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

1	PROPERTY 1323 Couchtown Rd, Loysville, PA 17047
2	SELLER Ammon H. Reiff, Bonnie M. Reiff
3	INFORMATION REGARDING THE REAL ESTATE SELLER DISCLOSURE LAW
5 6 7	The Real Estate Seller Disclosure Law (68 P.S. §7301, et seq.) requires that before an agreement of sale is signed, the seller in a residential real estate transfer must disclose all known material defects about the property being sold that are not readily observable. A material defect is a problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is at or beyond the end of its normal useful life is not by itself a material defect.
10 11	This property disclosure statement ("Statement") includes disclosures beyond the basic requirements of the Law and is designed to assist Seller in complying with disclosure requirements and to assist Buyer in evaluating the property being considered. Sellers who wish to see or use the basic disclosure form can find the form on the website of the Pennsylvania State Real Estate Commission. Neither this Statement nor the basic disclosure form limits Seller's obligation to disclose a material defect.
14 15	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.
	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.
19 20 21 22 23 24 25 26 27 28 29 30 31 32	 Transfers by a fiduciary during the administration of a decedent estate, guardianship, conservatorship or trust. Transfers as a result of a court order. Transfers to a mortgage lender that results from a buyer's default and subsequent foreclosure sales that result from default. Transfers from a co-owner to one or more other co-owners. Transfers made to a spouse or direct descendant. Transfers between spouses as a result of divorce, legal separation or property settlement. Transfers by a corporation, partnership or other association to its shareholders, partners or other equity owners as part of a plan of liquidation. Transfers of a property to be demolished or converted to non-residential use. 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.
34 35 36 37	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.
38 39 40 41	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.
42	DATE

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rev. 3/21; rel. 7/21 1323 Couchtown Rd

44 45	Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a Property. Check unknown when the question does apply to the Property but you are not sure of the answer. A					
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?	Α		/		
49	(B) Is Seller the kindland for the Property? 60 HE12	В		V		
50	(C) Is Seller a real estate licensee? No	C		V		
51	(C) Is Seller a real estate licensee? NO Explain any "yes" answers in Section 1:					
52						
53	2. OWNERSHIP/OCCUPANCY					
54	(A) Occupancy		Yes	No	Unk	N/A
55	1. When was the Property most recently occupied? NGT	A1				
56	2. By how many people?	A2				
57	3. Was Seller the most recent occupant? WEEKENDS only	A3	,	V		
58	4. If "no," when did Seller most recently occupy the Property?	Λ4				
59	(B) Role of Individual Completing This Disclosure. Is the individual completing this form:					
60	1.) The owner	81	V			
61	2. The executor or administrator	В2		V		
62	3. The trustee	В3		-		
63	4. An individual holding power of attorney	B4				
64	(C) When was the Property acquired?	C				
65	(D) List any animals that have lived in the residence(s) or other structures during your ownership:		Land of the land			
66	NOME					
67	Explain Section 2 (if needed):					
68						
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.					
72	(B) Type. Is the Property part of a(n):		Yes	No	Unk	N/A
73	1. Condominium AO	B1		V		
74	2. Homeowners association or planned community $\mathcal{N}_{\mathcal{G}}$	B2				
75	3. Cooperative N ©	В3		V		
76	4. Other type of association or community \(\sigma \) (C) If "yes," how much are the fees? \(\sigma \) , paid (\(\sigma \) Monthly)(\(\sigma \) Quarterly) (\(\sigma \) Yearly)	B4		V		
77	(C) If "ves." how much are the fees? \$ paid (Monthly) (Quarterly) (Yearly)	C		V / / /		
78	(D) If "yes," are there any community services or systems that the association or community is responsi-		DUDANG BUD			
79	ble for supporting or maintaining? Explain:	D				1
80	(E) If "yes," provide the following information:	17	A WEST			Sign
81	1. Community Name	EI				
82	2. Contact	E2				
83	Contact 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 receiv		ov of the	o dan	lavatio	17
87 87	(other than the plats and plans), the by-laws, the rules or regulations, and a certificate of resale issued by the					
88	cooperative, or planned community. Buyers may be responsible for capital contributions, initiation fees or s					
89	to regular maintenance fees. The buyer will have the option of canceling the agreement with the return of al					
90	tificate has been provided to the buyer and for five days thereafter or until conveyance, whichever occurs fin	rst.				
91	4. ROOFS AND ATTIC					
92	(A) Installation		Yes	No	Unk	N/A
93	1. When was or were the roof or roofs installed? 200 H	A1				
94	2. Do you have documentation (invoice, work order, warranty, etc.)?	A2				
95	(B) Repair					
96	1. Was the roof or roofs or any portion of it or them replaced or repaired during your ownership?	B1		\vee		
97	2. If it or they were replaced or repaired, were any existing roofing materials removed?	B2		١		
98	(C) Issues					, T
99	1. Has the roof or roofs ever leaked during your ownership? NO	CI		V	/	
100	2. Have there been any other leaks or moisture problems in the attic? No	C2		VI		
1()1	3. Are you aware of any past or present problems with the roof(s), attic, gutters, flashing or down-		0.5	/		
102	spouts? AR - 5 Weve maintained	C3		·		
103	Seller's Initials 4 / 15 Date 4-15-25 SPD Page 2 of 11 Buyer's Initials/		Date_			

