

SELLER'S PROPERTY DISCLOSURE STATEMENT

SPD

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

1 PROPERTY

7360 Chaney'sville Rd Clearville PA 15535

2 SELLER

Nelson + Lucy Horst

3

INFORMATION REGARDING THE REAL ESTATE SELLER DISCLOSURE LAW

4 The Real Estate Seller Disclosure Law (68 P.S. §7301, et seq.) requires that before an agreement of sale is signed, the seller in a residential
5 real estate transfer must disclose all known **material defects** about the property being sold that are not readily observable. A **material defect**
6 is a problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or
7 that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is at or beyond the end
8 of its normal useful life is not by itself a material defect.

9 This property disclosure statement ("Statement") includes disclosures beyond the basic requirements of the Law and is designed to assist
10 Seller in complying with disclosure requirements and to assist Buyer in evaluating the property being considered. Sellers who wish to see
11 or use the basic disclosure form can find the form on the website of the Pennsylvania State Real Estate Commission. Neither this Statement
12 nor the basic disclosure form limits Seller's obligation to disclose a material defect.

13 This Statement discloses Seller's knowledge of the condition of the Property as of the date signed by Seller and **is not a substitute for any**
14 **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-**
15 **resentation by any listing real estate broker, any selling real estate broker, or their licensees.** Buyer is encouraged to address concerns
16 about the condition of the Property that may not be included in this Statement.

17 **The Law provides exceptions (listed below) where a property disclosure statement does not have to be completed. All other sellers**
18 **are obligated to complete a property disclosure statement, even if they do not occupy or have never occupied the Property.**

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

COMMON LAW DUTY TO DISCLOSE

34 Although the provisions of the Real Estate Seller Disclosure Law exclude some transfers from the requirement of completing a disclosure
35 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.**

EXECUTOR, ADMINISTRATOR, TRUSTEE SIGNATURE BLOCK

37 According to the provisions of the Real Estate Seller Disclosure Law, the undersigned executor, administrator or trustee is not required
38 to fill out a Seller's Property Disclosure Statement. **The executor, administrator or trustee, must, however, disclose any known**
39 **material defect(s) of the Property.**

DATE _____

43 Seller's Initials LZH/NH4 Date 1-7-26

SPD Page 1 of 11 Buyer's Initials _____ / _____ Date _____

Quarryville, 229 W Fourth Street Quarryville PA 17566
Wilmer Martin

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44 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
 45 Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

46 **1. SELLER'S EXPERTISE**

47 (A) Does Seller possess expertise in contracting, engineering, architecture, environmental assessment or
 48 other areas related to the construction and conditions of the Property and its improvements?
 49 (B) Is Seller the landlord for the Property?
 50 (C) Is Seller a real estate licensee?

51 Explain any "yes" answers in Section 1: _____

	Yes	No	Unk	N/A
A		X		
B	X			
C		X		

53 **2. OWNERSHIP/OCCUPANCY**

54 (A) Occupancy

55 1. When was the Property most recently occupied? Now
 56 2. By how many people? three
 57 3. Was Seller the most recent occupant?
 58 4. If "no," when did Seller most recently occupy the Property? N/A

59 (B) Role of Individual Completing This Disclosure. Is the individual completing this form:

60 1. The owner
 61 2. The executor or administrator
 62 3. The trustee
 63 4. An individual holding power of attorney

64 (C) When was the Property acquired? 2020

65 (D) List any animals that have lived in the residence(s) or other structures during your ownership:
occasionally dog in basement

66 Explain Section 2 (if needed): _____

	Yes	No	Unk	N/A
A1				
A2				
A3		X		
A4				
B1	X			
B2	X			
B3	X			
B4	X			
C				

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):

73 1. Condominium
 74 2. Homeowners association or planned community
 75 3. Cooperative
 76 4. Other type of association or community _____

77 (C) If "yes," how much are the fees? \$ _____, paid (Monthly)(Quarterly)(Yearly)

78 (D) If "yes," are there any community services or systems that the association or community is responsible
 79 for supporting or maintaining? Explain: _____

80 (E) If "yes," provide the following information:

