### 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).

I	ROPERTY	107 Pea	ch Ridge	Rd.	Elliottsburg,	PA	17024
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SELLER Estate of Patricia A. Robinson, Anthony E. Robinson, Executor

### INFORMATION REGARDING THE REAL ESTATE SELLER DISCLOSURE LAW

- 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.
- 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.
- This Statement discloses Seller's knowledge of the condition of the Property as of the date signed by Seller and is not a substitute for any
- inspections or warranties that Buyer may wish to obtain. This Statement is not a warranty of any kind by Seller or a warranty or rep-
- resentation 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.
  - 1. Transfers by a fiduciary during the administration of a decedent estate, guardianship, conservatorship or trust.
- 2. Transfers as a result of a court order. 20

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- 3. Transfers to a mortgage lender that results from a buyer's default and subsequent foreclosure sales that result from default. 21
- 22 4. Transfers from a co-owner to one or more other co-owners.
- 5. Transfers made to a spouse or direct descendant. 23
  - Transfers between spouses as a result of divorce, legal separation or property settlement.
- 7. Transfers by a corporation, partnership or other association to its shareholders, partners or other equity owners as part of a plan of 25 liquidation. 26
  - 8. Transfers of a property to be demolished or converted to non-residential use.
- 9. Transfers of unimproved real property. 28
  - 10. Transfers of new construction that has never been occupied and:
    - a. The buyer has received a one-year warranty covering the construction;
  - b. The building has been inspected for compliance with the applicable building code or, if none, a nationally recognized model building code; and
    - c. A certificate of occupancy or a certificate of code compliance has been issued for the dwelling.

## COMMON LAW DUTY TO DISCLOSE

Although the provisions of the Real Estate Seller Disclosure Law exclude some transfers from the requirement of completing a disclo-35 sure statement, the Law does not excuse the seller's common law duty to disclose any known material defect(s) of the Property in order 36 to avoid fraud, misrepresentation or deceit in the transaction. This duty continues until the date of settlement. 37

According to the provisions of the Real Estate Seller Disclosure Law, the undersigned executor, administrator or trustee is not required 39 to fill out a Seller's Property Disclosure Statement. The executor, administrator or trustee, must, however, disclose any known 40 material defect(s) of the Property. 41 DATE\_9/19/2025 anthony E. Robinson, Executor

3 Seller's Initials	/	Date	SPD Page 1 of 11	Buver's Initials	/ <b>D</b>	ate



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?	A				
49	(B) Is Seller the landlord for the Property?	В				
50	(C) Is Seller a real estate licensee?	C	ļ			
51	Explain any "yes" answers in Section 1:	•		L		
52						
53	2. OWNERSHIP/OCCUPANCY					
54	(A) Occupancy		Yes	No	Unk	N/A
55	When was the Property most recently occupied?		103	110	Onk	1071
56	2 Ry how many nearle?	AI				
57	2. By how many people?  3. Was Seller the most recent occupant?	A2				
		A3				1
58 en	<ul><li>4. If "no," when did Seller most recently occupy the Property?</li><li>(B) Role of Individual Completing This Disclosure. Is the individual completing this form:</li></ul>	A4				
59						
60	1. The owner	134				
61	2. The executor or administrator	B2		<b> </b> -		
62	3. The trustee	В3				
63	4. An individual holding power of attorney	B4	700			
64	(C) When was the Property acquired?	C				
65 66	(D) List any animals that have lived in the residence(s) or other structures during your ownership:					
67	Explain Section 2 (if needed):					
68						
69	3. CONDOMINIUMS/PLANNED COMMUNITIES/HOME/) WNERS 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	Bi				
74	Homeowners association or planned community	B2				
75	3. Cooperative	B3				
76	4 Other type of association or community	B4				
77	4. Other type of association or community  (C) If "yes," how much are the fees? \$, paid (Monthly)(Quarterly)(Yearly)	C				4
78	(D) If "yes," are there any community services or systems that the association or community is responsi-	Ç.				·
76 79	ble for supporting or maintaining? Explain:					
	(E) If "yes," provide the following information:	D	10000000			
80						
81	1. Community Name	EI				
82	2. Contact	E2				
83	3. Mailing Address	E3				-
84	4. Telephone Number	E4				
85	(F) How much is the capital contribution/initiation fee(s)? \$	I.			L	
86	Notice to Buyer: A buyer of a resale unit in a condominium, cooperative, or planned community must receive					
87	(other than the plats and plans), the by-laws, the rules or regulations, and a certificate of resale issued by t					
88 89	cooperative, or planned community. Buyers may be responsible for capital contributions, initiation fees or					
90	to regular maintenance fees. The buyer will have the option of canceling the agreement with the return of a tificate has been provided to the buyer and for five days thereafter or until conveyance, whichever occurs fi		u mon	ies un	iii ine c	cer-
		ır SI.				
91	4. ROOFS AND ATTIC					
92	(A) Installation		Yes	No	Unk	N/A
93	1. When was or were the roof or roofs installed?	AL				
9.1	2. Do you have documentation (invoice, work order, warmuty, etc.)?	Λ2				
95	(B) Repair					
96	1. Was the roof or roofs or any portion of it or them replaced or repaired during your ownership?	В1	<u> </u>	<u> </u>		
97	2. If it or they were replaced or repaired, were any existing roofing materials removed?	B2				
98	(C) Issues					
99	1. Has the roof or roofs ever leaked during your ownership?	CI				
100	2. Have there been any other leaks or moisture problems in the attic?	C2	<u> </u>	<u> </u>		SCHOOL STATE
101	3. Are you aware of any past or present problems with the roof(s), attic, gutters, flashing or down-		]			
102	spouts?	C3	<u> </u>			
103	Seller's Initials / Date SPD Page 2 of 11 Buyer's Initials	/	Date			

