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
1	PROPERTY 453 Hollow ROAD DUARRY VILLE PA 17566
2	SELLER DORATE M GRIER
3	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 interes
8	in residential real property is required to provide the Buyer with any information on lead-based paint hazards from risk assessments o
9	inspections in the Seller's possession and notify the Buyer of any known lead-based paint hazards. A risk assessment or inspection fo
10	possible lead-based paint hazards is recommended prior to purchase.
11	SELLER'S DISCLOSURE
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 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.)
16	
17	ŞELLER'S RECORDS/REPORTS
18	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 no records or reports pertaining to lead-based paint and/or lead-based paint nazards in or about the Property. Seller has provided Buyer with all available records and reports regarding lead-based paint and/or lead-based paint hazards in
20	
21	or about the Property. (List documents):
10000	
22	Seller certifies that to the best of Seller's knowledge the above statements are true and accurate.
23	SELLER Drocky Arion DATE 1/11/24
24	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.
	Buyer certifies that to the best of Buyer's knowledge the statements contained in Buyer's acknowledgement are true and accurate.
38	BUYERDATE
39	BUYÉR DATE
40	BUYER DATE
	AGENT ACKNOWLEDGEMENT AND CERTIFICATION
12	Agent/Licensee represents that Agent has informed Seller of Seller's obligations under the Residential Lead-Based-Paint
13	Hazard Reduction Act, 42 U.S.C. §4852(d), and is aware of Agent's responsibility to ensure compliance.
٦,	nazatu Keduction Act, 42 0.5.C. 94632(d), and is aware of Agent's responsibility to ensure compitance.
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	The following have reviewed the information above and certify that the Agent statements are true to the best of their knowledge and belief.
15	Seller Agent and Buyer Agent must both sign this form.
- 1	3 1 0 / 1/
6	BROKER FOR SELLER (Company Name) / Se. (Company Name)
7	BROKER FOR SELLER (Company Name) Belve Completed LICENSEE DATE //11/29
ŀ	
8	BROKER FOR BUYER (Company Name)
9	LICENSEE DATE
1	DATEDATE

Pennsylvania Association of Realtors^e

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* Main House *

SELLER'S PROPERTY DISCLOSURE STATEMENT

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

PROPERTY 453 Hollow Ross Quarryville Pa 17566
SELLER DORATHY M GALER

SPD

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 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.

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- 2. 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.
- 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 liquidation.
 - 7. Transfer of a property to be demolished or converted to non-residential use.
 - 8. Transfer of unimproved real property.
 - 9. 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 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 regarding common areas or facilities are not required, as those elements are already addressed in the laws that govern the resale of condominium and cooperative interests.

While the Law requires certain disclosures, this statement includes disclosures beyond the basic requirements of the Law in an effort to assist sellers in complying with seller disclosure requirements and to assist buyers in evaluating the property being considered. Sellers who wish to see or use the basic disclosure form can find the form on the Web site of the Pennsylvania State Real Estate Commission.

This Statement discloses Seller's knowledge of the condition of the property as of the date signed by Seller and is not a substitute for any inspections or warranties that Buyer may wish to obtain. This Statement is not a warranty of any kind by Seller or a warranty or representation by any listing real estate broker, any selling real estate broker, or their licensees. Buyer is encouraged to address concerns about the condition of the property that may not be included in this Statement. This Statement does not relieve Seller of the obligation to disclose a material defect that may not be addressed on this form.

A material defect is a problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the property. Check unknown when the question does apply to the property but you are not sure of the answer.

: Seller's Initials Date ////24	SPD Page 1 of 10	Buyer's Initials	Date
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Quarryville,229 W Fourth Street Quarryville,PA 17566 Phone: 717-786-8000 Fax: 717-7867900

()	Ye	es No Un	k N/A	1.	SELLER'S EXPERTISE	520
4.1	A	一 / 羅			(A) Does Seller possess expertise in contracting, engineering, architecture, environmental assessme other areas related to the construction and conditions of the property and its improvements?	nt o
1	В	200			(B) Is Seller the landlord for the property?	
٠.	C				(C) Is Seller a real estate licensee?	
1		REMAN	BA (EMATRICO	Exp	plain any "yes" answers in Section 1:	
1.			- 1	₁ 2.	OWNERSHIP/OCCUPANCY	
1	Ye		k N/A		(A) Occupancy	
51 51	1 200		TO EMOTE		1. When was the property most recently occupied? FFB 24 2024 2. Was the Seller the most recent occupant? If "no," when did the Seller most recently occupant?	cun
4	2				the property?	oup.
r,	3		0/3/4		3. How many persons most recently occupied the property?	
;	10				(B) Role of Individual Completing This Disclosure. Is the individual completing this form:	
	1 1				1. The owner	
',¢ '',	2				2. The executor3. The administrator	
	3 4				4. The trustee	
SU	5	1				
·,(C關於		2 2 2 2]	5. An individual holding power of attorney (C) When was the property purchased? (D) Are you aware of any pets having lived in the house or other structures during your ownership?	
5!	DZ		9 20 20]_	(D) Are you aware of any pets having lived in the house or other structures during your ownership?	
: :.				Exp	Jain section 2 (if needed): DOL-, CAY CONDOMINIUMS/PLANNED COMMUNITIES/OTHER HOMEOWNERS ASSOCIATIONS	
٠.	Yes	s No Uni	k N/A	ا".	(A) Type. Is the Property part of a(n):	
ď	1	1 1	a was		1. Condominium	
'st	2		e Paren		2. Homeowners association or planned community	
	3	× 四型	1000		3. Cooperative	
	4		4		4. Other type of association or community	-11
٠٠,	B		States		(B) If "yes," are there any community services or systems that the association or community	Hy)
.,	C				responsible for supporting or maintaining? Explain:	10
						_
	D		2		(D) If "yes," provide the following information about the association:	
).;					1. Community Name	
			-		2. Contact	
· ·			\vdash		3. Mailing Address	
	E PAR				(B) How much is the capital contribution/initiation fee? \$	
	- Interest	G [SOMGON]			Notice to Buyer: A buyer of a resale unit in a condominium, cooperative, or planned community must rece	ive
					a copy of the declaration (other than the plats and plans), the by-laws, the rules or regulations, and a certific	ate
•					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 moni maintenance fees. The buyer will have the option of canceling the agreement with the return of all depo	
•					monies until the certificate has been provided to the buyer and for five days thereafter or until conveyan	ice.
					whichever occurs first.	,
				4. 1	ROOF AND ATTIC	
	Yes	No Unk		(A) Installation	
1		製器	繼載		A) Installation 1. When was the roof installed? 203 2. Do you have decomposite (invoice work order warrenty, etc.)?	
2		100000	-	,	2. Do you have documentation (invoice, work order, warranty, etc.)	
! 1	基础	第222 图32	300 S	(B) Repair 1. Has the roof or any portion of it been replaced or repaired during your ownership?	
. 1	13		PATRICULAR SERVICE		2. If it has been replaced or repaired, was the existing roofing material removed?	
_				(C) Issues	
1			J	•	1. Has the roof ever leaked during your ownership?	
2		凝胶器	*****		2. Are you aware of any current/past problems with the roof, gutters, flashing or downspouts?	
			J	Expla	ain any "yes" answers in section 4, including the location and extent of any problem(s) and an	ay
			1	repai	rorremediation efforts: NEW roof in 2023 610 roof	//-
			-		The state of the s	_
					·	
						•
~	-11 !	T., 141 . 1		77	Date / // SPD Page 2 of 10 Buyer's Initials / Date	
	ener's	IIIIIIIIIII /	11	~	Date / / U / LY SPD Page 2 of 10 Buyer's Initials / Date	