81 1. Community Name _____
 82 2. Contact _____
 83 3. Mailing Address _____
 84 4. Telephone Number _____

85 (F) How much is the capital contribution/initiation fee(s)? \$ _____

	Yes	No	Unk	N/A
B1	X			
B2	X			
B3	X			
B4	X			
C				X
D				X
E1			X	
E2		X		
E3		X		
E4		X		
F		X		

86 **Notice to Buyer:** A buyer of a resale unit in a condominium, cooperative, or planned community must receive a copy of the declaration
 87 (other than the plats and plans), the by-laws, the rules or regulations, and a certificate of resale issued by the association, condominium,
 88 cooperative, or planned community. Buyers may be responsible for capital contributions, initiation fees or similar one-time fees in addition
 89 to regular maintenance fees. The buyer will have the option of canceling the agreement with the return of all deposit monies until the cer-
 90 tificate has been provided to the buyer and for five days thereafter or until conveyance, whichever occurs first.

91 **4. ROOFS AND ATTIC**

92 (A) Installation

93 1. When was or were the roof or roofs installed? _____
 94 2. Do you have documentation (invoice, work order, warranty, etc.)?

95 (B) Repair

96 1. Was the roof or roofs or any portion of it or them replaced or repaired during your ownership?
 97 2. If it or they were replaced or repaired, were any existing roofing materials removed?

98 (C) Issues

99 1. Has the roof or roofs ever leaked during your ownership?
 100 2. Have there been any other leaks or moisture problems in the attic?
 101 3. Are you aware of any past or present problems with the roof(s), attic, gutters, flashing or down-
 102 spouts?

	Yes	No	Unk	N/A
A1		X		
A2			X	
B1	X			
B2	X			
C1	X			
C2		X		
C3		X		

103 Seller's Initials LZH/NLH Date 1-7-26

SPD Page 2 of 11 Buyer's Initials _____ Date _____

104
105 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.

106 Explain any "yes" answers in Section 4. Include the location and extent of any problem(s) and any repair or remediation efforts,
107 the name of the person or company who did the repairs and the date they were done: _____

109 **5. BASEMENTS AND CRAWL SPACES**

110 **(A) Sump Pump**

- 111 1. Does the Property have a sump pit? If "yes," how many? _____
- 112 2. Does the Property have a sump pump? If "yes," how many? _____
- 113 3. If it has a sump pump, has it ever run?
- 114 4. If it has a sump pump, is the sump pump in working order?

	Yes	No	Unk	N/A
A1	X			
A2	X			
A3				
A4				
B1	X			
B2				
B3	X			

115 **(B) Water Infiltration**

- 116 1. Are you aware of any past or present water leakage, accumulation, or dampness within the base-
117 ment or crawl space?
- 118 2. Do you know of any repairs or other attempts to control any water or dampness problem in the
119 basement or crawl space?
- 120 3. Are the downspouts or gutters connected to a public sewer system?

121 Explain any "yes" answers in Section 5. Include the location and extent of any problem(s) and any repair or remediation efforts,
122 the name of the person or company who did the repairs and the date they were done: _____

123 *Some dampness on one basement wall*

125 **6. TERMITES/WOOD-DESTROYING INSECTS, DRYROT, PESTS**

126 **(A) Status**

- 127 1. Are you aware of past or present dryrot, termites/wood-destroying insects or other pests on the
128 Property?
- 129 2. Are you aware of any damage caused by dryrot, termites/wood-destroying insects or other pests?

	Yes	No	Unk	N/A
A1	X			
A2	X			
B1	X			
B2	X			

133 Explain any "yes" answers in Section 6. Include the name of any service/treatment provider, if applicable: _____

136 **7. STRUCTURAL ITEMS**

137 (A) Are you aware of any past or present movement, shifting, deterioration, or other problems with walls,
138 foundations, or other structural components?

	Yes	No	Unk	N/A
A	X			
B	X			
C	X			
D1		X		
D2				
D3				
E	X			
F	X			

139 (B) Are you aware of any past or present problems with driveways, walkways, patios or retaining walls on
140 the Property?