Explain any "yes" answers in Section 4. 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 they were done:  5. BASEMENTS AND CRAWL SPACES  (A) Sump Pump  1. Does the Property have a sump pit? If "yes," how many? 2. Does the Property have a sump pump? If "yes," how many? 3. If it has a sump pump, is it ever run? 4. If it has a sump pump, is it ever run? 4. If it has a sump pump, is the sump pump in working order? (B) Water Infitration 1. Are you aware of any past or present water leakage, accumulation, or dampness within the basement or crawl space? 2. Do you know of any repairs or other attempts to control any water or dampness problem in the basement or crawl space? 3. Are the downspouts or gutters connected to a public sewer system? 5. Explain any "yes" answers in Section 5. 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 they were done:  6. TERMITES/WOOD-DESTROYING INSECTS, DRYROT, PESTS (A) Status 1. Are you aware of past or present dyrot, termites/wood-destroying insects or other pests on the Property? 2. Are you aware of any damage caused by dryrot, termites/wood-destroying insects or other pests? A2 (B) Treatment 1. Is the Property currently under contract by a licensed pest control company? 2. Are you aware of any past or present anovement, shifting, deterioration, or other problems with walls, foundations, or other structural components? (B) Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, or other structured components? (B) Are you aware of any past or present water infiltration in the house or other structures, other than the roofe), besement or crawl space(s)? (D) Stucco and Exterior Synthetic Finishing Systems 1. Is any part of the Property controlected with stucco or an Exterior Insulating Finishing System (EIFS) such as Dr		eck yes, no, unknown (unk) or not applicable (N/A) for each qu perty. Check unknown when the question does apply to the Property						
(A) Sump Pump  1. Does the Property have a sump pir(2 If "yes," how many?  2. Does the Property have a sump pir(2) If "yes," how many?  3. If the bas a sump pump, has it ever run?  4. If it has a sump pump, has it ever run?  4. If it has a sump pump, has it ever run?  4. If it has a sump pump, has it ever run?  4. If it has a sump pump, has it ever run?  4. If it has a sump pump, has it ever run?  4. If it has a sump pump, has it ever run?  4. If it has a sump pump, has it ever run?  4. If it has a sump pump, has it ever run?  4. If it has a sump pump, has it ever run?  4. If it has a sump pump, has it ever run?  4. If it has a sump pump, has it ever run?  4. If it has a sump pump, has it ever run?  4. If it has a sump pump, has it ever run?  4. If it has a sump pump, has it ever run?  5. Down know of any repairs or other attempts to control any water or dampness within the base-ment or crawl space?  7. One has a control of any past or present water leakage, accumulation, or dampness within the base-ment or crawl space?  6. TERMITESAWOOD-DESTROYING INSECTS, DRYROT, PESTS  (A) Status  1. Are you aware of past or present dryrot, termites/wood-destroying insects or other pests on the Property?  2. Are you aware of any damage caused by dryrot, termites/wood-destroying insects or other pests?  (B) Treatment  1. Is the Property currently under contract by a licensed pest control company?  2. Are you aware of any termite/pest control reports or treatments for the Property?  Explain any "yes" answers in Section 6. Include the name of any service/treatment provider, if applicable:  7. STRUCTURAL ITEMS  (A) Are you aware of any past or present water infiltration in the house or ofher structures, other than the roof(s), basement or read space(s)?  (B) Success and Exterior Synthetic Finishing Systems  (Elfs) such as Dryvio or synthetic stoeco, synthetic brick or synthetic stone?  2. If "yes," infileate bype(s) and location(s)  3. If "yes," infileate bype(s) and location(s)  3. If "yes," infoleate bype(s) and location(s)  3		Explain any "yes" answers in Section 4. Include the location an	d extent of any probl	em(s) and any repai	r or rei	nedia	tion eff	
1. Does the Property have a sump pump! 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? (19) Water Inditration 1. Are you aware of any past or present water leakage, accumulation, or dampness within the basement or crawl space? 2. Do you know of any repairs or other attempts to control any water or dampness problem in the basement or crawl space? 3. Are the downsports or gutters connected to a public sewer system? 4. The pump "yes" answers in Section 5. 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 they were done:  Ves No Unit No. Astatus 1. Are you aware of past or present dryort, termites/wood-destroying insects or other pests on the Property? 2. Are you aware of any damage caused by dryot, termites/wood-destroying insects or other pests? (B) Treatment 1. Is the Property currently under contract by a licensed pest control company? 2. Are you aware of any damage caused by dryot, termites/wood-destroying insects or other pests? (B) Treatment 1. Is the Property currently under contract by a licensed pest control company? 2. Are you aware of any termine/pest control reports or treatments for the Property? Explain any "yes" answers in Section 6. Include the name of any service/treatment provider, if applicable:  7. STRUCTURAL FIEMS (A) Are you aware of any past or present movement, shifting, deterioration, or other structural components? (B) Are you aware of any past or present water infiltration in the house or other structures, other than the roof(s), basement or remail space(s)?  (D) Structor and Exterior Synthetic Finishing Systems 1. Is any part of the Property constructed with stucco, synthetic brick or synthetic stone?  2. If "yes," 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 re	5.	BASEMENTS AND CRAWL SPACES						
2. Does the Property have a sump pump? If 'yes,' how many?  3. If it has a sump pump, has it ever runn? in working order?  4. If it has a sump pump, has it ever runn? in working order?  4. If it has a sump pump, has it ever runn? in working order?  (B) Water Infiltration  1. Are you aware of any past or present water leakage, accumulation, or dampness within the basement or crawl space?  2. Do you know of any repairs or other attempts to control any water or dampness problem in the basement or crawl space?  3. Are the downsponts or gutters connected to a public sewer system?  Explain any 'yes' answers in Section 5. 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 they were done:  6. TERMITES/WOOD-DESTROYING INSECTS, DRYROT, PESTS  (A)Status  1. Are you aware of past or present dryrot, termites/wood-destroying insects or other pests on the Property?  2. Are you aware of any damage caused by dryrot, termites/wood-destroying insects or other pests on the Property?  2. Are you aware of any termite/pest control company?  3. If the Property currently under contract by a licensed pest control company?  4. If the Property currently under contract by a licensed pest control company?  5. STRUCTURAL ITEMS  (A) Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, or other structural components?  (B) Are you aware of any past or present water infiltration in the house or other structures, other than the roof(s), basement or crawl space(s)?  (B) Structural theory of the structural components?  (C) Are you aware of any past or present water infiltration in the house or other structures, other than the roof(s), basement or crawl space(s)?  (B) Any part of the Property constructed with stucco or an Exterior Insulating Finishing System (EIFS) such as Dryvit or synthetic stucco, synthetic brick or synthetic stone?  2. If 'yes, 'indicate type(s) and location(s)  3.					Yes	No	Unk	N/A
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(B) Water Inflitration  1. Are you aware of any past or present water leakage, accumulation, or dampness within the basement or crawl space?  2. Do you know of any repairs or other attempts to control any water or dampness problem in the basement or crawl space?  3. Are the downsponts or gutters connected to a public sewer system?  Explain any "yes" answers in Section 5. 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 they were done:  6. TERMITES/WOOD-DESTROYING INSECTS, DRYROT, PESTS  (A)Status  1. Are you aware of past or present dryrot, termites/wood-destroying insects or other pests on the Property?  2. Are you aware of any damage caused by dryrot, termites/wood-destroying insects or other pests?  (B) Treatment  1. Is the Property currently under contract by a licensed pest control company?  (B) Treatment  1. Is the Property currently under contract by a licensed pest control company?  Explain any "yes" answers in Section 6. Include the name of any service/treatment provider, if applicable:  7. STRUCTURAL ITEMS  (A) Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, or other structural components?  (B) Are you aware of any past or present water infiltration in the house or other structures, other than the roof(s), basement or crawl space(s)?  (C) Are you aware of any past or present water infiltration in the house or other structures, other than the roof(s), basement or crawl space(s)?  (D) Strucco and Exterior Synthetic Finishing Systems  (EIPS) such as Dryvit or synthetic stucco, synthetic brick or synthetic stone?  2. If "yes," indicate type(s) and location(s)  3. If "yes," indicate life, storm/weather-related, water, hail or ice dumage to the Property?  (P) Are you aware of any pest or company who did the repairs and the date the work was done:  8. ADDITIONS/ALTERATIONS  (A) Have any additions, structural changes or other alterations			.n					-
1. Are you aware of any past or present water leakage, accumulation, or dampness within the basement or crawl space? 2. Do you know of any repairs or other attempts to control any water or dampness problem in the basement or crawl space? 3. Are the downspouts or gutters connected to a public sewer system? Explain any "yes" answers in Section 5. 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 they were done:    TERMITES/WOOD-DESTROYING INSECTS, DRYROT, PESTS			r <b>(</b>	.44	0.00			
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2. Do you know of any repairs or other attempts to control any water or dampness problem in the basement or crawf space?  3. Are the downsponts or gutters connected to a public sewer system?  Explain any "yes" answers in Section 5. 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 they were done:  6. TERMITES/WOOD-DESTROYING INSECTS, DRYROT, PESTS  (A) Status  1. Are you aware of past or present dryrot, termites/wood-destroying insects or other pests on the Property?  2. Are you aware of any damage caused by dryrot, termites/wood-destroying insects or other pests?  (B) Treatment  1. Is the Property currently under contract by a licensed pest control company?  Explain any "yes" answers in Section 6. Include the name of any service/treatment provider, if applicable:  7. STRUCTURAL ITEMS  (A) Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, or other structural components?  (B) Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, or other structural components?  (B) Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, or other structural components?  (C) Are you aware of any past or present water infiltration in the house or other structures, other than the roof(s), basement or crawf space(s)?  (D) Strucc and Exterior Synthetic Finishing Systems  1. Is any part of the Property constructed with stucco or an Exterior Insulating Finishing System  (E) Fig. Such as Dyvitor or synthetic stucco, synthetic brick or synthetic stone?  2. If "yes," indicate type(s) and location(s)  3. If "yes," provide date(s) installed  (E) Are you aware of any fire, storm/weather-related, water, hail or ice damage to the Property?  (F) Are you aware of any fire, storm/weather-related, water, hail or ice damage to the Property or remediation efforts t			and the second s					
basement or crawl space?  3. Are the downspouts or gutters connected to a public sewer system?  Explain any "yes" answers in Section 5. 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 they were done;  6. TERMITES/WOOD-DESTROYING INSECTS, DRYROT, PESTS  (A)Status  1. Are you aware of past or present dryrot, termites/wood-destroying insects or other pests on the Property?  2. Are you aware of any damage caused by dryrot, termites/wood-destroying insects or other pests?  (B) Treatment  1. Is the Property currently under contract by a licensed pest control company?  2. Are you aware of any termite/pest control reports or treatments for the Property?  Explain any "yes" answers in Section 6. Include the name of any service/treatment provider, if applicable:  7. STRUCTURAL ITEMS  (A) Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, or other structural components?  (B) Are you aware of any past or present movement, swith driveways, walkways, patios or retaining walls on the Property?  (C) Are you aware of any past or present water infiltration in the house or other structures, other than the roof(s), basement or crawl space(s)?  (D) Stucco and Exterior Synthetic Finishing Systems  (EIST) such as Dyryi or synthetic stucco, synthetic brick or synthetic stone?  2. If "yes," indicate type(s) and location(s)  2. If "yes," indicate type(s) and location(s)  (E) Are you aware of any defects (including stains) in flooring or floor coverings?  Explain any "yes" aware sin Section 7. 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:  8. ADDITIONS/ALTERATIONS  (A) Have any additions, structural changes or other atterations (including remodeling) been made to the Property during your ownership? Itemize and date all additions/alterations bel		2. Do you know of any repairs or other attempts to control a	ny water or dampness					
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2. If "yes," indicate type(s) and location(s)  3. If "yes," provide date(s) installed  (E) Are you aware of any fire, storm/weather-related, water, hail or ice damage to the Property?  (F) Are you aware of any defects (including stains) in flooring or floor coverings?  Explain any "yes" answers in Section 7. 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:  8. ADDITIONS/ALTERATIONS  (A) Have any additions, structural changes or other alterations (including remodeling) been made to the Property during your ownership? Itemize and date all additions/alterations below.  Addition, structural change or alteration  (continued on following page)  Approximate date obtained?  (Yes/No/Unk/NA)  (Yes/No/Unk/NA)								
3. If "yes," provide date(s) installed								
(E) Are you aware of any fire, storm/weather-related, water, hail or ice damage to the Property?  (F) Are you aware of any defects (including stains) in flooring or floor coverings?  Explain any "yes" answers in Section 7. 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:  8. ADDITIONS/ALTERATIONS  (A) Have any additions, structural changes or other alterations (including remodeling) been made to the Property during your ownership? Itemize and date all additions/alterations below.  Addition, structural change or alteration  (continued on following page)  Approximate date  of work  (Yes/No/Unk/NA)  Final inspections/ approvals obtained? (Yes/No/Unk/NA)							-	<del>                                     </del>
Explain any "yes" answers in Section 7. 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:  8. ADDITIONS/ALTERATIONS  (A) Have any additions, structural changes or other alterations (including remodeling) been made to the Property during your ownership? Itemize and date all additions/alterations below.  Addition, structural change or alteration  (continued on following page)  Approximate date of work  Approximate date obtained?  (Yes/No/Unk/NA)  (Yes/No/Unk/NA)			or ice damage to the E					
8. ADDITIONS/ALTERATIONS (A) Have any additions, structural changes or other alterations (including remodeling) been made to the Property during your ownership? Itemize and date all additions/alterations below.  Addition, structural change or alteration (continued on following page)  Approximate date of work  Approximate date obtained? (Yes/No/Unk/NA)  Were permits obtained? (Yes/No/Unk/NA)  (Yes/No/Unk/NA)								
(A) Have any additions, structural changes or other alterations (including remodeling) been made to the Property during your ownership? Itemize and date all additions/alterations below.  Addition, structural change or alteration (continued on following page)  Approximate date of work  Approximate date obtained? (Yes/No/Unk/NA)  Yere permits obtained? (Yes/No/Unk/NA)  (Yes/No/Unk/NA)							tion ef	forts,
(A) Have any additions, structural changes or other alterations (including remodeling) been made to the Property during your ownership? Itemize and date all additions/alterations below.  Addition, structural change or alteration (continued on following page)  Approximate date of work  Approximate date obtained? (Yes/No/Unk/NA)  (Yes/No/Unk/NA)	g	ADDITIONS/ALTERATIONS			Ves	l Na	Tink	N/A
Addition, structural change or alteration (continued on following page)  Approximate date of work  Approximate date of work  Yes/No/Unk/NA)  Yes/No/Unk/NA)  Yes/No/Unk/NA)	u.	(A) Have any additions, structural changes or other alterations (in		peen made to the	1 63	110	Onk	100
Addition, structural change or alteration Approximate date obtained? approvals obtained? (Yes/No/Unk/NA) (Yes/No/Unk/NA)		Property during your ownership? Itemize and date all addition	ns/alterations below.	A	<u> </u>		<u> </u>	
Addition, structural change or alteration Approximate date obtained? approvals obtained? (Yes/No/Unk/NA) (Yes/No/Unk/NA)				Were permits	F	inal in	rspection	ons/
				obtained?	ap	prova	ls obtai	ined?
		(continued on following page)	of work	(Yes/No/Unk/NA)	<u> </u>	Yes/N	o/Unk/	NA)
Seller's Initials / Date SPD Page 3 of 11 Buyer's Initials / Date	<u></u>							
Seller's Initials / Date SPD Page 3 of 11 Buyer's Initials / Date	L							
	Sel	ler's Initials / Date SPD Po	ige 3 of 11 Ruver	's Initials /	D:	ate		

