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

| 1 | PROPERTY | x 2855 | Sofe | HARbOR | ROAD | Willersville | Pa | 17551 | |
|---|----------|--------|-------|--------|-------|--------------|----|-------|--|
| 2 | SELLER_ | | AND B | UNNY É | Rombl | e.R. | | | |

INFORMATION REGARDING THE REAL ESTATE SELLER DISCLOSURE LAW

- 4 The Real Estate Seller Disclosure Law (68 P.S. §7301, et seq.) requires that before an agreement of sale is signed, the seller in a residential
- 5 real estate transfer must disclose all known material defects about the property being sold that are not readily observable. A material defect
- 6 is a problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or
- 7 that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is at or beyond the end
- 8 of its normal useful life is not by itself a material defect.
- 9 This property disclosure statement ("Statement") includes disclosures beyond the basic requirements of the Law and is designed to assist
- 10 Seller in complying with disclosure requirements and to assist Buyer in evaluating the property being considered. Sellers who wish to see
- 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
- inspections or warranties that Buyer may wish to obtain. This Statement is not a warranty of any kind by Seller or a warranty or rep-
- 5 resentation by any listing real estate broker, any selling real estate broker, or their licensees. Buyer is encouraged to address concerns
- 6 about the condition of the Property that may not be included in this Statement.
- 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.
 - 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.
- 23 5. Transfers made to a spouse or direct descendant.
 - 6. Transfers between spouses as a result of divorce, legal separation or property settlement.
 - 7. 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.
 - 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.

DATE

| 43 | Seller's Initials MR / | Date 12/27/22 | SPD Page 1 of 11 | Buyer's Initials/Date | |
|----|--|---------------|------------------|-----------------------|--|
| | The state of the s | . , | | | |

Association of Realtors

Beiler Campbell Realtors, 229 W. Fourth Street Quarryville PA 17566

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| 44 [| Check yes, no, unknown (unk) () t applicable (N/A) for each question. Be sure neck N/A when a composity. Check unknown when the question does apply to the Property but you are not sure of the answer. Al | questio I quest | n does ions m | not aj ust be | oply to | the red. |
|-------------|---|--------------------|------------------|------------------|--------------------|--------------|
| 46 46 | 1. SELLER'S EXPERTISE | | Yes | No | Unk | N/A |
| 47 48 | (A) Does Seller possess expertise in contracting, engineering, architecture, environmental assessment or other areas related to the construction and conditions of the Property and its improvements? | | | X | | 2 177 |
| 49 | (B) Is Seller the landlord for the Property? | A | | $\frac{2}{x}$ | | |
| 50 | (C) Is Seller a real estate licensee? | B | | ᢒ | | |
| 51 | Explain any "yes" answers in Section 1: | С | | | | |
| 52 | Zapana any jes anonoxo in section it | | | | | |
| 53 | 2. OWNERSHIP/OCCUPANCY | | | | | |
| 54 | (A) Occupancy | | Yes | No | Unk | N/A |
| 55 | 1. When was the Property most recently occupied? September 2021 2. By how many people? 3. Was Seller the most recent occupant? | Αl | | | | |
| 56 | 2. By how many people? | Λ2 | | | | |
| 57 | 3. Was Seller the most recent occupant? | A3 | × | | | |
| 58 | | A4 | | | | |
| 50 | 4. If "no," when did Seller most recently occupy the Property? | | | | | |
| 60 | I. The owner | Bſ | | | | |
| 61 | 2. The executor or administrator | B2 | | | | |
| 62 | 3. The trustee | В3 | | | | |
| 63 | 4. An individual holding power of attorney | B4 | X | | | |
| 64 | (C) When was the Property acquired? (D) List any animals that have lived in the residence(s) or other structures during your ownership: | C | | | | |
| 65 | (D) List any animals that have lived in the residence(s) or other structures during your ownership: | | | | | |
| 66 | Explain Section 2 (if needed): | | | | | |
| 67 | Explain Section 2 (if needed): | | | | | |
| 68 | 4.00370044337777077713777 | | | | | |
| 69 | 3. CONDOMINIUMS/PLANNED COMMUNITIES/HOMEOWNERS ASSOCIATIONS | | | | | |
| 70 | (A) Disclosures for condominiums and cooperatives are limited to Seller's particular unit(s). Disclosures | | | | | |
| 71 | regarding common areas or facilities are not required by the Real Estate Seller Disclosure Law. | | ··· | | | T |
| 72 | (B) Type. Is the Property part of a(n): | | Yes | No | Unk | N/A |
| 73 74 | I. Condominium | 31 | | X | | |
| 75 75 | Homeowners association or planned community Cooperative | B2 | ├ | X | | |
| 76 | 4. Other tune of accomistion or community | B3 | | <u>'X'</u> | | |
| 77 | 4. Other type of association or community (C) If "yes," how much are the fees? \$, paid (\[Monthly)(\[Quarterly)(\[Yearly) \] | B4 | | | | |
| 78 | (D) If "yes," are there any community services or systems that the association or community is responsi- | С | -200 | | | - |
| 79 | ble for supporting or maintaining? Explain: | | ļ | | | |
| 80 | (E) If "yes," provide the following information: | D | | | | |
| 81 | 1. Community Name | EI | - | | | |
| 82 | 2. Contact | E2 | | | | |
| 83 | 3. Mailing Address | E3 | | | | |
| 84 | 4. Telephone Number | E4 | | | | |
| 85 | (F) How much is the capital contribution/initiation fee(s)? \$ | F | | | | |
| 86 | Notice to Buyer: A buyer of a resale unit in a condominium, cooperative, or planned community must receive | ve a co | ov of t | se dec | loratio |)) |
| 87 | (other than the plats and plans), the by-laws, the rules or regulations, and a certificate of resale issued by the | re asso | ciation | , cone | lomini | ım, |
| 88 | cooperative, or planned community. Buyers may be responsible for capital contributions, initiation fees or s | imilar | one-tir | ne fee | s in ado | dition |
| 89 | to regular maintenance fees. The buyer will have the option of canceling the agreement with the return of all | | sit mon | ies w. | til the c | cer- |
| 90 | tificate has been provided to the buyer and for five days thereafter or until conveyance, whichever occurs fit | rs/. | | | | |
| 91 | 4, ROOFS AND ATTIC | | <u></u> | | | |
| 92 | (A) Installation | | Yes | No | Unk | N/A |
| 93 | 1. When was or were the roof or roofs installed? | Αŧ | | | | |
| 94 95 | Do you have documentation (invoice, work order, warranty, etc.)? (B) Repair | A2 | | | | |
| | · · · · · | | | | | |
| 96 97 | Was the roof or roofs or any portion of it or them replaced or repaired during your ownership? If it or they were replaced or repaired, were any existing roofing materials removed? | B1 | X | - | | |
| 98 | (C) Issues | B2 | | | | |
| 99 | 1. Has the roof or roofs ever leaked during your ownership? | Δ. | | | × | |
| 100 | 2. Have there been any other leaks or moisture problems in the attic? | CI C2 | — | | \(\) | |
| 101 | 3. Are you aware of any past or present problems with the roof(s), attic, gutters, flashing or down- | | | <u> </u> | | |
| 102 | spouts? | C3 | X | | | |
| 103 | Seller's Initials MR/ Date 12/27/22 SPD Page 2 of 11 Buyer's Initials / | | Date | | | |