Sasements and crawl spaces (A) Sump Pump 1. Does the Property have a sump puit? If "yes," how many? 2. Does the Property have a sump pump? If "yes," how many? 3. If it has a sump pump, has it ever run? 4. If it has a sump pump, is the sump pump in working order? (B) Water Infiltration 1. Are you aware of any past or present water leakage, accumulat ment or crawl space? Cold Tropace Room 2. Do you know of any repairs or other attempts to control any basement or crawl space? Mindow mole 5 Twlee 3. Are the downspouts or gutters connected to a public sewer sy Explain any "yes" answers in Section 5. Include the location and ethe name of the person or company who did the repairs and the office the name of the person or company who did the repairs and the office the name of the person of past or present dryrot, termites/wood-destree Property? ★ □ 2. Are you aware of any damage caused by dryrot, termites/wood-destree Property? ★ □ 2. Are you aware of any damage caused by dryrot, termites/wood-destree Property? ★ □ 3. Is the Property currently under contract by a licensed pest concept any "yes" answers in Section 6. Include the name of any set of any past or present movement, shifting, deteriors foundations, or other structural components? ★ □ 5. STRUCTURAL ITEMS (A) Are you aware of any past or present movement, shifting, deteriors foundations, or other structural components? ★ □ (C) Are you aware of any past or present water infiltration in the house roof(s), basement or crawl space(s)? ▶ □ (C) Are you aware of any past or present water infiltration in the house roof(s), basement or crawl space(s)? ▶ □ (D) Stucco and Exterior Synthetic Finishing Systems 1. Is any part of the Property constructed with stucco or an Externation (E) in the property of the property constructed with stucco or an Externation (E) and Exterior Synthetic stucco, synthetic brick or so the property of any fine and the property of any defects (including stains) in flooring or floe Explain any "yes" answers in Section 7. Include	N O					
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	Addition, structural change or alteration	Approximate date of work	Were permi obtained? (Yes/No/Unk/		ap	proval	spections sobtains o/Unk/	ine
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	A sheet describing other additions and alteration you aware of any private or public architectural review contles? If "yes," explain:		her than zoning	В	es	No	Unk	
altering pro and if so, w grade or re if issues ext	ver: The PA Construction Code Act, 35 P.S. §7210 et seq. (a perties. Buyers should check with the municipality to detern the they were obtained. Where required permits were nowe changes made by the prior owners. Buyers can have the st. Expanded title insurance policies may be available for Bout a permit or approval.	mine if permits and/o ot obtained, the munic e Property inspected i	or approvals were cipality might req by an expert in co	necess uire the des con	sary j e cur nplia	for dis rent o nce to	sclosed wner t detern	n o nir
Note to Budrainage convious surfacto determination multiple determination multiple determination multiple determination determin	ver: According to the PA Stormwater Management Act, each ntrol and flood reduction. The municipality where the Propes added to the Property. Buyers should contact the local of the prior addition of impervious or semi-pervious areas ake future changes. CR SUPPLY	perty is located may in office charged with o	mpose restriction verseeing the Sto	s on im mwate	iperv er Ma	rious d inager	or semi nent P	-p la
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Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered. 1. Are you aware of any leaks or other problems, past or present, relating to the water supply, pumping system and related items? 2. Have you ever had a problem with your water supply? Explain any problem(s) with your water supply. Include the location and extent of any problem(s) and any repair or remediation efforts, the name of the person or company who did the repairs and the date the work was done: 10. SEWAGE SYSTEM (A) General Unk No 1. Is the Property served by a sewage system (public, private or community)? AI 2. If "no," is it due to unavailability or permit limitations? A2 3. When was the sewage system installed (or date of connection, if public)? 2004
4. Name of current service provider, if any: PREMIER PROPERTY SERVICES