		Approximate date	Were permits obtained?	ap	proval	ispectio Is obtain	ned?
F	Addition, structural change or alteration	of work	(Yes/No/Unk/NA	) (	Yes/No	o/Unk/ì	VA)
-						~	
L							
$\perp$							
L	A STANSANDAN						
L						~	
L							
	A sheet describing other additions and altera			Yes	No	Unk	N/.
	(B) Are you aware of any private or public architectural review codes? If "yes," explain:	control of the Property oth	er than zoning B				
	Note to Buyer: The PA Construction Code Act, 35 P.S. §7210 et se						
	altering properties. Buyers should check with the municipality to de						
	and if so, whether they were obtained. Where required permits were grade or remove changes made by the prior owners. Buyers can have						
	if issues exist. Expanded title insurance policies may be available for						
	owners without a permit or approval.						
	Note to Buyer: According to the PA Stormwater Management Act,						
	drainage control and flood reduction. The municipality where the I vious surfaces added to the Property. Buyers should contact the loc						
	to determine if the prior addition of impervious or semi-pervious a						
	ability to make future changes.	•			Ü	•	
	9. WATER SUPPLY			<b></b>	·	<b></b>	
	(A) Source. Is the source of your drinking water (check all tha	t apply):		Yes	No	Unk	N/
	1. Public		AI				
	2. A well on the Property		A2				
	3. Community water		A3				
	4. A holding tank		A4		ļ		
	5. A cistern		.15		<u> </u>		
	/ h ·					£	
	6. A spring		A6		ļ	ļ	<b>₹</b> ©#2500000.
	7. Other						
	<ul><li>7. Other</li></ul>		A6				
	7. Other						je L
	7. Other		A6				
	7. Other						
	7. Other 8. If no water service, explain: (B) General 1. When was the water supply last tested? Test results: 2. Is the water system shared?				77 07		
	7. Other  8. If no water service, explain:  (B) General  1. When was the water supply last tested?  Test results:  2. Is the water system shared?  If "yes," is there a written agreement?		A6 A7 A7 B1 B2 B3				
	<ul> <li>7. Other</li></ul>	tem?					
	<ol> <li>7. Other</li></ol>	tem? From whom?					
	<ul> <li>7. Other</li></ul>	tem? From whom?	B1 B2 B3 B4 der? If "no,"				
	<ol> <li>Other</li> <li>If no water service, explain:</li> <li>(B) General</li> <li>When was the water supply last tested?</li> <li>Test results:</li> <li>Is the water system shared?</li> <li>If "yes," is there a written agreement?</li> <li>Do you have a softener, filter or other conditioning sys</li> <li>Is the softener, filter or other treatment system leased?</li> <li>If your drinking water source is not public, is the pump</li> </ol>	tem? From whom? ing system in working or					
	<ol> <li>Other</li></ol>	tem? From whom? ing system in working or	B1  B2  B3  B4  B5  der? If "no,"  B6				
	7. Other  8. If no water service, explain:  (B) General  1. When was the water supply last tested?  Test results:  2. Is the water system shared?  If "yes," is there a written agreement?  4. Do you have a softener, filter or other conditioning sys  5. Is the softener, filter or other treatment system leased?  6. If your drinking water source is not public, is the pump explain:  (C) Bypass Valve (for properties with multiple sources of water sources of water sources are supplied to the pump explain:	tem? From whom? ing system in working or	B1 B2 B3 B4 der? If "no,"				
	7. Other  8. If no water service, explain:  (B) General  1. When was the water supply last tested?  Test results:  2. Is the water system shared?  If "yes," is there a written agreement?  4. Do you have a softener, filter or other conditioning sys  5. Is the softener, filter or other treatment system leased?  6. If your drinking water source is not public, is the pump explain:  (C) Bypass Valve (for properties with multiple sources of wat  1. Does your water source have a bypass valve?	tem? From whom? ing system in working or	A6 A7 B1 B2 B3 B4 B5 der? If "no," B6				
	<ol> <li>Other</li></ol>	tem? From whom? ping system in working or er)	A6 A7 B1 B2 B3 B4 B5 der? If "no," B6				
	<ol> <li>Other</li></ol>	tem? From whom? ping system in working or er)	A6 A7 B1 B2 B3 B4 B5 der? If "no," B6 C1 C2				
	7. Other  8. If no water service, explain:  (B) General  1. When was the water supply last tested?  Test results:  2. Is the water system shared?  If "yes," is there a written agreement?  4. Do you have a softener, filter or other conditioning sys  5. Is the softener, filter or other treatment system leased?  6. If your drinking water source is not public, is the pump explain:  (C) Bypass Valve (for properties with multiple sources of wat  1. Does your water source have a bypass valve?  2. If "yes," is the bypass valve working?  (D) Well  1. Has your well ever run dry?  2. Depth of well  3. Gallons per minute:, measured on (dat)	tem? From whom? oing system in working or er)	A6 A7 B1 B2 B3 B4 B5 der? If "no," B6 C1 C2 D1 D2 D3				
	7. Other  8. If no water service, explain:  (B) General  1. When was the water supply last tested?  Test results:  2. Is the water system shared?  If "yes," is there a written agreement?  4. Do you have a softener, filter or other conditioning sys  5. Is the softener, filter or other treatment system leased?  6. If your drinking water source is not public, is the pump explain:  (C) Bypass Valve (for properties with multiple sources of wat  1. Does your water source have a bypass valve?  2. If "yes," is the bypass valve working?  (D) Well  1. Has your well ever run dry?  2. Depth of well  3. Gallons per minute: , measured on (dat  4. Is there a well that is used for something other than the	tem? From whom? oing system in working or er)	A6 A7 B1 B2 B3 B4 B5 der? If "no," B6 C1 C2 D1 D2 D3				
	7. Other  8. If no water service, explain:  (B) General  1. When was the water supply last tested?  Test results:  2. Is the water system shared?  If "yes," is there a written agreement?  4. Do you have a softener, filter or other conditioning sys  5. Is the softener, filter or other treatment system leased?  6. If your drinking water source is not public, is the pump explain:  (C) Bypass Valve (for properties with multiple sources of wat  1. Does your water source have a bypass valve?  2. If "yes," is the bypass valve working?  (D) Well  1. Has your well ever run dry?  2. Depth of well  3. Gallons per minute:, measured on (dat)	tem? From whom? ping system in working or er) er)	A6 A7 B1 B2 B3 B4 B5 der? If "no," B6 C1 C2 D1 D2 D3				