| Pro | peck yes, no, unknown (unk) of applicable (N/A) for each querty. Check unknown when the question does apply to the Proper | uestion. Be sur che ty but you are not sure c | ck N/A when a questi of the answer. All ques | on doe | s not a | apply to | o the ered. |
|-----|--|--|---|------------|-------------|---|----------------|
| | Explain any "yes" answers in Section 4. Include the location a the name of the person or company who did the repairs and Siding at the back of the house | the date they were do | em(s) and any repair ne: A Couffe | or rei | nedia Je | tion eff | forts, I |
| 5. | BASEMENTS AND CRAWL SPACES | | | | | | |
| | (A)Sump Pump | | | Yes | No | Unk | N/A |
| | 1. Does the Property have a sump pit? If "yes," how many | ? | AI | | | X | |
| | Does the Property have a sump pump? If "yes," how ma | ny? | Λ2 | | | X | |
| | 3. If it has a sump pump, has it ever run? | | A3 | | | X | |
| | 4 If it has a sump pump, is the sump pump in working ord | er? | A4 | | | X | |
| | (B) Water Infiltration | | | | | | |
| | Are you aware of any past or present water leakage, accument or crawl space? | | B1 | | X | | |
| | 2. Do you know of any repairs or other attempts to control basement or crawl space? | any water or dampness | problem in the | | X | | |
| | 3. Are the downspouts or gutters connected to a public sew | ver system? | 113 | | X | | |
| | Explain any "yes" answers in Section 5. Include the location at the name of the person or company who did the repairs and | and extent of any probl | em(s) and any repair | , 01, 1,61 | nedia | tion ef | forts, |
| 6. | TERMITES/WOOD-DESTROYING INSECTS, DRYROT, | , PESTS | | | | | |
| | (A)Status | | | Yes | No | Unk | N/A |
| | Are you aware of past or present dryrot, termites/wood- Property? | destroying insects or other | her pests on the | | X | | |
| | | | A1 | | · | | |
| | Are you aware of any damage caused by dryrot, termites/ | wood-destroying insects | or other pests? A2 | - | X | | 1 |
| | (B) Treatment | , | | | | | |
| | Is the Property currently under contract by a licensed pe | | BI | | X | | |
| | Are you aware of any termite/pest control reports or treat | atments for the Property | ? B2 | | X | | |
| | Explain any "yes" answers in Section 6. Include the name of | f any service/treatmen | t provider, if applica | ble: _ | | | |
| 7. | STRUCTURAL ITEMS | | | Yes | No | Ünk | N/A |
| | (A) Are you aware of any past or present movement, shifting, del foundations, or other structural components? | erioration, or other prob | | | X | | |
| | (B) Are you aware of any past or present problems with driveways | , walkways, patios or ret | A aining walls on | | × | | |
| | the Property? (C) Are you aware of any past or present water infiltration in the | house or other structures | B, other than the | | | | |
| | roof(s), basement or crawl space(s)? (D) Stucco and Exterior Synthetic Finishing Systems | | C | | X | | |
| | 1. Is any part of the Property constructed with stucco or an | Dytorios Insulatina Cin | Johlan Custam | | | | |
| | (EIFS) such as Dryvit or synthetic stucco, synthetic brid | | 0 2 | | X | | |
| | 2. If "yes," indicate type(s) and location(s) | | DI | | | ļ | |
| | 3. If "yes," provide date(s) installed | · | | | | | |
| | (E) Are you aware of any fire, storm/weather-related, water, ha | il or ice damage to the I | Property? p | | | | |
| | (F) Are you aware of any defects (including stains) in flooring | or floor coverings? | F | | X | | |
| | Explain any "yes" answers in Section 7. Include the location at the name of the person or company who did the repairs and | and extent of any probl the date the work wa | lem(s) and any repair s done: | or rei | nedia | tion ef | forts, |
| 8, | ADDITIONS/ALTERATIONS | | | Yes | No | Unk | N/A |
| | (A) Have any additions, structural changes or other alterations (| including remodeling) l | ocen made to the | <u> </u> | 1 | ` | |
| | Property during your ownership? Itemize and date all additi | | A | | | X | |
| | | | Were permits | T | inal i | spection | one/ |
| | Addition, structural change or alteration | Approximate date | obtained? | | | ispection Is obtai | |
| | (continued on following page) | of work | (Yes/No/Unk/NA) | | | o/Unk/ | |
| | | | | | | *************************************** | |
| | Walter | | *************************************** | | | | |
| | | | | | | | |

| | Property. Check unknown when the question does apply to the Prop | erty but you are not sure o | | | | | | |
|----------|--|--|---|--|---------------------------------------|--------------------------------------|---|----------------------------|
| | Addition, structural change or alteration | Approximate date of work | Were permits obtained? (Yes/No/Unk/N. | | app | roval | spectio s obtain <u>/Unk/P</u> | ied? |
| - | | | | | | | | |
| \vdash | | | , | | | | | |
| - | And the state of t | | | | | | | |
| H | 49-4 | | i | | | | | |
| - | | | | | | | | |
| L | A sheet describing other additions and altera | tions is obtached | | 1 | 'es | NI. | TIl- | 200 |
| | (B) Are you aware of any private or public architectural review codes? If "yes," explain: | control of the Property of | • | В | es | X | Unk | N/A |
| , | Note to Buyer: The PA Construction Code Act, 35 P.S. §7210 et se | g. (effective 2004), and la | | | rdara | ls for | buildin | g and |
| (| altering properties. Buyers should check with the municipality to d and if so, whether they were obtained. Where required permits wer grade or remove changes made by the prior owners. Buyers can hav if issues exist. Expanded title insurance policies may be available f owners without a permit or approval. | etermine if permits and/o e not obtained, the munic e the Property inspected b or Buyers to cover the ris | r approvals were r cipality might requ by an expert in code ok of work done to | recess ire the es con the Pi | ary J e cur ipliai ropei | for dis rent c nce to ty by | sclosed wner to determ previoi | work o up- ine is |
| 1 | Note to Buyer: According to the PA Stormwater Management Act, drainage control and flood reduction. The municipality where the vious surfaces added to the Property. Buyers should contact the lot to determine if the prior addition of impervious or semi-pervious ability to make future changes. 9. WATER SUPPLY | Property is located may it cal office charged with ov | mpose restrictions Perseeing the Storn | on in iwate | iperv r Ma | ious c nager | or semi- nent Pl | -per- an |
| | (A) Source. Is the source of your drinking water (check all the | it anniv): | | Γī | es | No | Unk | N/A |
| | 1. Public | ·· ·· · · · · · · · · · · · · · · · · | , | . | . 03 | × | Onk | IVA |
| | 2. A well on the Property | | | | χ' | | | |
| | 3. Community water | | | 3 | | × | | |
| | 4. A holding tank | | | *** | | *********** | | |
| | | | ار | [| | \times | | |
| | 5. A cistern | | | .4 .5 | | $\frac{\times}{\times}$ | | |
| | 5. A cistern6. A spring | | , | 14 15 | | <u>X</u> X | | |
| | 6. A spring 7. Other | |)) | .5 | | × | | |
| | 6. A spring7. Other8. If no water service, explain: | |)) | 15 | | × × | | |
| | 6. A spring 7. Other 8. If no water service, explain: (B) General | | , , , , , , , , , , , , , , , , , , , | 15 | | × × | | |
| | 6. A spring 7. Other 8. If no water service, explain: (B) General 1. When was the water supply last tested? | | , , , , , , , , , , , , , , , , , , , | 15 | | × × | X | |
| | 6. A spring 7. Other 8. If no water service, explain: (B) General 1. When was the water supply last tested? Test results: | | , , , , , , , , , , , , , , , , , , , | 15 | | X X X | ×××× | |
| | 6. A spring 7. Other 8. If no water service, explain: (B) General 1. When was the water supply last tested? Test results: 2. Is the water system shared? | | | 15 | | × × | | |
| | 6. A spring 7. Other 8. If no water service, explain: (B) General 1. When was the water supply last tested? Test results: 2. Is the water system shared? If "yes," is there a written agreement? | | | 35 | | X X X | | |
| | 6. A spring 7. Other 8. If no water service, explain: (B) General 1. When was the water supply last tested? Test results: 2. Is the water system shared? If "yes," is there a written agreement? 4. Do you have a softener, filter or other conditioning systems | stem? | | 332 | | X X X | | |
| | 6. A spring 7. Other 8. If no water service, explain: (B) General 1. When was the water supply last tested? Test results: 2. Is the water system shared? If "yes," is there a written agreement? 4. Do you have a softener, filter or other conditioning systems. 5. Is the softener, filter or other treatment system leased? | stem? From whom? | | 332 | | X X X | | |
| | A spring Other If no water service, explain: (B) General When was the water supply last tested? | stem? From whom? ping system in working o | 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 | 32 33 34 35 | | X X X | | |
| | A spring Other If no water service, explain: (B) General When was the water supply last tested? | stem? From whom? ping system in working o | 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 | 332 | | X X X | | |
| | A spring Other If no water service, explain: (B) General When was the water supply last tested? | stem? From whom? ping system in working o | 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 | 332 333 334 335 36 | \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ | X X X | | |
| | 6. A spring 7. Other 8. If no water service, explain: (B) General 1. When was the water supply last tested? Test results: 2. Is the water system shared? If "yes," is there a written agreement? 4. Do you have a softener, filter or other conditioning systems. 5. Is the softener, filter or other treatment system leased? 6. If your drinking water source is not public, is the pume explain: (C) Bypass Valve (for properties with multiple sources of water | stem? From whom? ping system in working o | rder? If "no," | 32 33 34 35 56 | | X X X | | |
| | 6. A spring 7. Other 8. If no water service, explain: (B) General 1. When was the water supply last tested? Test results: 2. Is the water system shared? If "yes," is there a written agreement? 4. Do you have a softener, filter or other conditioning systems. 5. Is the softener, filter or other treatment system leased? 6. If your drinking water source is not public, is the pumple explain: (C) Bypass Valve (for properties with multiple sources of wath 1. Does your water source have a bypass valve? | stem? From whom? ping system in working o | rder? If "no," | 332 333 334 335 36 | | X X X | | |
| | 6. A spring 7. Other 8. If no water service, explain: (B) General 1. When was the water supply last tested? Test results: 2. Is the water system shared? If "yes," is there a written agreement? 4. Do you have a softener, filter or other conditioning system. 5. Is the softener, filter or other treatment system leased? 6. If your drinking water source is not public, is the pume explain: (C) Bypass Valve (for properties with multiple sources of water the system is the bypass valve working? (D) Well 1. Has your well ever run dry? | stem? From whom? ping system in working o ter) | | 332 333 34 35 35 36 37 37 37 37 37 37 37 37 37 37 37 37 37 | | X X X | | |
| | 6. A spring 7. Other 8. If no water service, explain: (B) General 1. When was the water supply last tested? Test results: 2. Is the water system shared? If "yes," is there a written agreement? 4. Do you have a softener, filter or other conditioning system. 5. Is the softener, filter or other treatment system leased? 6. If your drinking water source is not public, is the pume explain: (C) Bypass Valve (for properties with multiple sources of water the system is the bypass valve working? (D) Well 1. Has your well ever run dry? | stem? From whom? ping system in working o ter) | rder? If "no," | 32 33 34 35 56 | | X X X | X | |
| | 6. A spring 7. Other 8. If no water service, explain: (B) General 1. When was the water supply last tested? Test results: 2. Is the water system shared? If "yes," is there a written agreement? 4. Do you have a softener, filter or other conditioning system. 5. Is the softener, filter or other treatment system leased? 6. If your drinking water source is not public, is the pumpexplain: (C) Bypass Valve (for properties with multiple sources of water source have a bypass valve? 2. If "yes," is the bypass valve working? (D) Well 1. Has your well ever run dry? 2. Depth of well 3. Gallons per minute:, measured on (dater the surface of the surf | stem? From whom? ping system in working o | rder? If "no," | 32 33 33 4 35 5 6 5 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 | | X X X | | |
| | A spring Other If no water service, explain: (B) General When was the water supply last tested? | stem? From whom? ping system in working o | rder? If "no," | 32 33 34 35 56 50 50 50 50 50 50 50 50 50 50 50 50 50 | | X X X | X | |
| | 6. A spring 7. Other 8. If no water service, explain: (B) General 1. When was the water supply last tested? Test results: 2. Is the water system shared? If "yes," is there a written agreement? 4. Do you have a softener, filter or other conditioning system. 5. Is the softener, filter or other treatment system leased? 6. If your drinking water source is not public, is the pumpexplain: (C) Bypass Valve (for properties with multiple sources of water source have a bypass valve? 2. If "yes," is the bypass valve working? (D) Well 1. Has your well ever run dry? 2. Depth of well 3. Gallons per minute:, measured on (dater the surface of the surf | stem? From whom? ping system in working o | rder? If "no," | 32 33 34 35 36 37 32 32 33 34 35 36 37 37 37 37 37 37 37 37 37 37 37 37 37 | | X X X | X | |