Type Is your Property served by:

1. Public (B) **Type** Is your Property served by: 1. Public BI 2. Community (non-public) B2 3. An individual on-lot sewage disposal system **B3** 4. Other, explain: Premier Property Services
(C) Individual On-lot Sewage Disposal System. (check all that apply): 1. Is your sewage system within 100 feet of a well? CI 2. Is your sewage system subject to a ten-acre permit exemption? C2 3. Does your sewage system include a holding tank? C3 4. Does your sewage system include a septic tank? C4 5. Does your sewage system include a drainfield? C5 6. Does your sewage system include a sandmound? C6 7. Does your sewage system include a cesspool? C7 8. Is your sewage system shared? C8 9. Is your sewage system any other type? Explain: C9 10. Is your sewage system supported by a backup or alternate system? (D) Tanks and Service 1. Are there any metal/steel septic tanks on the Property? DI 2. Are there any cement/concrete septic tanks on the Property? D2 3. Are there any fiberglass septic tanks on the Property? D3 4. Are there any other types of septic tanks on the Property? Explain 5. Where are the septic tanks located? South of House

6. When were the tanks last pumped and by whom? PREMIER DROPERTY SERVICES

To MAN AND AND TO SPECIFE - 5/01/25 D5 (E) Abandoned Individual On-lot Sewage Disposal Systems and Septic 1. Are you aware of any abandoned septic systems or cesspools on the Property? EI 2. If "yes," have these systems, tanks or cesspools been closed in accordance with the municipality's ordinance? E2 (F) Sewage Pumps 1. Are there any sewage pumps located on the Property? FI 2. If "yes," where are they located? F2 3. What type(s) of pump(s)? F3 4. Are pump(s) in working order? 5. Who is responsible for maintenance of sewage pumps? _ (G) Issues 1. How often is the on-lot sewage disposal system serviced? ON 5/61/25

2. When was the on-lot sewage disposal system last serviced and by whom? 5/01/25

Premier Property Services GI 3. Is any waste water piping not connected to the septic/sewer system? G3 4. Are you aware of any past or present leaks, backups, or other problems relating to the sewage system and related items? Seller's Initials A / R Date (c) 7/25 SPD Page 5 of 11 Buyer's Initials B M R Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com Date

1323 Couchtown

Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered. Explain any "yes" answers in Section 10. Include the location and extent of any problem(s) and any repair or remediation efforts, the name of the person or company who did the repairs and the date the work was done: _ 11. PLUMBING SYSTEM (A) Material(s). Are the plumbing materials (check all that apply): Yes No Unk N/A 1. Copper AI 2. Galvanized 12 Lead A3 4. PVC 14 5. Polybutylene pipe (PB) A5 Cross-linked polyethyline (PEX) A6 Black Well Pipe A7 (B) Are you aware of any past or present problems with any of your plumbing fixtures (e.g., including but not limited to: kitchen, laundry, or bathroom fixtures; wet bars; exterior faucets; etc.)? В If "yes," explain: 12. DOMESTIC WATER HEATING (A) **Type(s).** Is your water heating (check all that apply): Yes No Unk N/A 1. Electric AI 2. Natural gas A2 3. Fuel oil A3 4. Propane A4 If "yes," is the tank owned by Seller? If "yes," is the system owned by Seller? 6. Geothermal 16 7. Other (B) System(s) 1. How many water heaters are there? DNG Tanks X Tankless 2. When were they installed? 200 A B2 3. Is your water heater a summer/winter hook-up (integral system, hot water from the boiler, etc.)? **B3** (C) Are you aware of any problems with any water heater or related equipment? If "yes," explain: 13. HEATING SYSTEM (A) Fuel Type(s). Is your heating source (check all that apply): Unk N/A Yes No Electric AI 2. Natural gas 12 3. Fuel oil A3 4. Propane A4If "yes," is the tank owned by Seller? 5. Geothermal 45 6. Coal A6 7. Wood $\Lambda 7$ 8. Solar shingles or panels A8 If "yes," is the system owned by Seller? 9. Other: (B) System Type(s) (check all that apply): 1. Forced hot air INDOOR WOOD STOKE and INDOOR Minisplits Electric 2. Hot water B2 3. Heat pump **B**3 4. Electric baseboard **B**4 5. Steam **B5** 6. Radiant flooring B6 7. Radiant ceiling B7 Seller's Initials A/R Date (755 SPD Page 6 of 11 Buyer's Initials Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.hwolf.com Date