	Check unknown when the question does apply to the Property but you are not sure of the answer. All		ons m	ust be	answei	
	ssues		Yes	No	Unk	N/A
	Are you aware of any leaks or other problems, past or present, relating to the water supply, pumping system and related items?	EI				
	2. Have you ever had a problem with your water supply?	E2				<u> </u>
	lain any problem(s) with your water supply. Include the location and extent of any problem(s) efforts, the name of the person or company who did the repairs and the date the work was do					
10. SEV	VAGE SYSTEM					
	General		Yes	No	Unk	N/A
	I. Is the Property served by a sewage system (public, private or community)?	A1				
	2. If "no," is it due to unavailability or permit limitations?	Λ2				
	3. When was the sewage system installed (or date of connection, if public)?	A3				
	Name of current service provider, if any:	A4				
	Type Is your Property served by:					
	I. Public	BI				
	2. Community (non-public)	B2				
	An individual on-lot sewage disposal system	В3				
	4. Other, explain:	B4				
(C)	Individual On-lot Sewage Disposal System. (check all that apply):		10			
	1. Is your sewage system within 100 feet of a well?	C1				
	2. Is your sewage system subject to a ten-acre permit exemption?	C2				
	B. Does your sewage system include a holding tank?	<b>C</b> 3				
	4. Does your sewage system include a septic tank?	C4		•		
	5. Does your sewage system include a drainfield?	C5				
	5. Does your sewage system include a sandmound?	C6				
	7. Does your sewage system include a cesspool?	C7				
	B. Is your sewage system shared?	C8				
	9. Is your sewage system any other type? Explain:	C9				ŀ
	10. Is your sewage system supported by a backup or alternate system?	C10				
(D)	Tanks and Service					
	1. Are there any metal/steel septic tanks on the Property?	D1				
	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	D4				
	5. Where are the septic tanks located?	D5				
	6. When were the tanks last pumped and by whom?	D6			٠	
(E)	Abandoned Individual On-lot Sewage Disposal Systems and Septic	1,51,5				
	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					
, ,	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?	174				1
	5. Who is responsible for maintenance of sewage pumps?					
(G)	Issues	F5				
	1. How often is the on-lot sewage disposal system serviced?	(13			20e 4 Q	
	2. When was the on-lot sewage disposal system last serviced and by whom?	GI				
	3. Is any waste water piping not connected to the septic/sewer system?	G2	1000000			<del>                                     </del>
	4. Are you aware of any past or present leaks, backups, or other problems relating to the sewage system and related items?	G4 G3				