| ·217 218 | | erty. C | no, unknown (unk) of applicable (N/A) for each question. Be sure check N/A when a question when the question does apply to the Property but you are not sure of the answer. All | quest | ions m | ust be | answe | red. |
|-------------|------|----------------|---|--------------|------------------|-----------------|-------------------------|--------------|
| 219 | | (E) Iss | | | Yes | No | Unk | N/A |
| 220 221 | | 1, | Are you aware of any leaks or other problems, past or present, relating to the water supply, pumping system and related items? | | | X | | |
| 222 | | 2 | Have you ever had a problem with your water supply? | E1 | <u> </u> | | | _ |
| 223 | | | n any problem(s) with your water supply. Include the location and extent of any problem(s) | E2 | | Natu / | 1 | odia |
| 224 | | tion ef | forts, the name of the person or company who did the repairs and the date the work was don | ana : 16! | any re | рип с | or rem | eniu- |
| 225 | | | T V | | | | | |
| 226 | 10. | SEWA | GE SYSTEM | | | | | |
| 227 | | (A) Ge | neral | | Yes | No | Unk | N/A |
| 228 | | | Is the Property served by a sewage system (public, private or community)? | Αſ | | X | | |
| 229 | | | If "no," is it due to unavailability or permit limitations? | A2 | | X | | |
| 230 | | | When was the sewage system installed (or date of connection, if public)? | A3 | | | X | |
| 231 | | | Name of current service provider, if any: | Á4 | | | X | |
| 232 | | | pe Is your Property served by: | | | | | |
| 233 | | | Public | B 1 | | ĮΧ. | | |
| 234 235 | | | Community (non-public) | B2 | | X | | |
| 236 | | | An individual on-lot sewage disposal system Other, explain: | В3 | X | | ļ | |
| 237 | | | dividual On-lot Sewage Disposal System. (check all that apply): | 134 | | X | | |
| 238 | | | Is your sewage system within 100 feet of a well? | | | | | |
| 239 | | | Is your sewage system subject to a ten-acre permit exemption? | C1 | <u> </u> | | 1 | |
| 240 | | | Does your sewage system include a holding tank? | C2 | | | $\frac{\times}{\times}$ | - |
| 241 | | | Does your sewage system include a septic tank? | C3 | \vdash | ١, | ^ | |
| 242 | | | Does your sewage system include a drainfield? | C4 | | | | |
| 243 | | | Does your sewage system include a sandmound? | C5 C6 | | | X | · |
| 244 | | | Does your sewage system include a cesspool? | C7 | - | X | + | |
| 245 | | | Is your sewage system shared? | C8 | | 文 | ************ | |
| 246 | | | Is your sewage system any other type? Explain: | C9 | | ^` | \forall | |
| 247 | | | . Is your sewage system supported by a backup or alternate system? | CIO | | X | ^ | |
| 248 | | (D) Ta | nks and Service | C 10 | | | | |
| 249 | | 1. | Are there any metal/steel septic tanks on the Property? | D1 | , and the second | | X | |
| 250 | | 2. | Are there any cement/concrete septic tanks on the Property? | D2 | | 1 | X | |
| 251 | | 3, | Are there any fiberglass septic tanks on the Property? | D3 | | | X | |
| 252 | | 4. | Are there any other types of septic tanks on the Property? Explain | D4 | | | X | |
| 253 | | 5. | Where are the septic tanks located? NE side of the Lane | D5 | | | | |
| 254 | | 6. | When were the tanks last pumped and by whom? | | | | , , , , , , | |
| 255 | | (15) 1.1 | | 1)6 | | | | |
| 256 | | | pandoned Individual On-lot Sewage Disposal Systems and Septic | | | | | |
| 257 | | | Are you aware of any abandoned septic systems or cesspools on the Property? | EI | <u> </u> | X | | |
| 258 259 | | ۷. | If "yes," have these systems, tanks or cesspools been closed in accordance with the municipality's ordinance? | | | | | |
| 260 | | (F) Se | wage Pumps | E2 | | | | |
| 261 | | | Are there any sewage pumps located on the Property? | *** | | | V | |
| 262 | | 2. | If "yes," where are they located? | F1 F2 | | | | |
| 263 | | 3, | What type(s) of pump(s)? | F3 | | | | + |
| 264 | | 4. | Are pump(s) in working order? | F4 | | 201/20000000000 | | |
| 265 | | 5. | Who is responsible for maintenance of sewage pumps? | | | | | <u> </u> |
| 266 | | | | F5 | | | | |
| 267 | | (G) Iss | nies | | | | | |
| 268 | | ı. | How often is the on-lot sewage disposal system serviced? | Gt | | | X | |
| 269 | | 2. | When was the on-lot sewage disposal system last serviced and by whom? | | | | V | |
| 270 | | | | G2 | | | | <u> </u> |
| 271 | | | Is any waste water piping not connected to the septic/sewer system? | G3 | | <u> </u> | X | . |
| 272 273 | | 4, | Are you aware of any past or present leaks, backups, or other problems relating to the sewage | | | 1 | | |
| 717 | | | system and related items? | G4 | <u>L</u> | 了 | | |
| 274 | Sell | er's In | itials MR/ Date 12/27/22 SPD Page 5 of 11 Buyer's Initials Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Sulte 2200, Dallas, TX 75201 www.twolf.com | / | Dat | e | | |