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Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered. 8. Pellet stove(s) B8 How many and location? Wood stove(s) How many and location? 10. Coal stove(s) B10 How many and location? 11. Wall-mounted split system(s) How many and location? FOUR 12. Other: 13. If multiple systems, provide locations 346 B13 (C) Status 1. Are there any areas of the house that are not heated? CI If "yes," explain: 2. How many heating zones are in the Property? 2 3. When was each heating system(s) or zone installed? Splits in 1023 / Wood 2004 C3 4. When was the heating system(s) last serviced? 2024 C4 5. Is there an additional and/or backup heating system? If "yes," explain: BASE MEALT GLASS Front DRAft Controlled Fire PLACE C5 6. Is any part of the heating system subject to a lease, financing or other agreement? If "yes," explain: (D) Fireplaces and Chimneys 1. Are there any fireplaces? How many? DNE IN BASEMENT 2. Are all fireplaces working? 12 3. Fireplace types (wood, gas, electric, etc.): Wood D3 4. Was the fireplace(s) installed by a professional contractor or manufacturer's representative? D4 5. Are there any chimneys (from a fireplace, water heater or any other heating system)? D5 6. How many chimneys? DNE D6 7. When were they last cleaned? NOT D7 8. Are the chimneys working? If "no," explain: D8 (E) Fuel Tanks 1. Are you aware of any heating fuel tank(s) on the Property? EI 2. Location(s), including underground tank(s): E2 369 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 Section 13? If "yes," explain: F 14. AIR CONDITIONING SYSTEM (A) Type(s). Is the air conditioning (check all that apply): 1. Central air Al a. How many air conditioning zones are in the Property? 1a b. When was each system or zone installed? c. When was each system last serviced? How many and the location? How many and the location? How many and the location? How many? None

Window units

How many? None

Wall-mounted split units 2. Wall units 3. Window units Wall-mounted split units A4 How many and the location? # 2 Luswers. 5. Other A5 385 6. None 16 (B) Are there any areas of the house that are not air conditioned? B If "yes," explain: (C) Are you aware of any problems with any item in Section 14? If "yes," explain: 389 Seller's Initials A, /R, Date Le 725 SPD Page 7 of 11 Buyer's Initials B, M, R, Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com Date 390