()(1		5. BASEMENTS AND CRA	WL SPACES		, s e p
113:	Yes No Unk N/A	(A) Sump Pump	•	y many?	
		1. Does the property	have a sump pit? If yes, how have a sump pump? If yes, l	how many?	·
	3	3. If it has a sump pur	mp, has it ever run?		7 .
	FINANCE PARTY PARTY PARTY	4 If it has a sump pur (B) Water Infiltration	mp, is the sump pump in wo	orking order?	
196		1. Are you aware o	f any water leakage, acc	umulation, or dampness	within the basement of
1115		crawl space?	any repairs or other attem	nts to control any water	or dampness problem i
10.5	2 1	the basement or cra	wl space?		
	3 2 ,	3. Are the downspout Explain any "yes" answers i	s or gutters connected to a p	public system?	t of any problem(s) an
11:	2	any renair or remediation effo	orts:		or and browning and
	6	6. TËRMITES/WOOD-DES	STROYING INSECTS, DI	RYROT, PESTS	
, : c.	· Contractal measure	(A) Status 1. Are you aware of a	ny termites/wood-destroyin	g insects, dryrot, or pests	affecting the property?
1: 5			ny damage caused by termi	tes/wood-destroying inse	cts, dryrot, or pests?
1 1 2		(B) Treatment 1. Is your property cu	rrently under contract by a	licensed pest control com	pany?
1. 2	THE PROPERTY AND ADDRESS.	2 Are you aware of a	ny termite/nest control reno	orts or treatments for the p	roperty?
1/1	ı I	Explain any "yes" answers applicable:	in section 6, including t	ne name of any service	enteament provider, i
ι	Yes No Unk N/A 7	STRUCTURAL ITEMS		. 1101 1 1	
1'1		(A) Are you aware of any	y past or present movement other structural components	nt, shifting, deterioration	i, or other problems will
٠.		(B) Are you aware of an	y past or present problem	s with driveways, walky	ways, patios, or retaining
. I	3 X 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	walls on the property? (C) Are you aware of an	y nast or present water it	filtration in the house	or other structures, other
(than the roof, basement	t or crawl spaces?		
"		(D) Stucco and Exterior S 1. Is your property con	ynthetic Finishing System	S	
: 1		2. Is your property of	constructed with an Exter	ior Insulating Finishing	System (EIFS), such as
, 2		Dryvit or synthetic 3. If "yes," when was	stucco, synthetic brick or sy	nthetic stone?	
. 3 E	A A PROPERTY AND	(R) Are you aware of any f	ire, storm, water or ice dam	age to the property?	
. r. E		(F) Are you aware of any d Explain any "yes" answers in	efects (including stains) in:	flooring or floor covering	s? any problem(s) and any
•	y E	epair or remediation efforts:	section 7, including the	location and extent of a	any problem(b) and any
	Yes No Unk N/A 8	ADDITIONS/ALTERATI	ONS		d
: A	/	(A) Have any additions, str	ructural changes, or other a l date all additions/alteration	alterations been made to	the property during your
		(B) Are you aware of any	private or public archite	ctural review control of	the property other than
В		zoning codes?			
	Δddi	ition, structural	Approximate date	Were permits	Final inspections/
		ge, or alteration	of work	obtained?	approvals obtained?
•)	50, 01 11101111011		(Yes/No/Unknown)	(Yes/No/Unknown)
		•			
			-		
·.;}			1		
1,1					
1.4					
. : 1		4			
<i>.</i> ::		ÿ.			
, '	П	A sheet describing other add	litions and alterations is a	ttached.	•
	_	900000			
		1.1.			,
·:ı Se	ller's Initials D	Date //11/24	SPD Page 3 of 10 Bu	yer's Initials/	Date

Note to Buyer: The PA Construction Code Act, 35 P.S. §7210 et seq. (effective 2004), and local codes establish standards for building and altering properties. Buyers should check with the municipality to determine 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 upgrade or remove changed made by the prior owners. Buyers can have the property inspected by an expert 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. Note to Buyer: According to the PA Stormwater Management Act, each municipality must enact a Storm Water Management Plan for drainage control and flood reduction. The municipality where the property is located may impose restrictions on impervious or semi-pervious surfaces added to the property. Buyers should contact the local office charged with overseeing the Stormwater Management Plan to determine if the prior addition of impervious or semi-pervious areas, such as walkways, decks, and swimming pools,

: ",

1:. . 11:

. 5.

. 111

:1. 16

1. .

161		if the prior dualities of impervious of semi-pervious areas, such as immune,
16.7		might affect your ability to make future changes.
16		9. WATER SUPPLY
11,0	Yes No Unk N/A	(A) Source. Is the source of your drinking water (check all that apply):
70		1. Public
. 1	2 🗶	2. A well on the property
170	3 X 200	3. Community water
17	4 X	4. A holding tank
1.1	5 X	5. A cistern
	6 X	6. A spring
	7	7. Other 8. No water service (explain): 9. Parages Valve (for properties with multiple sources of water)
	8	8. No water service (explain):
",		(D) Dypass varie (for properties than manager as an a
. 11	1	1. Does your water source have a bypass valve?
	2	2. If "yes," is the bypass valve working?
1:11		(C) Well
		1. Has your well ever run dry? Never
		2 Donth of Well
	2	3. Gallons per minute measured on (date)
2000	3	3. Gallons per minute, measured on (date) 4. Is there a well used for something other than the primary source of drinking water?
	4	5. If there is an unused well, is it capped?
	5	(D) Pumping and Treatment
'n;		1. If your drinking water source is not public, is the pumping system in working order? If "no
٠٠,	1 1	
		explain:
. (;	2 X 整整	2. Do you have a soliener, filter, or other treatment system? 3. Is the softener, filter, or other treatment system leased? From whom?
:-1-	3	3. Is the softener, filter, or other treatment system leased. From whom:
••		(E) General
••		1. When was your water last tested? Test results: 2. Is the water system shared? With whom?
9. 2		2. Is the water system shared? With whom?
٠		(F) Issues
		1. Are you aware of any leaks or other problems, past or present, relating to the water suppl
1	A 135 Mark 1810 Children	numping system, and related items?
2	X	2 Have you ever had a problem with your water supply?
	The same is a second	Explain any "yes" answers in section 9, including the location and extent of any problem(s) and an repair or remediation efforts: Well Has Well uch Dry
		renair or remediation efforts: WP // Has Well uch Dry
0.00		
,		10. SEWAGE SYSTEM
•	Yes No Unk N/A	(A) General
	A STATE OF THE PARTY OF THE PAR	1. Is your property served by a sewage system (public, private or community)?
1		2. If no is it due to availability or permit limitations?
'1 2		3. When was the sewage system installed (or date of connection, if public)?
h. 3		2). When I was the served by.
٠,		(B) Type Is your property served by:1. Public (if "yes," continue to D through G below)
1,1	X SEE	1. Public (if yes, continue to b timough G below)
2	X	2. Community (non-public)
11. 3	X X	3. An individual on-lot sewage disposal system
:: 4		4. Other, explain:

2.3	Yes No Unk N/A	(C) Individual On-lot Sewage Disposal System. Is your sewage system (check all that apply):	
	1 🗶	1. Within 100 feet of a well	
1000	2 ×	 Subject to a ten-acre permit exemption A holding tank 	
	3 4	4. A drainfield	
	5	5. Supported by a backup or alternate drainfield, sandmound, etc.	
	6	6. A cesspool 7. Shared 17474	^
	7 8	7. Shared Buth Houses on Spine Drain Field	
		(D) Tanks and Service 1. Are there any metal/steel septic tanks on the Property?	
		2. Are there any cement/concrete septic tanks on the Property?	
	2 X X	3. Are there any fiberglass septic tanks on the Property?	
	4 X	4. Are there any other types of septic tanks on the Property? 5. Where are the septic tanks located? Front	
142	6	6 How often is the on-lot sewage disposal system serviced?	·S
	7 200 200	A MILEII MAS IIIE CIII-IOL SCWARC GISDOSAL BASICAL AGOL DOL 12000.	
4:1		(E) Abandoned Individual On-lot Sewage Disposal Systems and Septic 1. Are you aware of any abandoned septic systems or cesspools on your property?	
-1111		2. Have these systems or cesspools been closed in accordance with the municipality's ordinance	e?
		(F) Sewage Pumps	
		 Are there any sewage pumps located on the property? What type(s) of pump(s)? 	
	2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	3 Are nump(s) in working order?	
	4 THE REAL PROPERTY AND ADDRESS OF THE PERSON ADDRESS OF THE PERSON AND ADDRESS OF THE PERSON AN	4. Who is responsible for maintenance of sewage pumps?	
, , ,		(G) Issues 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 se	wag
. 2		system and related items?	
.4		plain any "yes" answers in section 10, including the location and extent of any problem(s) and extent o	1 411,
;		MI Of Tolloudelon Caloxies	
!	In the start	PLUMBING SYSTEM	
-11	Yes No Unk N/A	(A) Material(s). Are the plumbing materials (check all that apply): 1. Copper	
1 2	A TOOLEGE	2. Galvanized	
, 3	X	3. Lead	
4	7	4. PVC 5. Polybutylene pipe (PB)	
., 6	THE PERSON NAMED IN COLUMN 1	6. Cross-linked polyethyline (PEX)	
7		7. Other	mited
В	X	to: kitchen, laundry, or bathroom fixtures; wet bars; exterior faucets; etc.)?	mio
		If "yes," explain:	
		DOMESTIC AND THE APPAIC	
	Yes No Unk N/A	DOMESTIC WATER HEATING (A) Type(s). Is your water heating (check all that apply):	
. 1	X	1. Electric	
· ' 2	X	2. Natural gas	
3	XX	3. Fuel oil4. Propane	
· 4	X	5. Solâr	
· 6	X	6. Geothermal 7. Other:	
.4. 8	XX	2 Is your water heating a summer-winter hook-up (integral system, hot water from the boiler, etc.	c.)?
-		(B) How many water heaters are there? When were they installed?	
a, C	W. C	(C) Are you aware of any problems with any water heater or related equipment? If "yes" explain: 105/5/1/CC	/
•		(C) Are you aware of any problems with any water heater or related equipment? If "yes," explain: Nov # 2025	
-		Date	
: 11 Se	eller's Initials 💹 🎉	Date	

::	13	3. HEATING SYSTEM
••	Yes No Unk N/A	(A) Fuel Type(s). Is your heating source (check all that apply):
•	1	1. Electric
:/:	2	2. Natural gas
.,,,,	3 🗶	3. Fuel oil
٠,	4 🗸	4. Propane
278	5 X	5. Geothermal6. Coal
	6	7. Wood
150 49	THE PARTY IN	8. Other
927	8 Marian	(B) System Type(s) (check all that apply):
	1	1. Forced hot air
: •	2 ×	2. Hot water
'n '	3 8	3. Heat pump
3,44	4	4. Electric baseboard
	5	5. Steam
	6	6. Radiant 7. Wood stoye(s) How many?
	7	7. Wood stove(s) How many? 8. Coal stove(s) How many?
•	8 2	9. Other:
43		(C) Chatra A D
,,,,	T STATE STATE STATES	1. When was your heating system(s) installed?
	2	2. When was the heating system(s) last serviced?
	3	3 How many hearing zones are in the property?
	4	4. Is there an additional and/or backup heating system? Explain:
		(D) Fireplaces
1.	1 X 2 2 2	1. Are there any fireplace(s)? How many?
:1,11	2	2. Are all fireplace(s) working?
•	3	 3. Fireplace types(s) (wood, gas, electric, etc.): 4. Were the fireplace(s) installed by a professional contractor or manufacturer's representative?
	4	5. Are there any chimney(s) (from a fireplace, water heater or any other heating system)?
	5	6. How many chimney(s)? When were they last cleaned?
		7. Are the chimney(s) working? If "no," explain:
	7 SC	(E) List any areas of the house that are not heated:
,	E WAY OF SAME	(F) Heating Fuel Tanks
1,		1. Are you aware of any heating fuel tank(s) on the property?
11.1.	2 September 1985	2. Location(s), including underground tank(s): Be Him & Shift
.14.		3. If you do not own the tank(s), explain:
	AI	3. If you do not own the tank(s), explain:
		·
•		AIR CONDITIONING SYSTEM
	Yes No Unk N/A	(A) Type(s). Is the air conditioning (check all that apply):
1	X	1. Central air
2		2. Wall units
3		3. Window units
4	(AUMARAU)	4. Other
., 5		(D) Status
•		1. When was the central air conditioning system installed? 2. When was the central air conditioning system last serviced?
1	Temporal Indiana	2. When was the central air conditioning system last serviced?
, 3	SAME BEST	3. How many air conditioning zones are in the property?
,., C	DOMEST DESIGNATION OF THE PERSON OF THE PERS	(C) I jet any areas of the house that are not air conditioned:
· . I	Ar	e you aware of any problems with any item in section 14? If "yes," explain:
•		THE TAXABLE AND THE TAXABLE AN
.`		ELECTRICAL SYSTEM
••	Yes No Unk N/A	(A) Type(s)1. Does the electrical system have fuses?
* 1	X	2. Does the electrical system have circuit breakers?
: 2		2. Does the electrical system have chear decided.
, ". ຕ	eller's Initials	Date //// SPD Page 6 of 10 Buyer's Initials/ Date
9	CITCL S LILLIAIS	

	Yes	No	Unk	N/A
В	现据			製廠
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D		7	10000000	應的統

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3/11 .1!