| 275 276 | Che Proj | cek yes, no, unknown (unk) ot applicable (N/A) for each question. Be surcheck N/A when a querty. Check unknown when the question does apply to the Property but you are not sure of the answer. All | nestio | n does | not a | oply to | the |
|-------------------|-------------|---|----------|--|--|--|------|
| 277 278 279 | | Explain any "yes" answers in Section 10. Include the location and extent of any problem(s) and an forts, the name of the person or company who did the repairs and the date the work was done: | y rep | air or | reme | diation | ef- |
| 280 | 11. | PLUMBING SYSTEM | | | | | |
| 281 | ~~. | (A) Material(s). Are the plumbing materials (check all that apply): | | Yes | No | Unk | N/A |
| 282 | | 1. Copper | | \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\ | 140 | OIII | 11// |
| 283 | | 2. Galvanized | A1 | 1 | | X | |
| 284 | | 3. Lead | A2 | | | | |
| 285 | | 4. PVC | A3 | | | X | |
| 286 | | 5. Polybutylene pipe (PB) | A4 | | | \. | |
| 287 | | 6. Cross-linked polyethyline (PEX) | A5 | | ļ | <u> </u> | |
| 288 | | 7. Other | A6 A7 | | <u> </u> | 太 | |
| 289 | | (B) Are you aware of any past or present problems with any of your plumbing fixtures (e.g., including but | A | | | | |
| 290 | | not limited to: kitchen, laundry, or bathroom fixtures; wet bars; exterior faucets; etc.)? | •• | | X | | |
| 291 | | If "yes," explain: | 13 | <u> </u> | I | | |
| 292 | | 11 you, Capitalia | | | | | |
| 293 | 12. | DOMESTIC WATER HEATING | ··- ···· | | | | |
| 294 | | (A) Type(s). Is your water heating (check all that apply); | | Yes | No | Unk | N/A |
| 295 | | 1. Electric | | Y | 1110 | Oiik | 1077 |
| 296 | | 2. Natural gas | AL | | V | | |
| 297 | | 3. Fuel oil | A2 A3 | | $\frac{1}{x}$ | | |
| 298 | | 4. Propane | | <u> </u> | × | | |
| 299 | | If "yes," is the tank owned by Seller? | A4 | | ^- - | | |
| 300 | | 5. Solar | | | X | | |
| 301 | | If "yes," is the system owned by Seller? | A5 | | | | |
| 302 | | 6. Geothermal | | | X | ······································ | |
| 303 | | 7. Other | Аб А7 | <u> </u> | | | |
| 304 | | (B) System(s) | AI | | | | |
| 305 | | 1. How many water heaters are there? | D1 | | | | |
| 306 | | Tanks Tankless | B1 | | | | |
| 307 | | 2. When were they installed? | 132 | | 100 | Ά | |
| 308 | | 3. Is your water heater a summer/winter hook-up (integral system, hot water from the boiler, etc.)? | B3 | | V | \sim | |
| 309 | | (C) Are you aware of any problems with any water heater or related equipment? | C | | | | |
| 310 | | If "yes," explain; | Ç | | L.Z | | |
| 311 | | | | | | | |
| 312 | 13. | HEATING SYSTEM | | | | | |
| 313 | | (A) Fuel Type(s). Is your heating source (check all that apply): | | Yes | No | Unk | N/A |
| 314 | | 1. Electric | 4.1 | | X | | |
| 315 | | 2. Natural gas | AI | - | X | | |
| 316 | | 3. Fuel oil | A2 A3 | V | | | |
| 317 | | 4. Propane | A4 | | x | | |
| 318 | | If "yes," is the tank owned by Seller? | 704 | | | | |
| 319 | | 5. Geothermal | λ5 | | × | | |
| 320 | | 6. Coal | A6 | | 1 | | |
| 321 | | 7. Wood | A7 | | $\downarrow \diamondsuit$ | | |
| 322 | | 8. Solar shingles or panels | A8 | | 冷 | | |
| 323 | | If "yes," is the system owned by Seller? | 710 | | | | |
| 234 | | 9. Other: | . A9 | <u></u> | X | | |
| 325 | | (B) System Type(s) (check all that apply): | , 109 | | | | |
| 326 | | 1. Forced hot air | 13.1 | | Χ | | |
| 327 | | 2. Hot water | 131 | | | | |
| 328 | | 3. Heat pump | B2 | - ^- | x | | |
| 329 | | 4. Electric baseboard | B3 | <u> </u> | $\frac{1}{x}$ | <u></u> | |
| 330 | | 5. Steam | B4 De | | ┟╬ | | |
| 331 | | 6. Radiant flooring | B5 | <u> </u> | 10 | | |
| 332 | | 7. Radiant ceiling | B6 B7 | <u> </u> | 12 | | |
| 333 | Sel | ler's Initials MR / Date /2/27/22 SPD Page 6 of 11 Buyer's Initials | / | Dat | e_ | | |
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| | | Yes | No | Unk | N/A |
|--|---|----------|---|----------|-------------|
| 8. Pellet stove(s) | 138 | | X | | |
| How many and location? | | | | | |
| 9. Wood stove(s) | N _ B9 | X | | | |
| How many and location? / in back room 15t + | -/001 | | | | |
| 10. Coal stove(s) | 1310 | | X | | |
| How many and location? | | | | | |
| 11. Wall-mounted split system(s) | 811 | | Х | | |
| How many and location? | | | | | |
| 12. Other: | B12 | | X | | |
| 12. Other: 13. If multiple systems, provide locations | | | | | |
| | B13 | | | | |
| (C) Status | | | | | |
| 1. Are there any areas of the house that are not heated? | C1 | X | | | |
| If "yes," explain: Attic | | | | | ļ |
| 2. How many heating zones are in the Property? | C2 | | | X | <u> </u> |
| 3. When was each heating system(s) or zone installed? 4. When was the heating system(s) last serviced? /2/7/22 | C3 | | | X | |
| 4. When was the heating system(s) last serviced? /2/1/22 | C4 | | | | |
| 5. Is there an additional and/or backup heating system? If "yes," explain: | | | X | | |
| 6. Is any part of the heating system subject to a lease, financing or other agre | C5 | | <u></u> | | |
| If have it sample in | | | X | | |
| (D) Fireplaces and Chimneys | | | | | |
| 1. Are there any fireplaces? How many? | D1 | | X | | |
| 2. Are all fireplaces working? | | <u> </u> | | | |
| 3. Fireplace types (wood, gas, electric, etc.): | D2 | | | | × |
| Was the fireplace(s) installed by a professional contractor or manufacturer | | | | | |
| 5. Are there any chimneys (from a fireplace, water heater or any other heatin | | | | | |
| 6. How many chimneys? | | | | , | |
| 7. When were they last cleaned? | D7 | | | × | 1 |
| 8. Are the chimneys working? If "no," explain: | 08 | | NAME OF THE PARTY | X | † |
| (E) Fuel Tanks | .,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,, | | | | |
| 1. Are you aware of any heating fuel tank(s) on the Property? | , Ef | X | | | |
| 2. Location(s), including underground tank(s): outside the b | ascment 122 | | | | September 1 |
| 3. If you do not own the tank(s), explain: | E3 | | | | |
| (F) Are you aware of any problems or repairs needed regarding any item in S | Section 13? If "yes," | | X | | |
| explain: | F | | /\ | | |
| 14. AIR CONDITIONING SYSTEM | | | | | |
| (A) Type(s). Is the air conditioning (check all that apply): | | ree are | | | |
| 1. Central air | A1 | | X | | |
| a. How many air conditioning zones are in the Property? | ia la | | | | X |
| b. When was each system or zone installed? | 1b | | | | <u>~</u> |
| c. When was each system last serviced? | | | | | X |
| 2. Wall units | A2 | | | | |
| How many and the location? 3. Window units | | | | | |
| 3. Window units How many? 2 Kitchen and front be | ed coase | | | | |
| 4. Wall-mounted split units | | | | ļ | |
| How many and the location? | A4 | | | | |
| 5 Other | | | J | | |
| 5. Other | | - | 1 | <u> </u> | |
| CDS A see the seed of the control of | A6 | TV | | | |
| If "ves." explain: all a reac other than Vitalen | end front bodown | | | | |
| If "yes," explain: <u>all wreas other than Kitchena</u> (C) Are you aware of any problems with any item in Section 14? If "yes," exp | lain: | | | | |
| (c) The you wante of any problems with any remain section 14. If yes, exp | Ruverte Initials / | | IX | | |