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

1323 Couchtown

391 392						ach question. Be sure to check N/A veroperty but you are not sure of the ans					
393		ELECTRICAL SYSTEM		- 11	,			1			
	15.							Г	N I .	NT. TT. 1.	Tarra
394		(A) Type(s)	c	0					Yes	No Unk	N/A
395		Does the electrical system l			1 0			A1	V /		
396		Does the electrical system l			eakers?			A2	V		
397		3. Is the electrical system sola				10		A3		<u> </u>	
398		a. If "yes," is it entirely or						3a			
399 400		b. If "yes," is any part of t explain:	he syste	m subj	ect to a le	ease, financing or other agreement? If	"yes,"				
401		(B) What is the system amperage?	201	`				3b B			-
402		(C) Are you aware of any knob and			the Prot	nerty?		C			
403				-		e electrical system? If "yes," explain:				1	
404		(b) Are you aware of any problems	or repa	ins nec	ded in th	e electrical system: If yes, explain.		D	1		
405	16.	OTHER EQUIPMENT AND AP	PLIAN	CES				ט נ		line in the same	
406					TIFY PI	ROBLEMS OR REPAIRS and must	be comp	leted t	for each	item that	
407 408 409		will, or may, be included with	the Prop icluded	erty. T in the p	he terms ourchase	of the Agreement of Sale negotiated to of the Property. THE FACT THAT	etween 1	Buyer	and Sel	ler will de	
410		(B) Are you aware of any problems	or repa	irs nee	ded to ar	ny of the following:					
411		Item	Yes	No	N/A	Item	Yes	No	N/A		
412		A/C window units				Pool/spa heater	V				
413		Attic fan(s)				Range/oven					
414		Awnings				Refrigerator(s)					
415		Carbon monoxide detectors				Satellite dish					
416		Ceiling fans				Security alarm system					
417		Deck(s)				Smoke detectors					
418		Dishwasher				Sprinkler automatic timer					
410		Dryer				Stand-alone freezer					
420		Electric animal fence				Storage shed					
421		Electric garage door opener				Trash compactor					
422		Garage transmitters				Washer	/				
423		Garbage disposal				Whirlpool/tub	***				
424		In-ground lawn sprinklers				Other:					
425		Intercom				1.					
426		Interior fire sprinklers				2.					
427		Keyless entry				3.					
428		Microwave oven	/	/		4.					
429		Pool/spa accessories	M	V		5.					
430		Pool/spa cover	MAN	V		6.					
431		(C) Explain any "yes" answers in	Section	n 16: _							
432											
433	17.	POOLS, SPAS AND HOT TUBS				100 (7)	_	-	Yes N	No Unk	N/A
434		(A) Is there a swimming pool on the	e Proper	ty? If	'yes,":	ABOVE GROWND (NO	-0/	A			
435		1. Above-ground or in-ground	· 4	6 (lub	ABOVE AMOUND (D)	A1			-
436								A2			-
437		3. If heated, what is the heat so	_	l' 10	41			A3			-
438		4. Vinyl-lined, fiberglass or co				A POOL		A4			
439		5. What is the depth of the sw						A5			
440		6. Are you aware of any probl						A6	-	(B) (L) (B)	
441 442		lighting, pump, etc.)?	ne	•	of the swi	imming pool equipment (cover, filter,	ladder,	A7			
443		(B) Is there a spa or hot tub on the l	1751					В	/		
444		 Are you aware of any probl 			The same of the sa			В1	V		
445			ems wit	h any c	of the spa	or hot tub equipment (steps, lighting,	jets,		V		
446		cover, etc.)?	9	11.1	TI	Last Last and	,	B2	'	200	
447		(C) Explain any problems in Sect	ion 17:	not	146	outside does work					
448			11	-1	_						-
449	Sell	ler's Initials A d Broduced with Long Wolf Trans	6/-	7/2	5 S	PD Page 8 of 11 Buyer's Initial	S		Date 1323 Court		

