfied by the proceeds of this sale?
- 3. Are you aware of any insurance claims filed relating to the property?

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Seller's Initials ILC CLUDate 9-30-20	SPD Page 9 of 10	Buyer's Initials	Date

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

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

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

Seller's Initials IRC   W Date 9-30-20	SPD Notices 1 of 1	Buyer's Initials/	Date
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LPD

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 PROPERTY 1023 LETORT RP SELLER JOHN 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 4 5 such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poiб soning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced 7 intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller of any interest in residential real property is required to provide the Buyer with any information on lead-based paint 8 Q hazards from risk assessments or inspections in the Seller's possession and notify the Buyer of any known lead-based paint haz-10 ards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase. SELLER'S DISCLOSURE 17 12 Seller has no knowledge of the presence of lead-based paint and/or lead-based paint hazards in or about the Property. 13 Seller has knowledge of the presence of lead-based paint and/or lead-based paint hazards in or about the Property. (Provide 14 the basis for determining that lead-based paint and/or hazards exist, the location(s), the condition of the painted surfaces, and 15 other available information concerning Seller's knowledge of the presence of lead-based paint and/or lead-based paint hazards.) SELLER'S RECORDS/REPORTS 16 17 Seller has no records or reports pertaining to lead-based paint and/or lead-based paint hazards in or about the Property 18 Seller has provided Buyer with all available records and reports regarding lead-based paint and/or lead-based paint hazards in 19 20 Seller certifies that to the best of Seller's knowledge the above statements are true and accurate 21 22 SELLER Checkel 23 WITNESS DATE 9-30-20 24 \_\_\_\_\_SELLER \_ AGENT ACKNOWLEDGEMENT AND CERTIFICATION 25 \_ DATE 26 Agent/Licensee represents that Agent has informed Seller of Seller's obligations under the Residential Lead-Based-Paint 27 Hazard Reduction Act, 42 U.S.C. §4852(d), and is aware of Agent's responsibility to ensure compliance. The following have reviewed the information above and certify that the Agent statements are true to the best of their knowledge and belief. 28 29 BROKER FOR SELLER (Company Name) 30 31 Namer 6 Tenan BROKER FOR BUYER (Company Name) 32 33 LICENSEE 34 DATE OF AGREEMENT 35 BUYER'S ACKNOWLEDGMENT 36 Buyer has received the pamphlet Protect Your Family from Lead in Your Home and has read the Lead Warning Statement. Buyer has reviewed Seller's disclosure of known lead-based paint and/or lead-based paint hazards and has received the records

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

BUYER

WITNESS \_\_\_\_\_ BUYER \_\_\_\_ DATE \_\_\_\_

BUYER \_\_\_\_\_ DATE \_\_\_\_