141 (C) Are you aware of any past or present water infiltration in the house or other structures, other than the
142 roof(s), basement or crawl space(s)?

143 (D) **Stucco and Exterior Synthetic Finishing Systems**

- 144 1. Is any part of the Property constructed with stucco or an Exterior Insulating Finishing System
145 (EIFS) such as Dryvit or synthetic stucco, synthetic brick or synthetic stone?
- 146 2. If "yes," indicate type(s) and location(s) _____
- 147 3. If "yes," provide date(s) installed _____

148 (E) Are you aware of any fire, storm/weather-related, water, hail or ice damage to the Property?

149 (F) Are you aware of any defects (including stains) in flooring or floor coverings?

150 Explain any "yes" answers in Section 7. Include the location and extent of any problem(s) and any repair or remediation efforts,
151 the name of the person or company who did the repairs and the date the work was done: _____

153 **8. ADDITIONS/ALTERATIONS**

154 (A) Have any additions, structural changes or other alterations (including remodeling) been made to the
155 Property during your ownership? Itemize and date all additions/alterations below.

	Yes	No	Unk	N/A
A				

156 Addition, structural change or alteration
157 (continued on following page)

158 Approximate date
159 of work

160 Were permits
161 obtained?
(Yes/No/Unk/NA)

Final inspections/
162 approvals obtained?
(Yes/No/Unk/NA)

163 Seller's Initials L2A/NH Date 1-7-26

SPD Page 3 of 11 Buyer's Initials _____ / _____ Date _____

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.

A sheet describing other additions and alterations is attached.

(B) Are you aware of any private or public architectural review control of the Property other than zoning codes? If "yes," explain:

Yes	No	Unk	N/A

Note to Buyer: The PA Construction Code Act, 35 P.S. §7210 et seq. (effective 2004), and local codes establish standards for building and altering properties. Buyers should check with the municipality to determine if permits and/or approvals were necessary for disclosed work and if so, whether they were obtained. Where required permits were not obtained, the municipality might require the current owner to upgrade or remove changes made by the prior owners. Buyers can have the Property inspected by an expert in codes compliance to determine if issues exist. Expanded title insurance policies may be available for Buyers to cover the risk of work done to the Property by previous owners without a permit or approval.

Note to Buyer: According to the PA Stormwater Management Act, each municipality must enact a Storm Water Management Plan for drainage control and flood reduction. The municipality where the Property is located may impose restrictions on impervious or semi-pervious surfaces added to the Property. Buyers should contact the local office charged with overseeing the Stormwater Management Plan to determine if the prior addition of impervious or semi-pervious areas, such as walkways, decks, and swimming pools, might affect your ability to make future changes.

9. WATER SUPPLY

(A) **Source.** Is the source of your drinking water (check all that apply):

1. Public
2. A well on the Property
3. Community water
4. A holding tank
5. A cistern
6. A spring
7. Other Also connected to barn well!
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?
3. Do you have a softener, filter or other conditioning system?
4. Is the softener, filter or other treatment system leased? From whom? _____
5. If your drinking water source is not public, is the pumping system in working order? If "no," explain:

(C) Bypass Valve (for properties with multiple sources of water)

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 around 80 ft.
3. Gallons per minute: _____, measured on (date) _____
4. Is there a well that is used for something other than the primary source of drinking water?
If "yes," explain _____
5. If there is an unused well, is it capped?

216 Seller's Initials L-Z-H/N-H-H, Date 1-7-26

SPD Page 4 of 11 Buyer's Initials / Date

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(E) Issues

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?

	Yes	No	Unk	N/A
E1		X		
E2	X			

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: House well runs dry

10. SEWAGE SYSTEM

(A) General

1. Is the Property served by a sewage system (public, private or community)?
2. If "no," is it due to unavailability or permit limitations?
3. When was the sewage system installed (or date of connection, if public)? _____
4. Name of current service provider, if any: _____

	Yes	No	Unk	N/A
A1				
A2				
A3				
A4				

(B) Type Is your Property served by:

1. Public
2. Community (non-public)
3. An individual on-lot sewage disposal system
4. Other, explain: _____

B1	X			
B2	X			
B3				
B4				

(C) Individual On-lot Sewage Disposal System. (check all that apply):

1. Is your sewage system within 100 feet of a well?
2. Is your sewage system subject to a ten-acre permit exemption?
3. Does your sewage system include a holding tank?
4. Does your sewage system include a septic tank?
5. Does your sewage system include a drainfield?
6. Does your sewage system include a sandmound?
7. Does your sewage system include a cesspool?
8. Is your sewage system shared?
9. Is your sewage system any other type? Explain: _____
10. Is your sewage system supported by a backup or alternate system?

