

RESIDENTIAL LEAD-BASED PAINT HAZARDS DISCLOSURE FORM

LPD

*This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of Realtors® (PAR)***THIS FORM MUST BE COMPLETED FOR ANY PROPERTY BUILT PRIOR TO 1978**1 **PROPERTY** 1323 Division Highway Ephrata PA 175222 **SELLER** Late Raymond S & Thelma M Weaver3 **LEAD WARNING STATEMENT**

4 Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such
 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 or
 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 **SELLER'S DISCLOSURE**

12 BW / 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 the
 14 basis for determining that lead-based paint and/or hazards exist, the location(s), the condition of the painted surfaces, and other
 15 available information concerning Seller's knowledge of the presence of lead-based paint and/or lead-based paint hazards.)

17 **SELLER'S RECORDS/REPORTS**

18 BW / Seller has no records or reports pertaining to lead-based paint and/or lead-based paint hazards in or about the Property.
 19 / Seller has provided Buyer with all available records and reports regarding lead-based paint and/or lead-based paint hazards in
 20 or about the Property. (List documents):

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

23 **SELLER** POADATE 8-15-2324 **SELLER** DATE 25 **SELLER** DATE 26 **BUYER** 27 **DATE OF AGREEMENT** 28 **BUYER'S ACKNOWLEDGMENT**

29 / Buyer has received the pamphlet *Protect Your Family from Lead in Your Home* and has read the Lead Warning Statement.
 30 / Buyer has reviewed Seller's disclosure of known lead-based paint and/or lead-based paint hazards and has received the records
 31 and reports regarding lead-based paint and/or lead-based paint hazards identified above.

32 Buyer has (initial one):

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.

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 39 **BUYER** DATE 40 **BUYER** DATE 41 **AGENT ACKNOWLEDGEMENT AND CERTIFICATION**

42 Agent/Licensee 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)** 47 **LICENSEE** DATE 48 **BROKER FOR BUYER (Company Name)** 49 **LICENSEE** DATE 

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SELLER'S PROPERTY DISCLOSURE STATEMENT

This disclosure statement refers to the property located at:

ADDRESS 1323 Division Highway

CITY Ephrata

STATE PA

ZIP 17522

NOTICE TO BUYER AND SELLER: This disclosure statement is designed to assist Seller in disclosing to a buyer all known materials or adverse facts relating to the physical condition of the property that are not readily observable. All questions must be answered completely. If answers are affirmative, please provide detailed explanations on the "Additional Explanations" section (page 3).

	YES	NO	DON'T KNOW
1. Does seller currently occupy property?		✓	
2. If not, when did seller last occupy property?			2009
3. Is any part of the property leased?		✓	
4. Does anyone claim an easement on or a right to use all or some of the property?		✓	
5. Does property rest on a landfill?		✓	
6. Is the property in a designated flood plain?		✓	
7. Is the property in a designated fire danger zone?		✓	
8. Is the property in a designated earthquake danger zone?		✓	
9. Are you aware of any settling/earth movement?		✓	
10. Are you aware of any encroachments, boundary line disputes, or unrecorded easements?		✓	
11. How old is the structure?			✓
12. Are you aware of any problems, past or present, with roof, gutters, or downspouts?		✓	
13. Are you aware of any past or present damage caused by infiltrating pests, termites, dry rot, or other wood-boring insects?		✓	
14. Is your property currently under warranty by a licensed pest control company?		✓	
15. Are you aware of any past or present movement or other structural problems with floors, walls, or foundations?		✓	
16. Has there been fire, wind, or flood damage that required repair?		✓	
17. Has there ever been water leakage or dampness within basement or crawl space?			✓

18. Have there been any additions, structural changes, or alterations to the property?
19. Was work done with the necessary permits and approvals in compliance with building codes and zoning regulations?
20. Is drinking water source public or private?
21. Is sewer system public or private?
22. Are you aware of any past or present leaks, backups, etc. relating to water and/or sewer?
23. Is there polybutylene plumbing (other than the primary service line) on the property?
24. Are you aware of any toxic substances on the property?
25. Has the property been tested for radon?
26. Are there or have there ever been fuel storage tanks below ground on the property?
27. Is property subject to covenants and restrictions?
28. Is there a mandatory association fee?
29. If so, how much monthly/yearly?
30. Is there an initiation fee?
31. Are special assessments approved by the association?
32. Has the property ever been the subject of litigation?
33. Do you know of any violations of local, state, or federal laws, codes, or regulations with respect to the property?
34. Are any equipment/appliances/systems included in sale of property in need of repair or replacement?
35. Does the property contain asbestos?
36. Does the property contain lead paint?
41. Additional explanations or disclosures (please attach additional sheets if necessary) :

✓

closed in front porch

✓

private
private

✓

✓

✓

✓

✓

✓

✓

S

NA
NA
NA

✗

✓

✓

✓

✓

✓

The following checked items are currently on the property and will be included in the sale:

<input type="checkbox"/> Burglar Alarms	<input checked="" type="checkbox"/> Smoke Detectors	<input type="checkbox"/> Fire Alarms	<input type="checkbox"/> Central Air
<input checked="" type="checkbox"/> Central Heating	<input type="checkbox"/> Window A/C Unit	<input checked="" type="checkbox"/> Dishwasher	<input type="checkbox"/> Trash Compactor
<input type="checkbox"/> Garbage Disposal	<input checked="" type="checkbox"/> Oven	<input type="checkbox"/> Microwave	<input type="checkbox"/> TV Antenna
<input type="checkbox"/> Satellite Dish	<input type="checkbox"/> Intercom System	<input type="checkbox"/> Pool	<input checked="" type="checkbox"/> Washer/Dryer Hookups
<input type="checkbox"/> Hot Tub/Jacuzzi	<input type="checkbox"/> Washer	<input type="checkbox"/> Dryer	<input checked="" type="checkbox"/> Refrigerator
<input type="checkbox"/> Pool Barrier	<input type="checkbox"/> Safety Cover for Hot Tub		

SELLER'S REPRESENTATION

Seller warrants that to the best of Seller's knowledge, the above information is complete and accurate as of the date signed by Seller. However, this disclosure statement is not a substitute for inspections and/or warranties.

SELLER Ann E. Wener POA

DATE 8-21-2023

SELLER _____

DATE _____

BUYER'S RECEIPT AND ACKNOWLEDGEMENT

I acknowledge receipt of this Disclosure. I understand that except as stated in the Purchase and Sale Agreement with Seller, the property is being sold in its present condition only, without warranties of guarantees of any kind by Seller. No representations concerning the condition of the property are being relied upon by me except as disclosed herein or stated in the Purchase and Sale Agreement.

BUYER _____

DATE _____

BUYER _____

DATE _____

NOTICE: Many local law enforcement agencies maintain the locations of persons such as sex offenders who might be required to register their addresses. You may retain the right to contact local law enforcement authorities for information about the presence of these individuals in any neighborhood