| , | Property. Check unknown when the ques | | | | | estion. Be sure the ck N/A we but you are not sure of the answ | ver. All | juesti | ons mi | ist be | answei | red. |
|------------------|--|--------------|--------------|----------|---|--|--|-----------|----------------|----------------|--------------|---|
| | 15. ELECTRICAL SYSTEM | | | | | | | | | | | · |
| 94 | (A) Type(s) | | | | | | | - [| Yes | No | Unk | N/A |
| 95 | 1. Does the electrical system h | | | | | | | A1 | X | | | |
| 96 | 2. Does the electrical system h | | | akers? | | | | A2 | X | | | |
| 97 | 3. Is the electrical system solar | | | | | | | Α3 | | X | | |
| 98 | a. If "yes," is it entirely or | partially | y solar j | powere | d? | | | 3a | | | | |
| 100 100 | | - | - | | - | nancing or other agreement? If | "yes," | 1 | Į | : | | |
| 101 | (B) What is the system amperage? | | | | | The state of the s | | 36 | | | | |
| 102 | (C) Are you aware of any knob and | tulsa mi | | tha Dec | uraetu (f | | | B | | | X | |
| 103 | | | | | | destance of the state of | | C | | X | | |
| 103 104 | (D) Are you aware of any problems | or repa | irs need | iea in t | ne elect | icai system? If "yes," explain: | ······································ | ь | | X | | |
| 105 | 16. OTHER EQUIPMENT AND API | LIAN | CES | | | | | 1, [| | | | 1 |
| 106 | (A) THIS SECTION IS INTENDE | ED TO | IDEN' | lika i | ROBL | EMS OR REPAIRS and must | be comp | leted | for eac | h iter | n that | |
| 107 | will, or may, be included with the | ie Prop | erty. Tl | ie term | s of the | Agreement of Sale negotiated b | etween) | 3uver | and S | eller v | vill det | ier- |
| 108 | mine which items, if any, are in | cluded | in the p | urchas | e of the | Property. THE FACT THAT | AN ITE | MIS: | LISTE | ED D | <u>OES N</u> | $\underline{\mathbf{OT}}$ |
| 109 | MEAN IT IS INCLUDED IN | | | | | | | | | | | |
| 014 | (B) Are you aware of any problems | | | | iny of th | | ., | | | | | |
| ¥11 | Item | Yes | No | N/A | | Item | Yes | No | N/A | | | |
| 112 | A/C window units | ļ | X | | | Pool/spa heater | | | X | _ | | |
| 113 | Attic fan(s) | | ļ | X | | Range/oven | | X | | | | |
| 114 | Awnings | | | X | | Refrigerator(s) | | <u>×</u> | | _ | | |
| 115 | Carbon monoxide detectors | ļ | X | | | Satellite dish | | | <u>X</u> | _ | | |
| 116 | Ceiling fans | | X | | | Security alarm system | | | 12 | _ | | |
| 417 | Deck(s) | | X | | | Smoke detectors | | λ | | _ | | |
| 118 | Dishwasher | | × | | | Sprinkler automatic timer | | | X | 4 | | |
| 119 | Dryer | ļ <u>.</u> | <u>~</u> _ | | | Stand-alone freezer | | X | — | | | |
| 420 | Electric animal fence | | ļ | <u> </u> | | Storage shed | | X | 1 | | | |
| 421 | Electric garage door opener | | ļ | X | | Trash compactor | | - / | $\perp X$ | 4 | | |
| 422 _, | Garage transmitters | ļ | <u> </u> | X | | Washer | | × | | _ | | |
| 423 424 | Garbage disposal | ļ, | | LX_ | | Whirlpool/tub | | | $\perp \times$ | | | |
| 124 | In-ground lawn sprinklers Intercom | | ļ | X | | Other; | 1 | X | | | | |
| 426 | Interior fire sprinklers | | <u></u> | X | | 1. | | | | - | | |
| 420 427 | | | | χ χ | | 2. 3. | | | | | | |
| 428 | Keyless entry Microwave oven | - | × | ~ | | | - | | - | | | |
| 120 129 | Pool/spa accessories | | ^ | 3, | | 4. 5. | | | + | - | | |
| 130 | Pool/spa cover | | | X X | | 6, | | | - | | | |
| 431 | (C) Explain any "yes" answers in | Santia | l | LX_ | | į V, | | | <u> </u> | | | |
| 432 | (C) Explain any yes answers in | Section | II 10: _ | | | | | | | | | *************************************** |
| 433 | 17. POOLS, SPAS AND HOT TUBS | | | | | | | | Yes | No | Unk | N/A |
| 434 | (A) Is there a swimming pool on the | . Prope | rtv? If " | ves.". | | | | . } | 100 | $\frac{10}{2}$ | Onk | |
| 435 | 1. Above-ground or in-ground | | | | | | | A Ai | | | | \sim |
| 136 | 2. Saltwater or chlorine? | · | | | | | | Λ1 | | | | $+ \checkmark$ |
| 437 | 3. If heated, what is the heat so | ource? | | | | | | A3 | | | | X |
| 438 | 4. Vinyl-lined, fiberglass or co | ncrete- | lined? | | | | - | A4 | | | | |
| 439 | 5. What is the depth of the swi | mming | pool? | | *************************************** | | | A5 | | | | X |
| 44() | 6. Are you aware of any proble | ems wit | th the s | vimmi | ng pool | | | A6 | | | | X |
| 441 | 7. Are you aware of any proble | | | | | | ladder. | AU | | | | |
| 442 | lighting, pump, etc.)? | | | | | B boot odmismont (co tor, intor, | madij | A7 | | | | |
| 443 | (B) Is there a spa or hot tub on the I | roperty | /? | | | | | В | | X | | |
| 4:14 | 1. Are you aware of any proble | | | oa or he | ot tub? | | | BI | | | | X |
| 445 | 2. Are you aware of any proble | | | | | tub equipment (steps, lighting. | jets. | | | | | |
| 446 | cover, etc.)? | | <u> </u> | -, | . · · · · · · | · / / | · , | 132 | ĺ | | | X |
| | (C) Familate and west-Law to Coast | au 177. | | | | | | 1 | | | | |
| 447 | (C) Explain any problems in Secti | OH 177 | | | | | - | | | | | |