C1				
C2				
C3				
C4	X			
C5	X			
C6				
C7				
C8				
C9				
C10				

(D) Tanks and Service

1. Are there any metal/steel septic tanks on the Property?
2. Are there any cement/concrete septic tanks on the Property?
3. Are there any fiberglass septic tanks on the Property?
4. Are there any other types of septic tanks on the Property? Explain: _____
5. Where are the septic tanks located? _____
6. When were the tanks last pumped and by whom? _____

D1		X		
D2				
D3				
D4				
D5				
D6				

(E) Abandoned Individual On-lot Sewage Disposal Systems and Septic

1. Are you aware of any abandoned septic systems or cesspools on the Property?
2. If "yes," have these systems, tanks or cesspools been closed in accordance with the municipality's ordinance?

E1	X			
E2				

(F) Sewage Pumps

1. Are there any sewage pumps located on the Property?
2. If "yes," where are they located? _____
3. What type(s) of pump(s)? _____
4. Are pump(s) in working order?
5. Who is responsible for maintenance of sewage pumps? _____

F1		X		
F2				
F3				
F4				
F5				

(G) Issues

1. How often is the on-lot sewage disposal system serviced? _____
2. When was the on-lot sewage disposal system last serviced and by whom? _____
3. Is any waste water piping not connected to the septic/sewer system?
4. Are you aware of any past or present leaks, backups, or other problems relating to the sewage system and related items?

G1		X		
G2		X		
G3	X			
G4	X			

275 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
 276 Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

277 Explain any "yes" answers in Section 10. Include the location and extent of any problem(s) and any repair or remediation ef-
 278 forts, the name of the person or company who did the repairs and the date the work was done: _____
 279

280 **11. PLUMBING SYSTEM**

281 (A) **Material(s).** Are the plumbing materials (check all that apply):

- 282 1. Copper
- 283 2. Galvanized
- 284 3. Lead
- 285 4. PVC
- 286 5. Polybutylene pipe (PB)
- 287 6. Cross-linked polyethylene (PEX)
- 288 7. Other _____

	Yes	No	Unk	N/A
A1	X			
A2				
A3				
A4	X			
A5				
A6				
A7				
B				

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.)?

291 If "yes," explain: _____
 292

293 **12. DOMESTIC WATER HEATING**

294 (A) **Type(s).** Is your water heating (check all that apply):

- 295 1. Electric
- 296 2. Natural gas
- 297 3. Fuel oil
- 298 4. Propane
 299 If "yes," is the tank owned by Seller?
- 300 5. Solar
 301 If "yes," is the system owned by Seller?
- 302 6. Geothermal
- 303 7. Other _____

	Yes	No	Unk	N/A
A1	X			
A2		X		
A3	X			
A4	X			
A5		X		
A6		X		
A7				
B1				
B2				
B3				
C				

304 (B) **System(s)**

- 305 1. How many water heaters are there? _____
 306 Tanks _____ Tankless _____
- 307 2. When were they installed? _____
- 308 3. Is your water heater a summer/winter hook-up (integral system, hot water from the boiler, etc.)?

309 (C) Are you aware of any problems with any water heater or related equipment?