275 276		ck yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a querty. Check unknown when the question does apply to the Property but you are not sure of the answer. All of					
277 278 279		Explain any "yes" answers in Section 10. Include the location and extent of any problem(s) and any forts, the name of the person or company who did the repairs and the date the work was done:	y rep	air or	reme	liation	
280	11.	PLUMBING SYSTEM					
281		(A) Material(s). Are the plumbing materials (check all that apply):		Yes	No	Unk	N/A
282		1. Copper	A1				
283		2. Galvanized	A2				
284		3. Lead	A3				
285		4. PVC	Α4				
286		5. Polybutylene pipe (PB)	A5				
287		6. Cross-linked polyethyline (PEX)	A6				
288		7. Other	A7				
289		(B) Are you aware of any past or present problems with any of your plumbing fixtures (e.g., including but					
290		not limited to: kitchen, laundry, or bathroom fixtures; wet bars; exterior faucets; etc.)?	В				
291		If "yes," explain:					
292							
293	12.	DOMESTIC WATER HEATING					r
294		(A) Type(s). Is your water heating (check all that apply):		Yes	No	Unk	N/A
295		1. Electric	AI				
296		2. Natural gas	A2				
297		3. Fuel oil	A3				
298		4. Propane	$\Lambda 4$				
299		If "yes," is the tank owned by Seller?					
300		5. Solar	A5				
301		If "yes," is the system owned by Seller?					
302		6. Geothermal	A6				200
303		7. Other	A7				
304		(B) System(s)					
305		1. How many water heaters are there?	B1				
306		Tanks Tankless  2. When were they installed?					42.5
307		3. Is your water heater a summer/winter hook-up (integral system, hot water from the boiler, etc.)?	B2				4
308 309		(C) Are you aware of any problems with any water heater or related equipment?	B3	<u> </u>			100-75-
			C	L		22	
310 311		If "yes," explain:					
312	13.	HEATING SYSTEM				•	
313		(A) Fuel Type(s). Is your heating source (check all that apply):		Yes	No	Unk	N/A
314		1. Electric	AI				
315		2. Natural gas	A2				
316		3. Fuel oil	A3				
317		4. Propane	A4				
318		If "yes," is the tank owned by Seller?					
319		5. Geothermal	A5				
320		6. Coal	A6				- 10
321		7. Wood	Λ7				
322		8. Solar shingles or panels	A8				
323		If "yes," is the system owned by Seller?					
234		9. Other:	A9				
325		(B) System Type(s) (check all that apply):					
326		1. Forced hot air	81	<u> </u>			
327		2. Hot water	B2		ļ		
328		3. Heat pump	<b>B</b> 3	<u> </u>			
329		4. Electric baseboard	B4	<u> </u>			
330		5. Steam	B5	<u> </u>			
331		6. Radiant flooring	В6	<u></u>			
332		7. Radiant ceiling	B7	L	<u> </u>		
333	Sell	ler's Initials / Date SPD Page 6 of 11 Buyer's Initials	/	Dat	e		

Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered. 336 8. Pellet stove(s) **B8** How many and location? 337 338 Wood stove(s) В9 How many and location? 339 340 10. Coal stove(s) How many and location? 341 11. Wall-mounted split system(s) 3.12 How many and location? 343 12. Other: 344 13. If multiple systems, provide locations 3.45 346 813 347 (C) Status 348 1. Are there any areas of the house that are not heated? CI 349 If "yes," explain: 2. How many heating zones are in the Property? 350 **C2** 3. When was each heating system(s) or zone installed? 351 C3352 When was the heating system(s) last serviced? **C**4 5. Is there an additional and/or backup heating system? If "yes," explain: 353 354 C56. Is any part of the heating system subject to a lease, financing or other agreement? 355 C6 356 If "yes," explain: 357 (D) Fireplaces and Chimneys 1. Are there any fireplaces? How many? 358 DI 359 2. Are all fireplaces working? D2 3. Fireplace types (wood, gas, electric, etc.): 360 D34. Was the fireplace(s) installed by a professional contractor or manufacturer's representative? 361 D4 5. Are there any chimneys (from a fireplace, water heater or any other heating system)? 362 **D5** 363 6. How many chimneys? 1)6 7. When were they last cleaned? 364 **D**7 8. Are the chimneys working? If "no," explain: 365 D8366 (E) Fuel Tanks 1. Are you aware of any heating fuel tank(s) on the Property? 367 EI 2. Location(s), including underground tank(s): 368 E2 3. If you do not own the tank(s), explain: 369 E3 370 (F) Are you aware of any problems or repairs needed regarding any item in Section 13? If "yes," 371 explain: 14. AIR CONDITIONING SYSTEM 372 373 (A) Type(s). Is the air conditioning (check all that apply): 374 1. Central air  $\Lambda 1$ a. How many air conditioning zones are in the Property? 375 b. When was each system or zone installed? 376 c. When was each system last serviced? 377 1c 378 2. Wall units A2How many and the location? 379 380 3. Window units  $\mathbf{A3}$ 381 How many? 4. Wall-mounted split units 382  $\Lambda 4$ How many and the location? 383 384 5. Other A5385 6. None A6 (B) Are there any areas of the house that are not air conditioned? 386 R 387 If "yes," explain: (C) Are you aware of any problems with any item in Section 14? If "yes," explain: \_\_\_\_\_ 388 389 Seller's Initials / Date SPD Page 7 of 11 Buyer's Initials 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

391 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 392 Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered. 393 15. ELECTRICAL SYSTEM 394 Yes No Unk N/A (A) Type(s) 395 Does the electrical system have fuses?  $\mathbf{A}\mathbf{1}$ 396 2. Does the electrical system have circuit breakers? A2397 3. Is the electrical system solar powered?  $\Lambda 3$ a. If "yes," is it entirely or partially solar powered? \_\_\_ 398 b. If "yes," is any part of the system subject to a lease, financing or other agreement? If "yes," 300 400 explain: 401 (B) What is the system amperage? B 402 (C) Are you aware of any knob and tube wiring in the Property? C (D) Are you aware of any problems or repairs needed in the electrical system? If "yes," explain: \_\_\_ 4n3 404 405 16. OTHER EQUIPMENT AND APPLIANCES (A) THIS SECTION IS INTENDED TO IDENTIFY PROBLEMS OR REPAIRS and must be completed for each item that 406 407will, or may, be included with the Property. The terms of the Agreement of Sale negotiated between Buyer and Seller will deter-408 mine which items, if any, are included in the purchase of the Property. THE FACT THAT AN ITEM IS LISTED DOES NOT 409 MEAN IT IS INCLUDED IN THE AGREEMENT OF SALE. 410 (B) Are you aware of any problems or repairs needed to any of the following: 411Yes No N/A 412 A/C window units Pool/spa heater 413 Attic fan(s) Range/oven 414 Refrigerator(s) Awnings Carbon monoxide detectors 415 Satellite dish Ceiling fans Security alarm system 416 417 Deck(s) Smoke detectors 418 Dishwasher Sprinkler automatic timer 419 Dryer Stand-alone freezer 420 Electric animal fence Storage shed Trash compactor 421 Electric garage door opener 422 Garage transmitters Washer Whirlpool/tub Garbage disposal 423 Other: 424 In-ground lawn sprinklers 425 Intercom 1. Interior fire sprinklers 2. 426 3. 127 Keyless entry Microwave oven 4. 428 5. 429 Pool/spa accessories Pool/spa cover 6. 430 431 (C) Explain any "yes" answers in Section 16: 430 433 17. POOLS, SPAS AND HOT TUBS Yes No Unk N/A (A) Is there a swimming pool on the Property? If "yes,": 434 A 1. Above-ground or in-ground? 435 ΑI 2. Saltwater or chlorine? 436 A23. If heated, what is the heat source? 437 A3 4. Vinyl-lined, fiberglass or concrete-lined? 438 A4439 5. What is the depth of the swimming pool? A5 440 6. Are you aware of any problems with the swimming pool? A6441 7. Are you aware of any problems with any of the swimming pool equipment (cover, filter, ladder, lighting, pump, etc.)? 442 $\Lambda7$ .143 (B) Is there a spa or hot tub on the Property? B 1. Are you aware of any problems with the spa or hot tub? 14.1 RI 2. Are you aware of any problems with any of the spa or hot tub equipment (steps, lighting, jets, 445 446 cover, etc.)? 447 (C) Explain any problems in Section 17: \_\_\_\_\_ 448 SPD Page 8 of 11 Buyer's Initials 449 Seller's Initials Date