18.	WINDOWS (A) Have any windows or skylights been replaced during your ownership of the Property? Windows (B) Are you aware of any problems with the windows or skylights?		Yes	No	Unk	N/A
	(A) Have any windows or skylights been replaced during your ownership of the Property?	Α	/	,		
	(B) Are you aware of any problems with the windows or skylights?	В		V		
	Explain any "yes" answers in Section 18. Include the location and extent of any problem(s) and any	y rep			nent o	r
	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		Yes	No/	Unk	N/A
	Are you aware of any fill or expansive soil on the Property?	A1		1/		
	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?	A2		V		
	3. Are you aware of sewage sludge (other than commercially available fertilizer products) being spread on the Property?	Ä3		V	7	
	4. Have you received written notice of sewage sludge being spread on an adjacent property?	A4		V	/	
	5. Are you aware of any existing, past or proposed mining, strip-mining, or any other excavations on the Property?	A5		V		
	Note to Buyer: The Property may be subject to mine subsidence damage. Maps of the counties and mage may occur and further information on mine subsidence insurance are available through Dep Protection Mine Subsidence Insurance Fund, (800) 922-1678 or ra-epmsi@pa.gov. (B) Preferential Assessment and Development Rights					
	Is the Property, or a portion of it, preferentially assessed for tax purposes, or subject to limited devel-					
	opment rights under the:		Yes	No	Unk	N/A
	1. Farmland and Forest Land Assessment Act - 72 P.S.§5490.1, et seq. (Clean and Green Program)	В1	V			
	2. Open Space Act - 16 P.S. §11941, et seq.	B2				
	3. Agricultural Area Security Law - 3 P.S. §901, et seq. (Development Rights)	ВЗ				
	4. Any other law/program: None		0.000			Will Street
	Note to Buyer: Pennsylvania has enacted the Right to Farm Act (3 P.S. § 951-957) in an effort to lim					
		it the				
	Note to Buyer: Pennsylvania has enacted the Right to Farm Act (3 P.S. § 951-957) in an effort to lim which agricultural operations may be subject to nuisance suits or ordinances. Buyers are encouraged agricultural operations covered by the Act operate in the vicinity of the Property. (C) Property Rights	it the				
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R) Roundaries		Yes	No	Unk
B) Boundaries 1. Are you aware of encroachments, boundary line disputes, or easements affecting the Property?	23.4	1 68	140	UIIK
2. Is the Property accessed directly (without crossing any other property) by or from a public road?	B1		7	
3. Can the Property be accessed from a private road or lane?			-/	
a. If "yes," is there a written right of way, easement or maintenance agreement?	В3		V	
b. If "yes," has the right of way, easement or maintenance agreement been recorded?	3a			
	3b	_		
4. Are you aware of any shared or common areas (driveways, bridges, docks, walls, etc.) or maintenance agreements?	n.,		V	
Note to Buyer: Most properties have easements running across them for utility services and other raments do not restrict the ordinary use of the property, and Seller may not be readily aware of them. the existence of easements and restrictions by examining the property and ordering an Abstract of T the Office of the Recorder of Deeds for the county before entering into an agreement of sale.	Buyers itle or	searci	wish to	o deten ne reco
Explain any "yes" answers in Section 20(B): Two legal Right of Way Entering	¥J	COU		ivui
. HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES				
(A) Mold and Indoor Air Quality (other than radon)		Yes	No	Unk
1. Are you aware of any tests for mold, fungi, or indoor air quality in the Property?	A1		V	
Other than general household cleaning, have you taken any efforts to control or remediate mold or mold-like substances in the Property?	A2		V	
Note to Buyer: Individuals may be affected differently, or not at all, by mold contamination. If mold quality is a concern, buyers are encouraged to engage the services of a qualified professional to do issue is available from the United States Environmental Protection Agency and may be obtained by 37133, Washington, D.C. 20013-7133, 1-800-438-4318.	testing	. Infor	matio	n on t
(B) Radon		Yes	No	Unk
1. Are you aware of any tests for radon gas that have been performed in any buildings on the Property?	BI		V	
If "yes," provide test date and results	B2			
3. Are you aware of any radon removal system on the Property?	В3			
(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?	C1		V	
2. Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on the Property? ALL VALS PAR PAINT —WATER BASED	C2			
(D) Tanks				
Are you aware of any existing underground tanks?	D1		1/	
2. Are you aware of any underground tanks that have been removed or filled?	D2		1	
(E) Dumping. Has any portion of the Property been used for waste or refuse disposal or storage?	E		/	
If "yes," location:	I.		-V	
(F) Other				
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	FI			
Property?	F2		/	
3. If "yes," have you received written notice regarding such concerns?	F3		V	
4. Are you aware of testing on the Property for any other hazardous substances or environmental concerns?	F4		V	
Explain any "yes" answers in Section 21. Include test results and the location of the hazardous sissue(s):	ıbstan	ce(s)	or env	vironn
. MISCELLANEOUS				
(A) Deeds, Restrictions and Title		Yes	No	Unk
1. Are there any deed restrictions or restrictive covenants that apply to the Property?	A1		V	
2. Are you aware of any historic preservation restriction or ordinance or archeological designation			1/	
associated with the Property?			V 1	W 27 4 5 5 2 4 1