310 If "yes," explain: _____
 311

312 **13. HEATING SYSTEM**

313 (A) **Fuel Type(s).** Is your heating source (check all that apply):

- 314 1. Electric
- 315 2. Natural gas
- 316 3. Fuel oil
- 317 4. Propane
 318 If "yes," is the tank owned by Seller?
- 319 5. Geothermal
- 320 6. Coal
- 321 7. Wood
- 322 8. Solar shingles or panels
 323 If "yes," is the system owned by Seller?
- 324 9. Other: _____

	Yes	No	Unk	N/A
A1	X			
A2				
A3	X			
A4				
A5				
A6				
A7		X		
A8				
A9				
B1	X			
B2				
B3	X			
B4				
B5				
B6				
B7				

325 (B) **System Type(s)** (check all that apply):

- 326 1. Forced hot air
- 327 2. Hot water
- 328 3. Heat pump
- 329 4. Electric baseboard
- 330 5. Steam
- 331 6. Radiant flooring
- 332 7. Radiant ceiling

334 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
 335 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)
 337 How many and location? _____
 338 9. Wood stove(s)
 339 How many and location? One in basement
 340 10. Coal stove(s)
 341 How many and location? _____
 342 11. Wall-mounted split system(s)
 343 How many and location? _____
 344 12. Other: _____
 345 13. If multiple systems, provide locations _____
 346

	Yes	No	Unk	N/A
B8	X			
B9	X			
B10	X			
B11	X			
B12				
B13				
C1	X			
C2				
C3	X			
C4	X			
C5	X			
C6				
D1	X			
D2	X			
D3				
D4				
D5				
D6				
D7		X		
D8	X			
E1	X			
E2				
E3				
F		X		
A1	X			
1a		X		
1b		X		
1c				
A2	X			
A3	X			
A4	X			
A5				
A6				
B				
C		X		

347 (C) Status

348 1. Are there any areas of the house that are not heated?
 349 If "yes," explain: _____
 350 2. How many heating zones are in the Property? Three
 351 3. When was each heating system(s) or zone installed? _____
 352 4. When was the heating system(s) last serviced? _____
 353 5. Is there an additional and/or backup heating system? If "yes," explain: Wood stove
 354 Electric heat with Fuel oil backup
 355 6. Is any part of the heating system subject to a lease, financing or other agreement?
 356 If "yes," explain: _____

357 (D) Fireplaces and Chimneys

358 1. Are there any fireplaces? How many? _____
 359 2. Are all fireplaces working? _____
 360 3. Fireplace types (wood, gas, electric, etc.): _____
 361 4. Was the fireplace(s) installed by a professional contractor or manufacturer's representative?
 362 5. Are there any chimneys (from a fireplace, water heater or any other heating system)?
 363 6. How many chimneys? Two
 364 7. When were they last cleaned? _____
 365 8. Are the chimneys working? If "no," explain: _____

366 (E) Fuel Tanks

367 1. Are you aware of any heating fuel tank(s) on the Property?
 368 2. Location(s), including underground tank(s): Two in basement
 369 3. If you do not own the tank(s), explain: _____

370 (F) Are you aware of any problems or repairs needed regarding any item in Section 13? If "yes,"
 371 explain: _____

372 14. AIR CONDITIONING SYSTEM

373 (A) Type(s). Is the air conditioning (check all that apply):

374 1. Central air
 375 a. How many air conditioning zones are in the Property? 1
 376 b. When was each system or zone installed? _____
 377 c. When was each system last serviced? _____
 378 2. Wall units
 379 How many and the location? _____
 380 3. Window units
 381 How many? _____
 382 4. Wall-mounted split units
 383 How many and the location? _____
 384 5. Other _____
 385 6. None

386 (B) Are there any areas of the house that are not air conditioned?

387 If "yes," explain: _____

388 (C) Are you aware of any problems with any item in Section 14? If "yes," explain: _____

390 Seller's Initials L.H./N.Y.H. Date 1-7-26 SPD Page 7 of 11 Buyer's Initials _____ Date _____

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 (A) Type(s)

- 395 1. Does the electrical system have fuses? _____
- 396 2. Does the electrical system have circuit breakers? _____
- 397 3. Is the electrical system solar powered?
 398 a. If "yes," is it entirely or partially solar powered? _____
 399 b. If "yes," is any part of the system subject to a lease, financing or other agreement? If "yes,"
 400 explain: _____

401 (B) What is the system amperage? _____

402 (C) Are you aware of any knob and tube wiring in the Property? _____

403 (D) Are you aware of any problems or repairs needed in the electrical system? If "yes," explain: _____