6,

(B) What is the system amperage? 100

(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.

Item	Yes	No		Item	Yes	No
Electric garage door opener		X		Trash compactor		X
Garage transmitters		1				X
Keyless entry		7			X	_
Smoke detectors		X			×	
Carbon monoxide detectors		X			X	
Security alarm system		X	公 義			1
Interior fire sprinklers		头				×
In-ground lawn sprinklers		X			1	
Sprinkler automatic timer		X				×
Swimming pool		グ		Attic fan(s)		>
Hot tub/spa				Satellite dish		x
Deck(s)		X	\$*************************************	Storage shed		v .
Pool/spa heater		+		Electric animal fence		X
Pool/spa cover		1		Other:		
Whirlpool/tub		1	靈	1.		
Pool/spa accessories		*		2.		
Refrigerator(s)			÷ 2	3.		
Range/oven	N		Al C	4.		
Microwave oven	X		200	5.		
Dishwasher	X			6.		

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

Unk N/A Yes No 2 3

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?

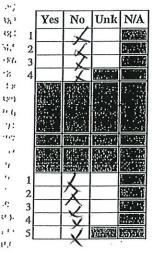
3. Are you aware of sewage sludge (other than commercially available fertilizer products) being spread on the property, or have you received written notice of sewage sludge being spread on an adjacent property?

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 D Date	SPD Page 7 of 10	Buyer's Initials	_/	_ Date	



No

Unk N/A

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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:

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

- Coal
- 3. Oil
- Natural gas 4.
- 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 $18(\text{\AA})$, including dates and extent of flooding and the condition of any man-made storm water management features:



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

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): NBORS Drain Fill O

ALMANATURE AF

4 4



19. HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES

	Yes	No	Unk	N/A
1		X		STEEL ST
2		1		
	李紫紫	11118	2. 25	
1		L		
			7. W.	
2		X	11.1111	

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(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

2.

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:

| Second Test | Secon

	LH2f IC2f	Decolla 105t
Date		
Type of Test		
Results (picocuries/liter)		
Name of Testing Service		
Are you aware of any radon	removal system on the property?	If "yes," list date installed and
type of system, and whether i	t is in working order below:	

Date Installed

Type of System

Provider

Working?

		10		
	Yes	No	Unk	N/A
1		X		
2		X		
		主義	W Y.	1-12
1		X		
2		,		120
E		X		
			÷.	
1		\ /	enver	
2		X		
3		X		
4		1		100

(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 bio-

hazard 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

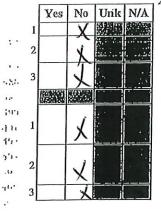
warranty deed or conveying title to the property?

(B) Financial

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	17	Date	11	111	24

SPD Page 9 of 10

	•		
Buyer's Initials	1	Date	

	[] []		
	ENGINEER SOUNDS	(C) Legal	
(8)		property?	of federal, state, or local laws or regulations relating to th
(0)		2. Are you aware of any existing or thr	eatened legal action affecting the property?
0;		(D) Additional Material Defects	
.m;	人 計算性制 協議(表別)	I. Are you aware of any material disclosed elsewhere on this form?	efects to the property, dwelling, or fixtures which are no
٠,	•		problem with a residential real property or any portion of
1 6		it that would have a significant adver	rse impact on the value of the property or that involves a
٠.			operty. The fact that a structural element, system or subsys
1"	•	system is not by itself a material defect.	rmal useful life of such a structural element, system or sub
į.,			ler becomes aware of additional information about th
1;	•	property, including through inspe	ection reports from a buyer, the Seller must update the
1.			ent and/or attach the inspection(s). These inspection report
:1	E	are for informational purposes only.	
ţ			
•• ; •	21. ATTACHMENTS		-
		are part of this Disclosure if checked:	
•		perty Disclosure Statement Addendum (PAR I	Form SDA)
•	<u> </u>		
			8
1	the property and to oth INFORMATION CONT	ner real estate licensees. SELLER ALONI 'AINED IN THIS STATEMENT. Seller sh	oker to provide this information to prospective buyers of E IS RESPONSIBLE FOR THE ACCURACY OF THE all cause Buyer to be notified in writing of any informa- e in the condition of the property following completion of
		Ther	DATE ////24 DATE DATE
	SELLER		DATE
	SELLER	,	DATE
		EXECUTOR, ADMINISTRATOR, TRU	STEE SIGNATURE BLOCK
1	According to the provision	ns of the Real Estate Seller Disclosure Law, the	undersigned executor, administrator or trustee is not required
			istrator or trustee, must, however, disclose any known mate-
1	rial defect(s) of the propert	y.	DAMES .
L			DATE
		RECEIPT AND ACKNOWLEDG	EMENT BY BUYER
	The undersigned Buyer a	icknowledges receipt of this Disclosure Stat	ement. Buyer acknowledges that this Statement is not a
1	warranty and that, unless	stated otherwise in the sales contract, Buy	er is purchasing this property in its present condition. It
			on of the property. Buyer may request that the property
-			ermine the condition of the structure or its components.
		·	
1	BUYER		DATEDATE
[]	DULEK		

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SELLER'S PROPERTY DISCLOSURE STATEMENT

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

PROPERTY_	10/6 1	Valley	RIAS	QUARRYVIlle	PX	17566	
SELLER	Daron	thy in	GREE	۸ ′			

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 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:

1. Transfers that are the result of a court order.

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- Transfers to a mortgage lender that result from a buyer's default and subsequent foreclosure sales that result from default.
 - 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 liquidation.
 - 7. Transfer of a property to be demolished or converted to non-residential use.
 - 8. Transfer of unimproved real property.
 - 9. 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 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 regarding common areas or facilities are not required, as those elements are already addressed in the laws that govern the resale of condominium and cooperative interests.

While the Law requires certain disclosures, this statement includes disclosures beyond the basic requirements of the Law in an effort to assist sellers in complying with seller disclosure requirements and to assist buyers in evaluating the property being considered. Sellers who wish to see or use the basic disclosure form can find the form on the Web site of the Pennsylvania State Real Estate Commission.

This Statement discloses Seller's knowledge of the condition of the property as of the date signed by Seller and is not a substitute for any inspections or warranties that Buyer may wish to obtain. This Statement is not a warranty of any kind by Seller or a warranty or representation by any listing real estate broker, any selling real estate broker, or their licensees. Buyer is encouraged to address concerns about the condition of the property that may not be included in this Statement. This Statement does not relieve Seller of the obligation to disclose a material defect that may not be addressed on this form.

A material defect is a problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the property. Check unknown when the question does apply to the property but you are not sure of the answer.