107 Peach Ridge

$\frac{450}{451}$			no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a qu neck unknown when the question does apply to the Property but you are not sure of the answer. All c					
452		WIND			Yes	No	Unk	N/A
453	20.		ve any windows or skylights been replaced during your ownership of the Property?	A	1 (3		Ont	11/71
454			e you aware of any problems with the windows or skylights?	A B				
455			n any "yes" answers in Section 18. Include the location and extent of any problem(s) and any		air, re	olacei	nent o	(a)
456			iation efforts, the name of the person or company who did the repairs and the date the work					
457								_
458	19.		/SOILS					2111
159		(A)Pr			Yes	No	Unk	N/A
460			Are you aware of any fill or expansive soil on the Property?	AJ				
461 462			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				
463 464		3.	Are you aware of sewage sludge (other than commercially available fertilizer products) being spread on the Property?	A3				
465		4.	Have you received written notice of sewage sludge being spread on an adjacent property?	$\Lambda 4$				
466 467		5.	Are you aware of any existing, past or proposed mining, strip-mining, or any other excavations on the Property?	A5				
:168		No	te to Buyer: The Property may be subject to mine subsidence damage. Maps of the counties and m		where	mine	subside	псе
469 470		<i>dai</i> Pro	mage may occur and further information on mine subsidence insurance are available through Depotection Mine Subsidence Insurance Fund, (800) 922-1678 or ra-epmsi@pa.gov.					
471			eferential Assessment and Development Rights					
472			he Property, or a portion of it, preferentially assessed for tax purposes, or subject to limited devel-				·	2774
173			ment rights under the:		Yes	No	Unk	N/A
474			Farmland and Forest Land Assessment Act - 72 P.S.§5490.1, et seq. (Clean and Green Program)	B1				
475 476			Open Space Act - 16 P.S. §11941, et seq. Agricultural Area Security Law - 3 P.S. §901, et seq. (Development Rights)	B2				
477			Any other law/program:	В3				
478			te to Buyer: Pennsylvania has enacted the Right to Farm Act (3 P.S. § 951-957) in an effort to lim.	B4				
479 480		wh	ich agricultural operations may be subject to nuisance suits or ordinances. Buyers are encouraged ich agricultural operations may be subject to nuisance suits or ordinances. Buyers are encouraged ichtural operations covered by the Act operate in the vicinity of the Property.	n me I to ii	circui. vvestig	ate w	es una hether d	er iny
481		(C) Pr	pperty Rights					
482		Are	e you aware of the transfer, sale and/or lease of any of the following property rights (by you or a					
483		pre	vious owner of the Property):		Yes	No	Unk	N/A
484		1.	Timber	C1				
485		2.	Coal	C.5				
486		3.	Oil	C3				
487			Natural gas	C4	L			
488 489		5.	Mineral or other rights (such as farming rights, hunting rights, quarrying rights) Explain:	C5				
490			<mark>te to Buyer:</mark> Before entering into an agreement of sale, Buyer can investigate the status of these ri <sub>s</sub>					
491			raging legal counsel, obtaining a title examination of unlimited years and searching the official red					
492 493			Recorder of Deeds, and elsewhere. Buyer is also advised to investigate the terms of any existing learns of those leases.	eases	, as Bu	yer n	ay be s	ubject
494			n any "yes" answers in Section 19:					
495		Expia	if any yes answers in section 12.					_
496	20.	FLOO	DING, DRAINAGE AND BOUNDARIES					
497		(A)Flo	oding/Drainage		Yes	No	Unk	N/A
498		1.	Is any part of this Property located in a wetlands area?	AI				
499		2.	Is the Property, or any part of it, designated a Special Flood Hazard Area (SFHA)?	A2				
500			Do you maintain flood insurance on this Property?	A3				
501			Are you aware of any past or present drainage or flooding problems affecting the Property?	$\Lambda 4$				
502			Are you aware of any drainage or flooding mitigation on the Property?	A5	<u></u>			
503		6.	Are you aware of the presence on the Property of any man-made feature that temporarily or per-					
504 505			manently conveys or manages storm water, including any basin, pond, ditch, drain, swale, culvert,					
		~	pipe or other feature?	A6				
506 507		7.	If "yes," are you responsible for maintaining or repairing that feature which conveys or manages storm water for the Property?	A7				
			tials / Date SPD Page 9 of 11 Buyer's Initials		Dat			

Explain any "yes" answers in Section 20(A). Include dates, the location and extent of flooding and	l the c	onditio	n of a	any m
made storm water management features:				
B) Boundaries		Yes	No	Unk
1. Are you aware of encroachments, boundary line disputes, or easements affecting the Property?	В			
2. Is the Property accessed directly (without crossing any other property) by or from a public road	B2			
3. Can the Property be accessed from a private road or lane?	В3			
a. If "yes," is there a written right of way, easement or maintenance agreement?	3a			
b. If "yes," has the right of way, easement or maintenance agreement been recorded?	3h			
4. Are you aware of any shared or common areas (driveways, bridges, docks, walls, etc.) or maintenance agreements?	B4			
Note to Buyer: Most properties have easements running across them for utility services and other naments 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 the Office of the Recorder of Deeds for the county before entering into an agreement of sale.	Buyer	s may 1	wish t	o detei
Explain any "yes" answers in Section 20(B):				
I. 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			
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 mole		uminati	on or	indoor
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.	testin	g. Infor	matio	n on ti
		<b></b>	NT.	Y7 +
(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?	B1			
2. If "yes," provide test date and results	_ В2			
<ol> <li>Are you aware of any radon removal system on the Property?</li> <li>(C) Lead Paint</li> </ol>	133	77		
· ·				
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			
<ol><li>Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on the Property?</li></ol>	C2			
(D) Tanks				
Are you aware of any existing underground tanks?	ÐI		<u> </u>	
2. Are you aware of any underground tanks that have been removed or filled?	Đ2	<u> </u>		
(E) <b>Dumping.</b> Has any portion of the Property been used for waste or refuse disposal or storage?	E			
If "yes," location:				
Are you aware of any past or present hazardous substances on the Property (structure or soil) such as, but not limited to, asbestos or polychlorinated biphenyls (PCBs)?	F1			
<ol> <li>Are you aware of any other hazardous substances or environmental concerns that may affect the Property?</li> </ol>				
3. If "yes," have you received written notice regarding such concerns?	F3			
4. Are you aware of testing on the Property for any other hazardous substances or environmental	1.3		<b></b>	
concerns?	F4			
Explain any "yes" answers in Section 21. Include test results and the location of the hazardous sissue(s):	ubsta	nce(s)	or en	vironr
2. MISCELLANEOUS				
(A) Deeds, Restrictions and Title		Yes	No	Unk
	A1	1	- 10	
1. Are there any deed restrictions or restrictive coverants that anniv to the Property?	71.1	L	I	1000
<ol> <li>Are there any deed restrictions or restrictive covenants that apply to the Property?</li> <li>Are you aware of any historic preservation restriction or ordinance or archeological designation</li> </ol>		1		