	Yes	No	Unk	N/A
A1		X		
A2	X			
A3		X		
3a				
3b				
B				
C		X		
D		X		

405 **16. OTHER EQUIPMENT AND APPLIANCES**

406 (A) **THIS SECTION IS INTENDED TO IDENTIFY PROBLEMS OR REPAIRS** and must be completed for each item that
 407 will, 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:

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

431 (C) Explain any "yes" answers in Section 16: _____

433 **17. POOLS, SPAS AND HOT TUBS**

434 (A) Is there a swimming pool on the Property? If "yes":

- 435 1. Above-ground or in-ground? _____
- 436 2. Saltwater or chlorine? _____
- 437 3. If heated, what is the heat source? _____
- 438 4. Vinyl-lined, fiberglass or concrete-lined? _____
- 439 5. What is the depth of the swimming pool? _____
- 440 6. Are you aware of any problems with the swimming pool?
- 441 7. Are you aware of any problems with any of the swimming pool equipment (cover, filter, ladder, lighting, pump, etc.)?

443 (B) Is there a spa or hot tub on the Property?

- 444 1. Are you aware of any problems with the spa or hot tub?
- 445 2. Are you aware of any problems with any of the spa or hot tub equipment (steps, lighting, jets, cover, etc.)?

447 (C) Explain any problems in Section 17: _____

	Yes	No	Unk	N/A
A		X		
A1				
A2				
A3				
A4				
A5				
A6				
A7				
B				
B1				
B2				

449 Seller's Initials L2H/NHH, Date 1-7-26

SPD Page 8 of 11

Buyer's Initials _____

/ _____

Date _____

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450
451 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.

452 **18. WINDOWS**

453 (A) Have any windows or skylights been replaced during your ownership of the Property?
454 (B) Are you aware of any problems with the windows or skylights?

	Yes	No	Unk	N/A
A	X			
B	X			

455 Explain any "yes" answers in Section 18. Include the location and extent of any problem(s) and any repair, replacement or
456 remediation efforts, the name of the person or company who did the repairs and the date the work was done: _____
457

458 **19. LAND/SOILS**

459 (A) **Property**

460 1. Are you aware of any fill or expansive soil on the Property?
461 2. Are you aware of any sliding, settling, earth movement, upheaval, subsidence, sinkholes or earth
462 stability problems that have occurred on or affect the Property?
463 3. Are you aware of sewage sludge (other than commercially available fertilizer products) being
464 spread on the Property?
465 4. Have you received written notice of sewage sludge being spread on an adjacent property?
466 5. Are you aware of any existing, past or proposed mining, strip-mining, or any other excavations on
467 the Property?

	Yes	No	Unk	N/A
A1	X			
A2	X			
A3	X			
A4	X			
A5	X			

468 *Note to Buyer: The Property may be subject to mine subsidence damage. Maps of the counties and mines where mine subsidence
469 damage may occur and further information on mine subsidence insurance are available through Department of Environmental
470 Protection Mine Subsidence Insurance Fund, (800) 922-1678 or ra-epmsi@pa.gov.*

471 (B) **Preferential Assessment and Development Rights**

472 Is the Property, or a portion of it, preferentially assessed for tax purposes, or subject to limited devel-
473 opment rights under the:

474 1. Farmland and Forest Land Assessment Act - 72 P.S. §5490.1, et seq. (Clean and Green Program)
475 2. Open Space Act - 16 P.S. §11941, et seq.
476 3. Agricultural Area Security Law - 3 P.S. §901, et seq. (Development Rights)
477 4. Any other law/program: _____

	Yes	No	Unk	N/A
B1	X			
B2				
B3				
B4				

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

481 (C) **Property Rights**

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

484 1. Timber
485 2. Coal
486 3. Oil
487 4. Natural gas
488 5. Mineral or other rights (such as farming rights, hunting rights, quarrying rights) Explain: _____
489