Seller's Initials Date Date	SPD Page 1 of 10	Buyer's Initials	/	Date	
Denneulyania Association of DEALTORS		COPVRIGHT PENNSYLVA	NIA ASSOC	TATION OF DEALT	ODS@ 2016

Pennsylvania Association of REALTORS

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SPD

,	Yes No	Unk N/A]1. 8	SELLER'S EXPERTISE
	A J	M. July	(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?
.1				(B) Is Seller the landlord for the property?
	BC			C) Is Seller a real estate licensee?
		STREET, KESSELLA	Expl	ain any "yes" answers in Section 1:
•	[v.] v.]	lare		
		Unk N/A		(A) Occupancy 1. When was the property most recently occupied?/ 2023
, 1	1	ASSESSED BURNOUS		1. When was the property most recently occupied? 2. Was the Seller the most recent occupant? If "no," when did the Seller most recently occupy
	2 1	ing an isother		the property? $ren 144$
,	3	200		3. How many persons most recently occupied the property?
;		摩羅 器調		B) Role of Individual Completing This Disclosure. Is the individual completing this form:
			4	 The owner The executor
•				3. The administrator
		light rein	-1	4. The trustee
1)			1	5. An individual holding power of attorney
(C製鋼鹽礦			C) When was the property purchased?
!	D		Evnl	(b) Are you aware of any pets having lived in the house or other structures during your ownership?
	•		3. (ain section 2 (if needed):
	Yes No	Unk N/A]	A) Type. Is the Property part of a(n):
•				1. Condominium
				2. Homeowners association or planned community
	// 10	Min 1979		3. Cooperative
			1	4. Other type of association or community, paid (Monthly)(Quarterly)(Yearly)
	B 2000 2000 1	KIRKE	1 7	C) If "yes," are there any community services or systems that the association or community is
ŧ	c \ \ \ \ \	7	`	responsible for supporting or maintaining? Explain:
	$\square N$			
	D		(D) If "yes," provide the following information about the association:
	2 7 2 2		-	Community Name Contact
	3	_	1	3. Mailing Address
	4			4. Telephone Number
	E PROPERTY OF THE PROPERTY OF		(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,
			4 5	whichever occurs first.
	Yes No	Unk N/A	4.	ROOF AND ATTIC A) Installation
	. Inchesta distribute	Silke TVA	(1. When was the roof installed? 2020
	2 X	And a		 When was the roof installed? 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?
!	1			1. Has the roof or any portion of it been replaced or repaired during your ownership?
	2	DESTR. MINESE		2. If it has been replaced or repaired, was the existing roofing material removed?
		100 m	(C) Issues 1. Has the roof ever leaked during your ownership?
	1 / 1			2. Are you aware of any current/past problems with the roof, gutters, flashing or downspouts?
	~ L		Expla	ain any "yes" answers in section 4, including the location and extent of any problem(s) and any
			repai	r or remediation efforts:
		D	0	Date ////2 SPD Page 2 of 10 Ruver's Initials / Date
	Sallar's Initials		1	Date //// CV SPD Page 2 of 10 Ruver's Initials / Date

					-		COLUMN AND COLUMN	T GDA GEG		
) : } :		Yes	No Ui	ık N/A	5.		SEMENTS AND CRAW Sump Pump	L SPACES		1
L	1		X		1	()	1. Does the property hay	ve a sump pit? If yes, how	many?	
).)).)	2		*	9			 Does the property have If it has a sump pump 	e a sump pump? If yes, n has it ever run?	low many?	~
į.	4		,-		_	5	4 If it has a sump pump	, is the sump pump in wo	rking order?	
36) 1.7		問題			N N	(B)	Water Infiltration 1. Are you aware of a	any water leakage acci	imulation or dampness	within the basement of
15	1		イに				crawl space?			
11	2		1				2. Do you know of any		ots to control any water	or dampness problem in
	3		X-	-	-		the basement or crawl 3. Are the downspouts of	r gutters connected to a p	ublic system?	
١,	- 1						any "yes" answers in	this section, including	the location and extent	of any problem(s) and
:					any _ 6.	y rep TEI	air or remediation effort RMITES/WOOD-DESTI	s: ROYING INSECTS, DR	YROT, PESTS	
		Yes	1.10.00.000.000	ık N/A			Status			
6	1						 Are you aware of any Are you aware of any 	termites/wood-destroying	g insects, dryrot, or pests	affecting the property?
:	2	1200			_	(B)	Treatment			
• 1	1		*	VIII 2000	-4		 Is your property curre Are you aware of any 	ntly under contract by a l	icensed pest control comp	oany?
1	2 [X ISS	器 护庭	Ex	plain	any "yes" answers in	section 6, including th	he name of any service	e/treatment provider, i
	ı	~-		.	app	olical	ole:			
1		Yes	No Ur	ık N/A	7.		RUCTURAL ITEMS Are you aware of any p	past or present movemer	nt. shifting, deterioration	or other problems with
	A		人圖	20			walls, foundations, or oth	er structural components?	?	
	В		V			(B)	Are you aware of any j walls on the property?	past or present problems	s with driveways, walkw	vays, patios, or retaining
:						(C)	Are you aware of any		filtration in the house of	or other structures, other
	С	A STANSON AND A	人里			(D)	than the roof, basement of Stucco and Exterior Syn		g	
	1	國領國		nor i		3 3	1. Is your property const	ructed with stucco?		
	2		1				2. Is your property cor	structed with an Exteri	or Insulating Finishing	System (EIFS), such as
	3						3. If "yes," when was it i	icco, synthetic brick or sy nstalled?		
	E	4	メ			(E)	Are you aware of any fire	, storm, water or ice dama	age to the property?	
٠,	F	X			Exi	(F) olain	Are you aware of any defe	ects (including stains) in i	llooring or floor coverings location and extent of a	s? anv problem(s) and anv
	-				rep	air o	any "yes" answers in s r remediation efforts:	reeds non	CARPET &	
	1	Yes	No Un	k N/A	8.	ADI	DITIONS/ALTERATION Have any additions, struc	NS		
•	A	.	人				ownership? Itemize and d	ate all additions/alteration	is below.	
	В		V				Are you aware of any p	private or public archite	ctural review control of	the property other than
	- L]		zoning codes?		1	
				Α	dditio	on, st	ructural	Approximate date	Were permits	Final inspections/
				ch	ange	, or a	Iteration	of work	obtained?	approvals obtained?
									(Yes/No/Unknown)	(Yes/No/Unknown)
	Ī						×			
	t									
	ŀ									
	ŀ							-		
	-									
i										
ř	L									~~.
						A she	eet describing other addit	tions and alterations is a	ttached.	
				Λ	0		11.1.			
1	Sel	ler's 1	nitials _	ν_{\perp}	19	D	Date ////24 S	SPD Page 3 of 10 Bu	yer's Initials/	Date

Note to Buyer: The PA Construction Code Act, 35 P.S. §7210 et seq. (effective 2004), and local codes establish standards for building and altering properties. Buyers should check with the municipality to determine 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 upgrade or remove changed made by the prior owners. Buyers can have the property inspected by an expert 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. Note to Buyer: According to the PA Stormwater Management Act, each municipality must enact a Storm Water Management Plan for drainage control and flood reduction. The municipality where the property is located may impose restrictions on impervious or semi-pervious surfaces added to the property. Buyers should contact the local office charged with overseeing the Stormwater Management Plan to determine if the prior addition of impervious or semi-pervious areas, such as walkways, decks, and swimming pools, might affect your ability to make future changes.