568 569	Check yes, Property. C	no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a q heck unknown when the question does apply to the Property but you are not sure of the answer. All	uestic quest	n does ions m	not a	pply to answer	the
			1	Yes	No	Unk	N/A
570	3.	Are you aware of any reason, including a defect in title or contractual obligation such as an option					
571 572		or right of first refusal, that would prevent you from giving a warranty deed or conveying title to the					
	(D) E:	Property?	A3				
573		nancial					
574 575	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					
576		fire ordinances or other use restriction ordinances that remain uncorrected?	BJ				
577	2.	Are you aware of any mortgages, judgments, encumbrances, liens, overdue payments on a support	***				
578		obligation, or other debts against this Property or Seller that cannot be satisfied by the proceeds of					
579	2	this sale?	В2	L			
580 581	3. (C) Le	Are you aware of any insurance claims filed relating to the Property during your ownership?	В3				
582		Are you aware of any violations of federal, state, or local laws or regulations relating to this Prop-			<u></u>		
583	**	erty?	C1				
584	2.	Are you aware of any existing or threatened legal action affecting the Property?	C2		*****		
585		lditional Material Defects	1,2		-		
586	1.	Are you aware of any material defects to the Property, dwelling, or fixtures which are not dis-					
587		closed elsewhere on this form?	DI	L			***
588 589		Note to Buyer: A material defect is a problem with a residential real property or any portion of a adverse impact on the value of the property or that involves an unreasonable risk to people on the	t that	would	have	a signij	icant ~
590		structural element, system or subsystem is at or beyond the end of the normal useful life of such a	e proj i stru	periy ctural e	i ne ja elemei	ci mai e n. svste	u m or
591		subsystem is not by itself a material defect.					
592 593	2.	After completing this form, if Seller becomes aware of additional information about the Properties asserted by the Seller becomes aware of additional information about the Properties asserted by the Seller becomes aware of additional information about the Properties as a seller becomes aware of additional information about the Properties as a seller becomes aware of additional information about the Properties as a seller becomes aware of additional information about the Properties as a seller becomes aware of additional information about the Properties as a seller becomes aware of additional information about the Properties as a seller becomes aware of additional information about the Properties as a seller becomes aware of additional information about the Properties as a seller becomes a selle	pert	y, inch	ıding	throug	h
594		inspection reports from a buyer, the Seller must update the Seller's Property Disclosure Statinspection report(s). These inspection reports are for informational purposes only.	iteme	ent and	l/or at	tach th	ie
595	Explai	in any "yes" answers in Section 22:					
596							
597		CHMENTS					
598	(A)Th	e following are part of this Disclosure if checked:					
599 600		Seller's Property Disclosure Statement Addendum (PAR Form SDA)					
601							
602							
66.3	The under	signed Calley was to the table to Compare the table the table to Compare the table to Compare the table to Compare the table to Compare the table the table the table the table t					
603 604	of Seller's	signed Seller represents that the information set forth in this disclosure statement is accur knowledge. Seller hereby authorizes the Listing Broker to provide this information to pro	ate a snect	nd con ive hu	uplete vers <i>e</i>	to the	best
605	erty and t	o other real estate licensees. SELLER ALONE IS RESPONSIBLE FOR THE ACCUR	ACY	OF T	HE I	NEOP	MÂ.
606 607	TION CO	NTAINED IN THIS STATEMENT. If any information supplied on this form becomes in	насси	rate f	ollowi	ng con	iple-
(11)	tion of this	form, Seller shall notify Buyer in writing.					
608	SELLER_	Estate of Patricia A. Robins	son D	ATE_			
609	SELLER_	Anthony E. Robinson, Execu	tor D	ATE			
610	SELLER_		D	ATE_			
611 612	SELLED		D	ATE			
613	SELLER_		ш_ П	ATE			
			b	AIL_			
614		RECEIPT AND ACKNOWLEDGEMENT BY BUYER					
615	The under	signed Buyer acknowledges receipt of this Statement. Buyer acknowledges that this State	ment	is not	a wa	rranty	and
616	that, unles:	s stated otherwise in the sales contract, Buyer is purchasing this property in its present	cond	lition.	It is	Buver	s re-
618	Buyer's ext	to satisfy himself or herself as to the condition of the property. Buyer may request that the sense and by qualified professionals, to determine the condition of the structure or its compo	he pi	operty :	/ be in	ispecte	d, at
		-					
619	BHAER —		_D/	TE_			
621	BUYER		DA	ATE_			
1			DF	7 I Tr	•		

# 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 107 Peach Ridge Rd., Elliottsburg, PA 17024
2	SELLER Estate of Patricia A. Robinson, Anthony E. Robinson, Executor
3	LEAD WARNING STATEMENT
4	
5	Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such
6	property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead
7	poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient,
8	behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller of any interest
9	in residential real property is required to provide the Buyer with any information on lead-based paint hazards from risk assessments or
10	inspections in the Seller's possession and notify the Buyer of any known lead-based paint hazards. A risk assessment or inspection for
	possible lead-based paint hazards is recommended prior to purchase.  SELLER'S DISCLOSURE
11 12	
13	Seller has no knowledge of the presence of lead-based paint and/or lead-based paint hazards in or about the Property.
14	Seller has knowledge of the presence of lead-based paint and/or lead-based paint hazards in or about the Property. (Provide the
	basis for determining that lead-based paint and/or hazards exist, the location(s), the condition of the painted surfaces and other
15 16	available information concerning Seller's knowledge of the presence of lead-based paint and/or lead-based paint hazards.)
16	CELL EDIC DE CORDO (DEPONDO
17 18	SELLER'S RECORDS/REPORTS
19	Seller has no records or reports pertaining to lead-based paint and/or lead-based paint hazards 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):
22	College contigue that the Land CO. H. L. L. CO. H. C. CO. H. L. CO. H. C. CO. H. L. CO. H. C. C
23	Seller certifies that to the best of Seller's knowledge the above statements are true and accurate.  SELLER
24	CONTAINS A 4 6 P.A. 6 b Estate of Patricia A. Robinson DATE
25	SELLER Anthony C. Robinson, Executor DATE 9/19/2025 SELLER 2976995008C2439
26	BUYER DATE
27	DATE OF AGREEMENT
28	BUYER'S ACKNOWLEDGMENT
29	
30	/ Buyer has received the pamphlet <i>Protect Your Family from Lead in Your Home</i> and has read the Lead Warning Statement.
31	Buyer has reviewed Seller's disclosure of known lead-based paint and/or lead-based paint hazards and has received the records
32	and reports regarding lead-based paint and/or lead-based paint hazards identified above.  Buyer has (initial one):
33	received a 10-day opportunity (or mutually across demand and the state of the state
34	/ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
35	/ waived the opportunity to conduct a rick assessment or investing 6 at
36	/ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based 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	DATE
39	DATE.
40	BUYER
41	AGENT ACKNOWLEDGEMENT AND CERTIFICATION
42	Agent/Licensee represents that Agent has informed Seller of Seller's obligations under the Residential Lead-Based-Paint
43	Hazard Reduction Act, 42 U.S.C. §4852(d), and is aware of Agent's responsibility to ensure compliance.
44	
45	The following have reviewed the information above and certify that the Agent statements are true to the best of their knowledge and belief.  Seller Agent and Buyer Agent must both sign this form.
800	
46	BROKER FORDSELLER (Company Name)
47	BROKER FOR SELLER (Company Name)  LICENSEE  J. Meryl Stoltzfus DATE 9/22/2025
40	DROWED DESCRIPTION OF THE STATE
48	BROKER FOR BUSTER*(Company Name)
49 [	LICENSEEDATE



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