| (A) Have any windows or skylights been replaced during your ownership of the Property? (B) Are you aware of any problems with the windows or skylights? Explain any "yes" answers in Section 18. Include the location and extent of any problem(s) and any repair, replacen remediation efforts, the name of the person or company who did the repairs and the date the work was done: 19. LAND/SOILS (A) Property 10. Are you aware of any fill or expansive soil on the Property? 11. Are you aware of any sliding, settling, earth movement, upheaval, subsidence, sinkholes or earth stability problems that have occurred on or affect the Property? 10. Are you aware of sewage sludge (other than commercially available fertilizer products) being spread on the Property? 12. Are you aware of sewage sludge (other than commercially available fertilizer products) being spread on the Property? 13. Are you aware of any existing, past or proposed mining, strip-mining, or any other excavations on the Property? 14. Have you received written notice of sewage sludge being spread on an adjacent property? 15. Are you aware of any existing, past or proposed mining, strip-mining, or any other excavations on the Property? 16. Are you aware of any existing, past or proposed mining, strip-mining, or any other excavations on the Property? 17. Note to Buyer: The Property may be subject to mine subsidence damage. Maps of the counties and mines where mine sudamage may occur and further information on mine subsidence insurance are available through Department of Environ Protection Mine Subsidence Insurance Fund, (800) 922-1678 or ra-epmsi@pa.gov. 18. Preferential Assessment and Development Rights 19. IAND/SOILS 10. Are you aware of any problems which was done: 10. At your aware of any problems where mine subsidence damage. Maps of the counties and mines where mine subsidence insurance are available through Department of Environ Protection Mine Subsidence Insurance Fund, (800) 922-1678 or ra-epmsi@pa.gov. | uswered. Unk N/A |
|---|--|
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| (B) Are you aware of any problems with the windows or skylights? Explain any "yes" answers in Section 18. Include the location and extent of any problem(s) and any repair, replaced to the more didn't the person or company who did the repairs and the date the work was done: Applain any "yes" answers in Section 18. Include the location and extent of any problem(s) and any repair, replaced to the more didn't the repairs and the date the work was done: Applain any "yes" answers in Section 18. Include the location and extent of any problem(s) and any repair, replaced to the more didner of the person or company who did the repairs and the date the work was done: Applain any "yes" answers in Section 18. Include the location and extent of any problem(s) and any repair, replaced to the property of the person or company who did the repairs and the date the work was done: Applain any "yes" answers in Section 19. Include the location and extent of any problem(s) and any the property of the person or company who did the repairs and the date the work was done: Applain any "yes" answers in Section 19. Include the location and extent of any problem(s) and any the property or company who did the repairs and the date the work was done: Applain any "yes" answers in Section 19. Include the location and the tender of any the property or company who did the repairs and the date the work was done: Applain any "yes" answers in Section 19. Include the location and the tender of any shifted the work was done. Applain any "yes" answers in Section 19. Include the location and extent of any problems and the work was done. Applain any "yes" answers in Section 19. Include the location and extent of any existing leases, as Buyer in the vicinity of the Property. Applain any "yes" answers in Section 19. Include the location and assembly and security and any existing leases, as Buyer in the vicinity of the property. | \times |
| (B) Are you aware of any problems with the windows or skylights? Explain any "yee" answers in Section 18. Include the location and extent of any problem(s) and any repair, replacen remediation efforts, the name of the person or company who did the repairs and the date the work was done: LAND/SOILS (A) Property 1. Are you aware of any sliding, settling, earth movement, upheaval, subsidence, sinkholes or earth stability problems that have occurred on or affect the Property? 2. Are you aware of savage sludge (other than commercially available fertilizer products) being spread on the Property? 3. Are you aware of sevage sludge (other than commercially available fertilizer products) being spread on the Property? 4. Have you received written notice of sewage sludge being spread on an adjacent property? 4. Have you received written notice of sewage sludge being spread on an adjacent property? 4. Have you received written notice of sewage sludge being apread on any other excavations on the Property? 4. Have you received written notice of sewage sludge being apread on an adjacent property? 4. Have you received written notice of sewage sludge being apread on any other excavations on the Property? 4. Have you received written notice of sewage sludge being apread on any other excavations on the Property? 4. Have you received mritten notice of sewage sludge being apread on any other excavations on the Property? 4. Have you received mritten notice of sewage sludge being apread on an adjacent property? 4. Have you received mritten notice of sewage sludge being apread on an adjacent property? 4. Have you received written notice of sewage sludge being apread on an adjacent property? 4. Have you received written notice of sewage sludge being apread on an adjacent property? 4. Have you received written notice of sewage sludge for property? 4. Have you received written notice of sewage sludge for property? 5. Are you aware of any existing, past or proposed mriting, strip-mrining, or any other excavations on the | |
| remediation efforts, the name of the person or company who did the repairs and the date the work was done: 19. LAND/SOILS (A) Property | |
| remediation efforts, the name of the person or company who did the repairs and the date the work was done: 19. LAND/SOILS (A) Property | ent or |
| 1. ARND/SOILS (A) Property (A) Property (A) | |
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| 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? 4. Have you received written notice of sewage sludge being spread on an adjacent property? 4. Have you received written notice of sewage sludge being spread on an adjacent property? 4. Have you received written notice of sewage sludge being spread on an adjacent property? 4. Have you received written notice of sewage sludge being spread on an adjacent property? 4. Have you received written notice of sewage sludge being spread on an adjacent property? 4. Have you received written notice of sewage sludge being spread on an adjacent property? 4. Have you received written notice of sewage sludge being spread on an adjacent property? 4. Have you received written notice of sewage sludge being spread on an adjacent property? 4. Have you received written notice of sewage sludge being spread on an adjacent property? 4. Any other Property may be subject to mine subsidence damage. Maps of the counties and mines where mine s damage may occur and further information on mine subsidence damage. Maps of the counties and mines where mine s damage may occur and further information on mine subsidence insurance are available through Department of Environ Protection Mine Subsidence Insurance Fund, (800) 922-1678 or ra-epnsi@pa_gov. 4. By Preferential Assessment and Development Rights 4. Is the Property, or a portion of it, preferentially assessed for tax purposes, or subject to limited development rights under the: 4. Familand and Forest Land Assessment Act - 72 P.S. §5490.1, et seq. (Clean and Green Program) 4. Is a property and an Agricultural Area Security Law - 3 P.S. §901, et seq. (Development Rights) 4. Any other lawlynogram: 4. Any other lawlynogram: 4. Any other lawlynogram: | |
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| Explain any "yes" answers in Section 19: | y be subject |
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| 496 20. FLOODING, DRAINAGE AND BOUNDARIES | |
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| 497 (A) Flooding/Drainage | |
| 1. Is any part of this Property located in a wetlands area? | Unk N/A |
| 2. Is the Property, or any part of it, designated a Special Flood Hazard Area (SFHA)? | Unk N/A |
| 3. Do you maintain flood insurance on this Property? | Unk N/A |
| 4. Are you aware of any past or present drainage or flooding problems affecting the Property? | Unk N/A |
| 502 5. Are you aware of any drainage or flooding mitigation on the Property? | Unk N/A |
| 503 6. Are you aware of the presence on the Property of any man-made feature that temporarily or per- | Unk N/A X S |
| manently conveys or manages storm water, including any basin, pond, ditch, drain, swale, culvert, | Unk N/A X S |
| 505 pipe or other feature? | Unk N/A X S |
| 7. If "yes," are you responsible for maintaining or repairing that feature which conveys or manages | Unk N/A X X Y Y Y Y Y Y Y Y Y Y Y |
| 507 storm water for the Property? | Unk N/A X X Y Y X X X X X X X X X |