				, 9.	WATER SUPPLY
	Yes	No Unl	k N/A		(A) Source. Is the source of your drinking water (check all that apply):
1		V	100	1	1. Public
2	X	/		1	2. A well on the property
3	1	X			3. Community water
4		Ý		1	4. A holding tank
5		X	1		5. A cistern
6		Ŷ	TO SERVICE	1	6. A spring
7		Ý		1	7. Other
8		X]	8. No water service (explain):
	1000			((B) Bypass Valve (for properties with multiple sources of water)
1		X			1. Does your water source have a bypass valve?
2					2. If "yes," is the bypass valve working?
	圖號	阿斯斯 斯斯斯	國國國	((C) Well
1		X			1. Has your well ever run dry?
2					2. Depth of Well 150 F. Smeasured on (date)
3	1				3. Gallons per minute / / 5 , measured on (date)
4		X			4. Is there a well used for something other than the primary source of drinking water?
5		X			5. If there is an unused well, is it capped?
				((D) Pumping and Treatment
1	,			l î	1. If your drinking water source is not public, is the pumping system in working order? If "no,
1	X				explain:
2	×		理體體		2. Do you have a softener, filter, or other treatment system?
3		X			3. Is the softener, filter, or other treatment system leased? From whom?
		意識 鐵館		((E) General UNA
1	5.491				(E) General 1. When was your water last tested? 2. Is the water system shared? With whom?
2			美華歌		2. Is the water system shared? With whom?
-	朝朝			(F) Issues
۱ ا		V			1. Are you aware of any leaks or other problems, past or present, relating to the water supply
١.		X			pumping system, and related items?
2		X	7		2. Have you ever had a problem with your water supply?
		, ,		Expl	ain any "yes" answers in section 9, including the location and extent of any problem(s) and any
				repai	ir or remediation efforts:
				10 0	VEXIA CIE CACCUENA
ı	Y/oa	No Unk	N/A		SEWAGE SYSTEM
.	Yes			(A) General I. Is your property served by a sewage system (public, private or community)?
1	X	TO SERVICE SER			2. If no, is it due to availability or permit limitations?
2	KNAMITA	EXCUSES I	\perp		2. If no, is it due to availability of permit infinitations? 3. When was the sewage system installed (or date of connection, if public)?
3	20. 2		1 1		5. When was the sewage system instance (of date of connection, it profic)?

	Yes	No	Unk	N/A
1	X			
2 3		200		
	(H-)	7	******	1
1			3.7	
2			<u> </u>	
3				
4			1	

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Seller's Initials D 1 Date 1 11 24	SPD Page 4 of 10	Buyer's Initials	1	Date	

(B) Type Is your property served by:

2. Community (non-public)

4. Other, explain: _

1. Public (if "yes," continue to D through G below)

3. An individual on-lot sewage disposal system

2.3	1	Yes	No Uni	N/A	l (c	Individual On-lot Sewage Disposal System. Is your sewage system (check all that apply):
. 14		X			. `	1. Within 100 feet of a well
15	- 1		X			2. Subject to a ten-acre permit exemption3. A holding tank
11.	3	X		-		4. A drainfield
1'		X	v		1	5. Supported by a backup or alternate drainfield, sandmound, etc.
: (- 1		X		j	6. A cesspool
1	′	X				8. Other, explain: 6. ELD shared with main House
. :'	8	Theres in		R Daniel	(D	Tanks and Service
	1		A STATE OF THE PARTY OF T	A RAGINA	(1)	1. Are there any metal/steel septic tanks on the Property?
	2	X			ľ	2. Are there any cement/concrete septic tanks on the Property?
15			X]	3. Are there any fiberglass septic tanks on the Property?4. Are there any other types of septic tanks on the Property?
. 74 11		ENGLISTA DE	Sector	-	1	5. Where are the septic tanks located?
	~			-	ł	6. How often is the on-lot sewage disposal system serviced?
۲,	~					7. When was the on-lot sewage disposal system last serviced? \(\delta \oldsymbol{\partial} \)
,: ,		認識別			(E	Abandoned Individual On-lot Sewage Disposal Systems and Septic 1. Are you aware of any abandoned septic systems or cesspools on your property?
!	1		人翻羅			2. Have these systems or cesspools been closed in accordance with the municipality's ordinance?
		法 意识 6		建	(F	Sewage Pumps
	1	Patricia and State	V BYCH			1. Are there any sewage pumps located on the property?
	2					2. What type(s) of pump(s)?
	3	ERICAMEN AN	X	-		3. Are pump(s) in working order?4. Who is responsible for maintenance of sewage pumps?
	4			阿姆斯	(G) Issues
1.	1		X	and the		1 Is any waste water piping not connected to the septic/sewer system?
4:	2	-			1	2. Are you aware of any past or present leaks, backups, or other problems relating to the sewage
	2		人院		Evnloi	system and related items? n any "yes" answers in section 10, including the location and extent of any problem(s) and any
					repair	or remediation efforts:
;						
!	ı	T		12774		JUMBING SYSTEM
-14		Yes	No Unl		(A) Material(s). Are the plumbing materials (check all that apply): 1. Copper
	1	X-	X			2. Galvanized
	3	-	X			3. Lead
	4	7.	X			4. PVC
1	5		X.			5. Polybutylene pipe (PB)6. Cross-linked polyethyline (PEX)
•	١٠		X			7 Other
	7		X 2550		(B)	Are you aware of any problems with any of your plumbing fixtures (e.g., including but not limited
	В		ト麗	A MARKETON		to: kitchen, laundry, or bathroom fixtures; wet bars; exterior faucets; etc.)?
						If "yes," explain:
					12 DC	DMESTIC WATER HEATING
	ſ	Yes 1	No Uni	N/A	(A	Type(s). Is your water heating (check all that apply):
	ı		X	響響		1. Electric
٠,	2		X	277		2. Natural gas
•	3	~	X —	· · · · ·		3. Fuel oil4. Propane
·	5		./	93.73		5. Solar
۲,	6	-	<u>> </u>			6. Geothermal
٠.	F		X			7. Other:
1	8	THE REPUBLIE DAY	driver.	/ N	(D)	8. Is your water heating a summer-winter hook-up (integral system, hot water from the boiler, etc.)? When were they installed?
S.	B		V 1		(C)	How many water heaters are there? When were they installed? Are you aware of any problems with any water heater or related equipment?
	C		X INCOME.			If "yes," explain:
u						

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:// Seller's Initials D/G Date 1/11/24