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1323 Couchtown

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

68 69	Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a Property. Check unknown when the question does apply to the Property but you are not sure of the answer. A					
			Yes	No	Unk	N/A
70 71 72	3. Are you aware of any reason, including a defect in title or contractual obligation such as an option or right of first refusal, that would prevent you from giving a warranty deed or conveying title to the Property?	A3		/		
73	(B) Financial	AS				
74 75	 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 			V		
76	fire ordinances or other use restriction ordinances that remain uncorrected?	B1				
77 78 79	2. Are you aware of any mortgages, judgments, encumbrances, liens, overdue payments on a suppor obligation, or other debts against this Property or Seller that cannot be satisfied by the proceeds of this sale?			V		
80 81	 Are you aware of any insurance claims filed relating to the Property during your ownership? (C) Legal 	В3		V		
82 83	 Are you aware of any violations of federal, state, or local laws or regulations relating to this Property? 	C1		V		
84	2. Are you aware of any existing or threatened legal action affecting the Property?	C2	77.48	V		
85 86 87	 (D) Additional Material Defects 1. Are you aware of any material defects to the Property, dwelling, or fixtures which are not disclosed elsewhere on this form? 	DI		V		
88 89 90	Note to Buyer: A material defect is a problem with a residential real property or any portion of adverse impact on the value of the property or that involves an unreasonable risk to people on a structural element, system or subsystem is at or beyond the end of the normal useful life of such subsystem is not by itself a material defect.	it that he pro	perty.	The fa	ct that	a
92 93 94	2. After completing this form, if Seller becomes aware of additional information about the P inspection reports from a buyer, the Seller must update the Seller's Property Disclosure S inspection report(s). These inspection reports are for informational purposes only. Explain any "yes" answers in Section 22: Since Property Purchase in 200	tateme	nt and	lor at	tach th	ie
96 97 98	23. ATTACHMENTS SALE of Property o Upon SALE DAY (A) The following are part of this Disclosure if checked: (No) O Bligation	Sel	ler	Has	,	
99 00	Seller's Property Disclosure Statement Addendum (PAR Form SDA) PROPERTY 15	DON	LD -	- A	5 13	511
01	To Assure Questions	- C	Aiv	ns	to	411
03 04 05 06 07	The undersigned Seller represents that the information set forth in this disclosure statement is accurately of Seller's knowledge. Seller hereby authorizes the Listing Broker to provide this information to prerty and to other real estate licensees. SELLER ALONE IS RESPONSIBLE FOR THE ACCULTION CONTAINED IN THIS STATEMENT. If any information supplied on this form becomes tion of this form, Seller shall notify Buyer in writing.	rate a ospect RACY inaccu	nd con ive bu OF T rate f	nplete yers o HE I ollowi	of the p NFOR ing cor	orop- MA- nple-
18	SELLER Jumor K-FT Ammon H.					
10	SELLER Bornie M. Bonnie M.	Reiff D	ATE			_
0		D	ATE_			
11	SELLER	D	ATE_			
12	SELLER	D	ATE			
13	SELLER	D	ATE_			
14 15 16 17 18	RECEIPT AND ACKNOWLEDGEMENT BY BUYER The undersigned Buyer acknowledges receipt of this Statement. Buyer acknowledges that this Stat that, unless stated otherwise in the sales contract, Buyer is purchasing this property in its preser sponsibility to satisfy himself or herself as to the condition of the property. Buyer may request that Buyer's expense and by qualified professionals, to determine the condition of the structure or its comp	the proonents	lition. roperty s.	It is y be in	Buyer nspecto	s re- ed, at
19		BD DA	ATE_			
20	BUYER	DA	ATE_			
21	BUYER	DA	ATE_			

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

	The Form Medical Decommendation of the Control of t
1	PROPERTY 1323 Couchtown Rd, Loysville, PA 17047
2	SELLER Ammon H. Reiff, Bonnie M. Reiff
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
	poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient,
6	
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 12	SELLER'S DISCLOSURE A DE Soller has no knowledge of the presence of lead-based paint and/or lead-based paint hazards in or about the Property.
	Seller has knowledge of the presence of lead-based paint and/or lead-based paint hazards in or about the Property. (Provide the
13	
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	NO LEAD HAD IN USE OF ANY THING
17	SELLER'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 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):
21	or accurate reports (East accuments)
22	Seller certifies that to the best of Seller's knowledge the above statements are true and accurate.
23	SELLER Ammon H. Reiff DATE (all 125
24	SELLER Bonnie M. Reiff DATE 6/7/25
25	SELLER DATE (0/7/25
26	BUYER TBD
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	BUYERTBD DATE
39	BUYER
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.
43	Trazard Reduction Act, 42 0.5.c. §4632(d), and is aware of Agent's responsionity 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.
-70	Santa Angles Angles Angles and An
46	BROKER FOR SELLER (Company Name) Beiler-Campbell Realtors
47	LICENSEE SOUND BERGINANCH J. Meryl Stoltzfus DATE 6/9/25
48	BROKER FOR BUYER (Company Name)
00000	
49	LICENSEE



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