	Yes	No	Unk	N/A
C1	X			
C2	X			
C3	X			
C4	X			
C5	X			

490 *Note to Buyer: Before entering into an agreement of sale, Buyer can investigate the status of these rights by, among other means,
491 engaging legal counsel, obtaining a title examination of unlimited years and searching the official records in the county Office of
492 the Recorder of Deeds, and elsewhere. Buyer is also advised to investigate the terms of any existing leases, as Buyer may be subject
493 to terms of those leases.*

494 Explain any "yes" answers in Section 19: _____

495 **20. FLOODING, DRAINAGE AND BOUNDARIES**

496 (A) **Flooding/Drainage**

497 1. Is any part of this Property located in a wetlands area?
498 2. Is the Property, or any part of it, designated a Special Flood Hazard Area (SFHA)?
499 3. Do you maintain flood insurance on this Property?
500 4. Are you aware of any past or present drainage or flooding problems affecting the Property?
501 5. Are you aware of any drainage or flooding mitigation on the Property?
502 6. Are you aware of the presence on the Property of any man-made feature that temporarily or per-
503 manently conveys or manages storm water, including any basin, pond, ditch, drain, swale, culvert,
504 pipe or other feature?
505 7. If "yes," are you responsible for maintaining or repairing that feature which conveys or manages
506 storm water for the Property?

	Yes	No	Unk	N/A
A1	X			
A2	X			
A3	X			
A4	X			
A5	X			
A6	X			
A7				

508 Seller's Initials L-2H / 1KHF, Date 1-7-20

SPD Page 9 of 11 Buyer's Initials _____ / _____ Date _____

509 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
 510 Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

511 Explain any "yes" answers in Section 20(A). Include dates, the location and extent of flooding and the condition of any man-
 512 made storm water management features: _____

513 **(B) Boundaries**

- 515 1. Are you aware of encroachments, boundary line disputes, or easements affecting the Property?
- 516 2. Is the Property accessed directly (without crossing any other property) by or from a public road?
- 517 3. Can the Property be accessed from a private road or lane?
 - 518 a. If "yes," is there a written right of way, easement or maintenance agreement?
 - 519 b. If "yes," has the right of way, easement or maintenance agreement been recorded?
- 520 4. Are you aware of any shared or common areas (driveways, bridges, docks, walls, etc.) or maintenance agreements?

	Yes	No	Unk	N/A
B1		X		
B2	X			
B3				
3a				
3b				
B4				

522 *Note to Buyer: Most properties have easements running across them for utility services and other reasons. In many cases, the easements do not restrict the ordinary use of the property, and Seller may not be readily aware of them. Buyers may wish to determine the existence of easements and restrictions by examining the property and ordering an Abstract of Title or searching the records in the Office of the Recorder of Deeds for the county before entering into an agreement of sale.*

526 Explain any "yes" answers in Section 20(B): _____

528 **21. HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES**

529 **(A) Mold and Indoor Air Quality (other than radon)**

- 530 1. Are you aware of any tests for mold, fungi, or indoor air quality in the Property?
- 531 2. Other than general household cleaning, have you taken any efforts to control or remediate mold or
 532 mold-like substances in the Property?

	Yes	No	Unk	N/A
A1		X		
A2			X	

533 *Note to Buyer: Individuals may be affected differently, or not at all, by mold contamination. If mold contamination or indoor air quality is a concern, buyers are encouraged to engage the services of a qualified professional to do testing. Information on this issue is available from the United States Environmental Protection Agency and may be obtained by contacting IAQ INFO, P.O. Box 37133, Washington, D.C. 20013-7133, 1-800-438-4318.*

537 **(B) Radon**

- 538 1. Are you aware of any tests for radon gas that have been performed in any buildings on the Property?
- 539 2. If "yes," provide test date and results _____
- 540 3. Are you aware of any radon removal system on the Property?

	Yes	No	Unk	N/A
B1	X			
B2				
B3	X			

541 **(C) Lead Paint**

542 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.

- 543 1. Are you aware of any lead-based paint or lead-based paint hazards on the Property?
- 544 2. Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on
 545 the Property?

	Yes	No	Unk	N/A
C1				
C2				
D1	X			
D2	X			
E	X			
F1				
F2				
F3				
F4				

546 **(D) Tanks**

- 547 1. Are you aware of any existing underground tanks?
- 548 2. Are you aware of any underground tanks that have been removed or filled?