• • •		, 13. HEATING SYSTEM
	Yes No Unk N/A	(A) Fuel Type(s). Is your heating source (check all that apply):
		1. Electric
1	X	
.: 2	X	2. Natural gas
"," 3		3. Fuel oil
.: 4	THE STREET STREET	4. Propane
100	THE RESTRICT	5. Geothermal
-		6. Coal
179 6		
',t) 7		7. Wood
.:. 8	イ	8. Other
42		(B) System Type(s) (check all that apply):
. 1		1. Forced hot air
4	<u> </u>	2. Hot water
: ' 2		
h 3		3. Heat pump
114F 4		4. Electric baseboard
2: 5	THE PERSONS NAMED IN COLUMN TWO IS NOT THE PERSONS NAMED IN COLUMN TWO IS NAMED IN COLU	5. Steam
	SERVICE OF	6. Radiant
U		
* / 7		7. Wood stove(s) How many? 8. Coal stove(s) How many?
′:' 8		8. Coal stove(s) How many?
11:1 9	X DEED	9. Other:
177		
,tt - 1		1 When was your heating system(s) installed?
1		2 When was the heating system(s) last serviced?
'',: 2		2. When was the fleating system of his property?
·* 3		(C) Status 1. When was your heating system(s) installed? 2. When was the heating system(s) last serviced? 3. How many heating zones are in the property? The part in the property?
116. 4	X	4. Is there an additional and/or backup heating system? Explain:
4	X	(D) Fireplaces
r = 1	人	1. Are there any fireplace(s)? How many?
1		2. Are all fireplace(s) working?
2		2. Ale all interface(s) working:
. 3		 3. Fireplace types(s) (wood, gas, electric, etc.): 4. Were the fireplace(s) installed by a professional contractor or manufacturer's representative?
1:: 4		4. Were the fireplace(s) installed by a professional contractor or manufacturer's representative?
:- 5	ENGREE	5. Are there any chimney(s) (from a fireplace, water heater or any other heating system)?
1 6	TOPOGRADE PRODUCTION	6. How many chimney(s)? When were they last cleaned?
U		
' 7		7. Are the chimney(s) working? If "no," explain: (E) List any areas of the house that are not heated: Buse men
" E		(E) List any areas of the nouse that are not neared.
, ,	Section 1	(F) Heating Fuel Tanks
ι ₁ 1	X	1. Are you aware of any heating fuel tank(s) on the property?
2	CHARLESTON ENGLISHED	2. Location(s), including underground tank(s):
Agreema EEE		3. If you do not own the tank(s), explain:
5	STATES AND AND ADDRESS OF THE PARTY OF THE P	3. If you do not own the tank(s), explain:
': P	原 原 原 原	Are you aware or any promeins of repairs needed regulating any from motion 20. 22. 3.5.
		A CONTRACTOR OF
١.		14. AIR CONDITIONING SYSTEM
	Yes No Unk N/A	(A) Type(s). Is the air conditioning (check all that apply):
		1. Central air
1	X	2. Wall units
2	X	
3		3. Window units
4	V	4. Other
5		(5. None
		(B) Status
	AND DESCRIPTION OF THE PARTY OF	1. When was the central air conditioning system installed?
1	Harris Market	When was the central air conditioning system installed? When was the central air conditioning system last serviced?
2		2. When was the central air conditioning system last serviced?
, 3		3. How many air conditioning zones are in the property?
, 3	TWO PROPERTY AND ADDRESS OF THE PARTY AND ADDR	(C) List any areas of the house that are not air conditioned:
, 3		(C) List any areas of the house that are not air conditioned:
P	TWO PROPERTY AND ADDRESS OF THE PARTY AND ADDR	3. How many air conditioning zones are in the property? (C) List any areas of the house that are not air conditioned: Are you aware of any problems with any item in section 14? If "yes," explain:
P		(C) List any areas of the house that are not air conditioned: Are you aware of any problems with any item in section 14? If "yes," explain:
· C		(C) List any areas of the house that are not air conditioned: Are you aware of any problems with any item in section 14? If "yes," explain:
. C		(C) List any areas of the house that are not air conditioned: Are you aware of any problems with any item in section 14? If "yes," explain: 15. ELECTRICAL SYSTEM (A) Type(s) 7 W A MP
· C		(C) List any areas of the house that are not air conditioned: Are you aware of any problems with any item in section 14? If "yes," explain: 15. ELECTRICAL SYSTEM (A) Type(s) 1. Does the electrical system have fuses?
· C		(C) List any areas of the house that are not air conditioned: Are you aware of any problems with any item in section 14? If "yes," explain: 15. ELECTRICAL SYSTEM (A) Type(s) 7 W A MP
· C		(C) List any areas of the house that are not air conditioned: Are you aware of any problems with any item in section 14? If "yes," explain: 15. ELECTRICAL SYSTEM (A) Type(s) 1. Does the electrical system have fuses?
· C		(C) List any areas of the house that are not air conditioned: Are you aware of any problems with any item in section 14? If "yes," explain: 15. ELECTRICAL SYSTEM (A) Type(s) 1. Does the electrical system have fuses?
· C		(C) List any areas of the house that are not air conditioned: Are you aware of any problems with any item in section 14? If "yes," explain: 15. ELECTRICAL SYSTEM (A) Type(s) 1. Does the electrical system have fuses?
· C		(C) List any areas of the house that are not air conditioned: Are you aware of any problems with any item in section 14? If "yes," explain: 15. ELECTRICAL SYSTEM (A) Type(s) 1. Does the electrical system have fuses?
· C		(C) List any areas of the house that are not air conditioned: Are you aware of any problems with any item in section 14? If "yes," explain: 15. ELECTRICAL SYSTEM (A) Type(s) 1. Does the electrical system have fuses?
P 1 2	Yes No Unk N/A	(C) List any areas of the house that are not air conditioned: Are you aware of any problems with any item in section 14? If "yes," explain: 15. ELECTRICAL SYSTEM (A) Type(s) 1. Does the electrical system have fuses? 2. Does the electrical system have circuit breakers?
P 1 2	Yes No Unk N/A	(C) List any areas of the house that are not air conditioned: Are you aware of any problems with any item in section 14? If "yes," explain: 15. ELECTRICAL SYSTEM (A) Type(s) 1. Does the electrical system have fuses? 2. Does the electrical system have circuit breakers?
P 1 2	Yes No Unk N/A	(C) List any areas of the house that are not air conditioned: Are you aware of any problems with any item in section 14? If "yes," explain: 15. ELECTRICAL SYSTEM (A) Type(s) 1. Does the electrical system have fuses?

	Yes	No	Unk	N/A
В	濃邁			
C		×		
P		1	100	Pine.
_		X		

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(B) What is the system amperage? 200(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.