| 511 | Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All Explain any "yes" answers in Section 20(A). Include dates, the location and extent of flooding and | quest | ions m | ust be | answei | rea. |
|---|--|-------------------------------------|--|---|-----------|--------------|
| 512 513 | made storm water management features: | the co | onditio |)11 OI : | any ma | 111- |
| 514 | (B) Boundaries | | Yes | No | Unk | NI/A |
| 515 | Are you aware of encroachments, boundary line disputes, or easements affecting the Property? | | Yes | 140 | Ulik | N/A |
| 516 | 2. Is the Property accessed directly (without crossing any other property) by or from a public road? | B1 | | | | |
| 517 | 3. Can the Property be accessed from a private road or lane? | 13.2 13.3 | | | | |
| 518 | a. If "yes," is there a written right of way, easement or maintenance agreement? | 3a | × | | | |
| 519 | b. If "yes," has the right of way, easement or maintenance agreement been recorded? | 3b | × | | | |
| 520 521 | 4. Are you aware of any shared or common areas (driveways, bridges, docks, walls, etc.) or maintenance agreements? | B4 | X | | | |
| 522 | Note to Buyer: Most properties have easements running across them for utility services and other re | asons | . In mo | mv ca | ises. The | ease |
| 523 | ments do not restrict the ordinary use of the property, and Seller may not be readily aware of them. I | Buvers | s may i | wish t | o deteri | mine |
| 524 525 | the existence of easements and restrictions by examining the property and ordering an Abstract of To | tle or | searci | hing ti | he reco | rds in |
| 526 | the Office of the Recorder of Deeds for the county before entering into an agreement of sale. | | :4. | 1. | : 4 | A |
| 527 527 | Explain any "yes" answers in Section 20(B): <u>Neighboring property has docu</u> way To use the lane and bridge to access their pro | me | MI CO | 1 | 1911 | ଥା |
| 528 | 21. HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES | sper | 7 | | | |
| 529 | (A) Mold and Indoor Air Quality (other than radon) | | Yes | No | Unk | N/A |
| 530 | 1. Are you aware of any tests for mold, fungi, or indoor air quality in the Property? | Λſ | 100 | $\frac{1}{x}$ | Oik | 107 |
| 531 | 2. Other than general household cleaning, have you taken any efforts to control or remediate mold or | 74.1 | | | | |
| 532 | mold-like substances in the Property? | Α2 | | X | | |
| 533 | Note to Buyer: Individuals may be affected differently, or not at all, by mold contamination. If mold | conta | minati | on or | indoor | air |
| 534 | quality is a concern, buyers are encouraged to engage the services of a qualified professional to do t | estine | z. Infor | matio | n on th | is |
| 535 536 | issue is available from the United States Environmental Protection Agency and may be obtained by 6 37133, Washington, D.C. 20013-7133, 1-800-438-4318. | contac | ting Iz | IQ IN | FO, P. | O. Bo |
| 537 | (B) Radon | | <u> </u> | Lat | | NT 2.1 |
| 538 | Are you aware of any tests for radon gas that have been performed in any buildings on the Property? | | Yes | No | Unk | N/A |
| 539 | | Bl | | ľΧ | | |
| | 2. If "ves" provide test date and reculte | | | 1888 | 1 | |
| 540 | 2. If "yes," provide test date and results 3. Are you aware of any radon removal system on the Property? | В2 | | | | |
| | 3. Are you aware of any radon removal system on the Property? | B2 B3 | | X | | |
| 540 | 3. Are you aware of any radon removal system on the Property? (C) Lead Paint | | | X | | |
| 540 541 | Are you aware of any radon removal system on the Property? (C) Lead Paint If the Property was constructed, or if construction began, before 1978, you must disclose any knowl- | | | X | | |
| 540 541 542 | Are you aware of any radon removal system on the Property? (C) Lead Paint If the 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 on a separate disclosure form. Are you aware of any lead-based paint or lead-based paint hazards on the Property? | | | X | | |
| 540 541 542 543 544 545 | Are you aware of any radon removal system on the Property? (C) Lead Paint If the 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 on a separate disclosure form. Are you aware of any lead-based paint or lead-based paint hazards on the Property? Are you aware of any reports or records regarding lead-based paint or lead-based paint bazards on | В3 | | X | | |
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| 540 541 542 543 544 545 546 547 548 | Are you aware of any radon removal system on the Property? (C) Lead Paint If the 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 on a separate disclosure form. Are you aware of any lead-based paint or lead-based paint hazards on the Property? Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on the Property? (D) Tanks Are you aware of any existing underground tanks? | B3 | X | X | | |
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| 540 541 542 543 544 545 546 547 548 549 | Are you aware of any radon removal system on the Property? (C) Lead Paint If the 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 on a separate disclosure form. Are you aware of any lead-based paint or lead-based paint hazards on the Property? Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on the Property? (D) Tanks Are you aware of any existing underground tanks? Are you aware of any underground tanks that have been removed or filled? (E) Dumping. Has any portion of the Property been used for waste or refuse disposal or storage? | B3 C1 C2 D1 | <u>X</u> | X X | | |
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| 540 541 542 543 544 545 546 547 548 550 551 552 553 554 555 555 556 557 | Are you aware of any radon removal system on the Property? (C) Lead Paint If the 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 on a separate disclosure form. Are you aware of any lead-based paint or lead-based paint hazards on the Property? Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on the Property? (D) Tanks Are you aware of any existing underground tanks? Are you aware of any underground tanks that have been removed or filled? (E) Dumping. Has any portion of the Property been used for waste or refuse disposal or storage? If "yes," location: 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 (PCBs)? Are you aware of any other hazardous substances or environmental concerns that may affect the Property? If "yes," have you received written notice regarding such concerns? Are you aware of testing on the Property for any other hazardous substances or environmental concerns? | B3 C1 C2 D1 D2 E | X | X X X X X X X X X | | |
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| 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 | Are you aware of any radon removal system on the Property? (C) Lead Paint If the 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 on a separate disclosure form. Are you aware of any lead-based paint or lead-based paint hazards on the Property? Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on the Property? (D) Tanks Are you aware of any existing underground tanks? Are you aware of any underground tanks that have been removed or filled? (E) Dumping. Has any portion of the Property been used for waste or refuse disposal or storage? If "yes," location: 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 (PCBs)? Are you aware of any other hazardous substances or environmental concerns that may affect the Property? If "yes," have you received written notice regarding such concerns? Are you aware of testing on the Property for any other hazardous substances or environmental concerns? Explain any "yes" answers in Section 21. Include test results and the location of the hazardous is substances; | B3 C1 C2 D1 D2 E F1 F2 F3 F4 abstar | J.C. Ce(s) | X X X X X X X X | vironm | ental |
| 540 541 542 543 544 545 546 547 548 549 550 551 553 554 555 555 557 558 559 560 561 562 | 3. Are you aware of any radon removal system on the Property? (C) Lead Paint If the 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 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 reports or records regarding lead-based paint or lead-based paint hazards on the Property? (D) Tanks 1. Are you aware of any existing underground tanks? 2. Are you aware of any underground tanks that have been removed or filled? (E) Dumping. Has any portion of the Property been used for waste or refuse disposal or storage? If "yes," location: (F) Other 1. 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 (PCBs)? 2. Are you aware of any other hazardous substances or environmental concerns that may affect the Property? 3. If "yes," have you received written notice regarding such concerns? 4. Are you aware of testing on the Property for any other hazardous substances or environmental concerns? Explain any "yes" answers in Section 21. Include test results and the location of the hazardous sissue(s): Septical Carlor | B3 C1 C2 D1 D2 E F1 F2 F3 F4 abstar | | X X X X X X X | | |
| 540 541 542 543 544 545 546 547 548 550 551 552 553 554 555 555 557 558 559 560 561 | 3. Are you aware of any radon removal system on the Property? (C) Lead Paint If the 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 on a separate disclosure form. 1. Are you aware of any lead-based paint or lead-based paint to read-based paint hazards on the Property? (D) Tanks 1. Are you aware of any existing underground tanks? 2. Are you aware of any underground tanks that have been removed or filled? (E) Dumping. Has any portion of the Property been used for waste or refuse disposal or storage? If "yes," location: (F) Other 1. 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 (PCBs)? 2. Are you aware of any other hazardous substances or environmental concerns that may affect the Property? 3. If "yes," have you received written notice regarding such concerns? 4. Are you aware of testing on the Property for any other hazardous substances or environmental concerns? Explain any "yes" answers in Section 21. Include test results and the location of the hazardous substances. 22. MISCELLANEOUS (A) Deeds, Restrictions and Title | B3 C1 C2 D1 D2 E F1 F2 F3 F4 abstar | Yes | X X X X X X X X | vironm | ental N/A |
| 540 541 542 543 544 545 546 547 548 550 551 552 553 554 555 557 558 559 560 561 562 563 564 | Are you aware of any radon removal system on the Property? (C) Lead Paint If the 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 on a separate disclosure form. Are you aware of any lead-based paint or lead-based paint hazards on the Property? Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on the Property? (D) Tanks Are you aware of any existing underground tanks? Are you aware of any underground tanks that have been removed or filled? (E) Dumping. Has any portion of the Property been used for waste or refuse disposal or storage? If "yes," location: | B3 C1 C2 D1 D2 E F1 F2 F3 F4 abstar | | X X X X X X X | | |
| 540 541 542 543 544 545 546 547 548 550 551 552 553 554 555 555 557 558 859 560 561 562 563 | 3. Are you aware of any radon removal system on the Property? (C) Lead Paint If the 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 on a separate disclosure form. 1. Are you aware of any lead-based paint or lead-based paint to read-based paint hazards on the Property? (D) Tanks 1. Are you aware of any existing underground tanks? 2. Are you aware of any underground tanks that have been removed or filled? (E) Dumping. Has any portion of the Property been used for waste or refuse disposal or storage? If "yes," location: (F) Other 1. 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 (PCBs)? 2. Are you aware of any other hazardous substances or environmental concerns that may affect the Property? 3. If "yes," have you received written notice regarding such concerns? 4. Are you aware of testing on the Property for any other hazardous substances or environmental concerns? Explain any "yes" answers in Section 21. Include test results and the location of the hazardous substances. 22. MISCELLANEOUS (A) Deeds, Restrictions and Title | B3 C1 C2 D1 D2 E F1 F2 F3 F4 abstar | | X X X X X X X | | h t |