Item	Yes	No		Item	Yes	No
Electric garage door opener	X		04,	Trash compactor		X.
Garage transmitters		X		Garbage disposal		X
Keyless entry		X		Stand-alone freezer		X
Smoke detectors		×		Washer	X	
Carbon monoxide detectors		1		Dryer	ĺχ	
Security alarm system		1		Intercom	,	X
Interior fire sprinklers		X		Ceiling fans		X
In-ground lawn sprinklers		X		A/C window units		X
Sprinkler automatic timer		X		Awnings		X
Swimming pool		X	N.S.	Attic fan(s)		ý
Hot tub/spa		X		Satellite dish		^x
Deck(s)		'X		Storage shed		Ý
Pool/spa heater		4		Electric animal fence		X
Pool/spa cover		X	1:0	Other:		^
Whirlpool/tub		X		1.		
Pool/spa accessories		X		2.		
Refrigerator(s)		X		3.		
Range/oven	X		di.	4.		
Microwave oven		X		5.		
Dishwasher		v	朝朝	6.		

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?

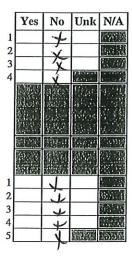
2. Are you aware of any sliding, settling, earth movement, upheaval, subsidence, sinkholes or earth stability problems that have occurred on or affect the property?

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 D 15 Date 1/1/24	SPD Page 7 of 10	Buyer's Initials	/ Date	
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Yes

No

(B) Preferential Assessment and Development Rights

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

1. Farmland and Forest Land Assessment Act - 72 P.S.§5490.1 et seq. (Clean and Green Program)

2. Open Space Act - 16 P.S. §11941 et seq.

3. Agricultural Area Security Law - 3 P.S. §901 et seq. (Development Rights)

4. Any other law/program:

Note to Buyer: Pennsylvania has enacted the Right to Farm Act (3 P.S. § 951-957) in an effort to limit the circumstances under which agricultural operations may be subject to nuisance suits or ordinances. Buyers are encouraged to investigate whether any agricultural operations covered by the Act operate in the vicinity of the property.

(C) Property Rights

Are you aware of the transfer, sale and/or lease of any of the following property rights (by you or a previous owner of the property):

- 1. Timber
- Coal 2.
- 3. Oil
- 4. Natural gas
- 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, difch, drain, swale, culvert, pipe or other feature?

7. If "yes", are you responsible for maintaining or repairing that feature which conveys or man-

g and the condition of

sements affecting the

lity services and other e property, and Seller ence of easements and searching the records reement of sale.

docks, walls, etc.) or

		1		ages storm water for the property?
d	(P	震響		Explain any "yes" answers in section 18(Å), including dates and extent of flooding
	Magazi	inte		any man-made storm water management features:
•	A STREET,			(D) B
	15000			(B) Boundaries
1		X		 Are you aware of any encroachments, boundary line disputes, or ea property?
	Ž(S			Note to Buyer: Most properties have easements running across them for uti reasons. In many cases, the easements do not restrict the ordinary use of th
	φ <u>υ</u>	$J_{n,k,l}$	2 20	may not be readily aware of them. Buyers may wish to determine the existe
1	7		1640	restrictions by examining the property and ordering an Abstract of Title or
١			18.50	in the Office of the Recorder of Deeds for the county before entering into an ag
2		V	The day of	Do you access the property from a private road or lane?
3				3. If "yes," do you have a recorded right of way or maintenance agreement?
ı		1		4. Are you aware of any shared or common areas (driveways, bridges,
4				maintenance agreements?
ı		186	قـــــانـــــــــــــــــــــــــــــــ	Explain any "yes" answers in section 18(B):
				*

Seller's Initials D / P Date / / 11/24	SPD Page 8 of 10	Buyer's Initials /	Date
	DID INGO OUTO		

Unk N/A Yes No

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.:) .,1. 2 E Yes

No

Unk N/A

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 IAO INFO, P.O. Box 37133, Washington, D.C. 20013-7133, 1-800-438-4318.

(B) Radon

2.

1.	Are you aware of any tests for n	radon gas	that have	been pe	erformed	in any	buildings	on	the
	property? If "yes," list date, type, a	and results	of all tests	below:					
		Fir	st Test			Seco	nd Test		

Date					
Type of Test					
Results (picocuries/liter)					
Name of Testing Service					
Are you aware of any radon	removal system on the property?	If "yes,"	list date	installed	and
type of system and whether it		J			

Provider

Working?

(C) Lead Paint

Date Installed

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?

Type of System

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?

Other

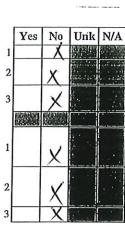
1. Are you aware of any existing hazardous substances on the property (structure or soil) such as, but not limited to, asbestos or polychlorinated biphenyls (PCBs)?

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?

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 nation associated with the property?

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?
- Are you aware of any mortgage judgment encumbrance lien overdue

2 3 X		obligation, or other of this sale?	debt against this prope y insurance claims filed	rty or Seller that canno	ot be sati	
Seller's Initials // /	Date		SPD Page 9 of 10	Buyer's Initials	_/	_ Date

198	Yes No Unk N/A
. 00	
181	
501	2. Are you aware of any existing or threatened legal action affecting the property?
6.	(D) Additional Material Defects
sar;	
	disclosed elsewhere on this form?
1,	Note to Buyer: A material defect is a problem with a residential real property or any portion of
1 1	it that would have a significant adverse impact on the value of the property or that involves a
	unreasonable risk to people on the property. The fact that a structural element, system or subsys
(<i>:</i>	tem is at or beyond the end of the normal useful life of such a structural element, system or sub
:/*;	1 1 1 10 1110
į.,	
1;	property, including through inspection reports from a buyer, the Seller must update the
:1.	Seller's Property Disclosure Statement and/or attach the inspection(s). These inspection report
1.	are for informational purposes only.
: 1	Explain any "yes" answers in section 20:
1	
٠.	A4 A DVD A CYTA CENTRO
	21. ATTACHMENTS
	(A) The following are part of this Disclosure if checked:
	Seller's Property Disclosure Statement Addendum (PAR Form SDA)
	L
v v	the property and to other real estate licensees. SELLER ALONE IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED IN THIS STATEMENT. Seller shall cause Buyer to be notified in writing of any information supplied on this form which is rendered inaccurate by a change in the condition of the property following completion of this form.
	CELLED POSTA MARIE 1/11/14
	SELLER Jointhy Jiner DATE SELLER DATE DATE SELLER DATE
	SELLER DATE
	SELLER DATE
	EXECUTOR, ADMINISTRATOR, TRUSTEE SIGNATURE BLOCK
	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.
	According to the provisions of the Real Estate Seller Disclosure Law, the undersigned executor, administrator or trustee is not required
	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 mate-
	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.
	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 mate-
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	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 RECEIPT AND ACKNOWLEDGEMENT BY BUYER The undersigned Buyer acknowledges receipt of this Disclosure Statement. Buyer acknowledges that this Statement is not a warranty and that, unless stated otherwise in the sales contract, Buyer is purchasing this property in its present condition. It
w	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 RECEIPT AND ACKNOWLEDGEMENT BY BUYER The undersigned Buyer acknowledges receipt of this Disclosure Statement. Buyer acknowledges that this Statement is not a warranty and that, unless stated otherwise in the sales contract, Buyer is purchasing this property in its present condition. It is Buyer's responsibility to satisfy himself or herself as to the condition of the property. Buyer may request that the property
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