| t | | | | | |
|-------------------------------|---|--------------|----------------|------------|-------|
| Check yes, | no, unknown (unk) ot applicable (N/A) for each question. Be su check N/A when a q | uestion | does not | apply to | the |
| Property. Cl | neck unknown when the question does apply to the Property but you are not sure of the answer. All | questic | ons must b | e answe | ed. |
| | | Γ | Yes No | Unk | N/A |
| 3. | Are you aware of any reason, including a defect in title or contractual obligation such as an option | Ĩ | | | |
| | or right of first refusal, that would prevent you from giving a warranty deed or conveying title to the | - 1 | IX | | |
| | Property? | A3 | '` | | |
| (B) Fir | nancial | | | | |
| 1. | Are you aware of any public improvement, condominium or homeowner association assessments | ľ | | | |
| | 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? | Ві | X | | |
| 2. | Are you aware of any mortgages, judgments, encumbrances, liens, overdue payments on a support | "' } | <u> </u> | | |
| | obligation, or other debts against this Property or Seller that cannot be satisfied by the proceeds of | 1 | lχ | | |
| | this sale? | B2 | | | |
| 3. | Are you aware of any insurance claims filed relating to the Property during your ownership? | 83 | X | | |
| (C) Le | | | | | |
| 1. | Are you aware of any violations of federal, state, or local laws or regulations relating to this Prop- | ľ | | | |
| | erty? | C1 | 人 | | |
| 2. | Are you aware of any existing or threatened legal action affecting the Property? | C2 | T _X | | |
| | ditional Material Defects | - L | | | |
| | Are you aware of any material defects to the Property, dwelling, or fixtures which are not dis- | 24 | | | |
| | closed elsewhere on this form? | D1 | X | | |
| | Note to Buyer: A material defect is a problem with a residential real property or any portion of | it that v | vould hav | e a sioni | fice. |
| | adverse impact on the value of the property or that involves an unreasonable risk to people on the | נומיננו שו | erty. The f | fact that | ß |
| | structural element, system or subsystem is at or beyond the end of the normal useful life of such (| ı struci | tural eleme | ent, syste | m e |
| | subsystem is not by itself a material defect. | | | | |
| 2. | After completing this form, if Seller becomes aware of additional information about the Pr | operty | , including | g throug | h |
| | inspection reports from a buyer, the Seller must update the Seller's Property Disclosure St | ıtemer | it and/or a | attach tì | ıe |
| | inspection report(s). These inspection reports are for informational purposes only. | | | | |
| Explai | n any "yes" answers in Section 22: | | | | |
| | | | | | |
| | CHMENTS | | | | |
| (A)Th | e following are part of this Disclosure if checked: | | | | |
| | Seller's Property Disclosure Statement Addendum (PAR Form SDA) | | | | |
| 님 | | | | | |
| Ц | | | | | / |
| L | | | | | |
| The unders | signed Seller represents that the information set forth in this disclosure statement is accur | nta an | d aanmala | to to the | ·h· |
| of Seller's . | knowledge. Seller hereby authorizes the Listing Broker to provide this information to pro | snecfi | ve huvers | of the r | ነነነስ |
| erty and to | officir real estate licensees. SELLER ALONE IS RESPONSIBLE FOR THE ACCUR | ACY : | OF THE | INFOR | M. |
| LION COL | NTAINED IN THIS STATEMENT. If any information supplied on this form becomes t | naceur | ate follow | ving cor | npl |
| tion of this | form, Seller shall notify Buver in writing. | | | | |
| SELLER | Glen H Rambler by Mark Rambler / POA Burry E Rambler by Mark Rambler / POA | ** | | . / | 1. |
| 261 LED 44 LED | B I F Q III | — "D | ATE /2 | 1,21 | / |
| abiibb Serrev ⁷ | suny a Rambler by Wark Kambler / POYT | DA | ATE /Z | 127/ | 2 |
| SELLER XALLGE | | DA | ATE | | |
| DELLER_ | | D# | ATE | | |
| วตาทชห " | | DA | ATE | | |
| SELLER_ | | DA | ATE | | |
| | RECEIPT AND ACKNOWLEDGEMENT BY BUYER | | | | |
| The unders | signed Buyer acknowledges receipt of this Statement. Buyer acknowledges that this State | ment | is not a w | arranty | aı |
| that, unless | s stated otherwise in the sales contract. Buyer is purchasing this property in its present | condi | ltion. It is | Ruver | c 1. |
| sponsibility | to satisfy himself or herself as to the condition of the property. Buyer may request that t | he me | merty be | inspecto | d, |
| Buyer's ext | ense and by qualified professionals, to determine the condition of the structure or its compo | ments. | • | | |
| BUYER_ | | DA | TE | | |
| BUYER | | | TE | | |
| BUYER _ | | — ". — ". | TE | | |
| | | ~/* | ^ ^- | | |

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)

LPD

| • | THIS FORM MUST BE COMPLETED FOR ANY PROPERTY BUILT PRIOR TO 1978 |
|------|--|
| 1 | PROPERTY 2855 SAFE HARGOR ROAD MITTERSVILLE PA 17551 |
| 2 | SELLER GICNN H and BUNNY E RAMBLER |
| 3 | LEAD WARNING STATEMENT |
| 4 | |
| 5 | property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead |
| 6 | poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient |
| 7 | behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller of any interest |
| 8 | in residential real property is required to provide the Buyer with any information on lead-based paint hazards from risk assessments of |
| 9 | inspections in the Seller's possession and notify the Buyer of any known lead-based paint hazards. A risk assessment or inspection for |
| 10 | possible lead-based paint hazards is recommended prior to purchase. |
| 11 | |
| 12 | 1.8 - |
| 13 | |
| 14 | 1 Detroi mis who wied go of the presence of lead-based paint and/of lead-based paint nazards in or about the Property, (Provide the |
| 15 | available information concerning Seller's knowledge of the presence of lead-based paint and/or lead-based paint hazards.) |
| 16 | 1 available intermeted concerning delict a knowledge of the presence of lean-based dathf should be delict a knowledge of the presence of lean-based dathf allower lean-based dathf bayards. |
| 17 | |
| 18 | |
| 19 | |
| 20 | Seller has provided Buyer with all available records and reports regarding lead-based paint and/or lead-based paint hazards in or about the Property. (List documents): |
| 21 | or toods the reporty. (what documents). |
| 22 | |
| 23 | Served certifies that to the best of sener's knowledge the above statements are true and accurate, |
| 24 | DAIR 12/21/22 |
| | SELLER BUNDYE RAMBLER BY MARK ROMBIEC / POP DATE 12/27/22 |
| | BUYER DATE |
| | DATE OF AGREEMENT |
| | BUYER'S ACKNOWLEDGMENT |
| 29 | |
| 30 | 1, Dayor has recorded the painfiner reflect roll regulity from Lead in roll rights and has read the Lead Waming Statement |
| 31 | Buyer has reviewed Seller's disclosure of known lead-based paint and/or lead-based paint hazards and has received the records |
| | and reports regarding lead-based paint and/or lead-based paint hazards identified above. |
| 32 | |
| 33 | received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of |
| 34 | lead-based paint and/or lead-based paint hazards; or |
| 35 | waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based |
| 36 | paint hazards. |
| ^- | $oldsymbol{L}_{m}$, which is the state of |
| 37 | Buyer certifies that to the best of Buyer's knowledge the statements contained in Buyer's acknowledgement are true and accurate. |
| 38 | BUYER DATE |
| ٠- ١ | DATE |
| | BUYER DATE |
| | AGENT ACKNOWLEDGEMENT AND CERTIFICATION |
| 42 | CWT Agent/Licensce represents that Agent has informed Seller of Seller's obligations under the Residential Lead-Based-Paint |
| 43 | Hazard Reduction Act, 42 U.S.C. §4852(d), and is aware of Agent's responsibility to ensure compliance, |
| | |
| 44 | The following have reviewed the information above and certify that the Agent statements are true to the best of their knowledge and belief. |
| 45 | Seller Agent and Buyer Agent must both sign this form. |
| | |
| 46 | BROKER FOR SELLER (Company Name) 13e. (CAmple) |
| 47 | BROKER FOR SELLER (Company Name) Beiler - Campbell LICENSEE DATE 12/22/2072 |
| ŀ | |
| 48 | BROKER FOR BUYER (Company Name) |
| 49 L | LICENSEE DATE ///- |
| • | |

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