	Yes	No	Unk	N/A
D1	X			
D2	X			

549 **(E) Dumping.** Has any portion of the Property been used for waste or refuse disposal or storage?

550 If "yes," location: _____

	Yes	No	Unk	N/A
E	X			

551 **(F) Other**

- 552 1. Are you aware of any past or present hazardous substances on the Property (structure or soil) such as, but not limited to, asbestos or polychlorinated biphenyls (PCBs)?
- 553 2. Are you aware of any other hazardous substances or environmental concerns that may affect the Property?
- 554 3. If "yes," have you received written notice regarding such concerns?
- 555 4. Are you aware of testing on the Property for any other hazardous substances or environmental concerns?

	Yes	No	Unk	N/A
F1				
F2				

556 Explain any "yes" answers in Section 21. Include test results and the location of the hazardous substance(s) or environmental issue(s): _____

557 **22. MISCELLANEOUS**

558 **(A) Deeds, Restrictions and Title**

- 559 1. Are there any deed restrictions or restrictive covenants that apply to the Property?
- 560 2. Are you aware of any historic preservation restriction or ordinance or archeological designation
 561 associated with the Property?

	Yes	No	Unk	N/A
A1				
A2				

562 Seller's Initials L.Z.H./N.H.H. Date 1-7-26

SPD Page 10 of 11 Buyer's Initials _____ / _____ Date _____

568
569 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.

570
571
572 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?

	Yes	No	Unk	N/A
A3		X		
B1		X		
B2		X		
B3		X		
C1		X		
C2		X		
D1		X		

573 (B) Financial

574 1. Are you aware of any public improvement, condominium or homeowner association assessments
575 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?

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 this sale?

580 3. Are you aware of any insurance claims filed relating to the Property during your ownership?

581 (C) Legal

582 1. Are you aware of any violations of federal, state, or local laws or regulations relating to this Prop-
583 erty?

584 2. Are you aware of any existing or threatened legal action affecting the Property?

585 (D) Additional Material Defects

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?

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

592 2. After completing this form, if Seller becomes aware of additional information about the Property, including through
593 inspection reports from a buyer, the Seller must update the Seller's Property Disclosure Statement and/or attach the
594 inspection report(s). These inspection reports are for informational purposes only.

595 Explain any "yes" answers in Section 22: _____

596 23. ATTACHMENTS

598 (A) The following are part of this Disclosure if checked:

599 Seller's Property Disclosure Statement Addendum (PAR Form SDA)
600 _____
601 _____
602 _____

603 The undersigned Seller represents that the information set forth in this disclosure statement is accurate and complete to the best
604 of Seller's knowledge. Seller hereby authorizes the Listing Broker to provide this information to prospective buyers of the prop-
605 erty and to other real estate licensees. SELLER ALONE IS RESPONSIBLE FOR THE ACCURACY OF THE INFOR-
606 MATION CONTAINED IN THIS STATEMENT. If any information supplied on this form becomes inaccurate following comple-
607 tion of this form, Seller shall notify Buyer in writing.

608 SELLER Mark J. Price DATE 1-13-26
609 SELLER Lucy J. Price DATE 1-7-26
610 SELLER _____ DATE _____
611 SELLER _____ DATE _____
612 SELLER _____ DATE _____
613 SELLER _____ DATE _____

614 RECEIPT AND ACKNOWLEDGEMENT BY BUYER

615 The undersigned Buyer acknowledges receipt of this Statement. Buyer acknowledges that this Statement is not a warranty and
616 that, unless stated otherwise in the sales contract, Buyer is purchasing this property in its present condition. It is Buyer's re-
617 sponsibility to satisfy himself or herself as to the condition of the property. Buyer may request that the property be inspected, at
618 Buyer's expense and by qualified professionals, to determine the condition of the structure or its components.

619 BUYER _____ DATE _____
620 BUYER _____ DATE _____
621 BUYER _____ DATE _____

SELLER'S PROPERTY DISCLOSURE STATEMENT

SPD

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

1 PROPERTY ~~2322~~ Chaneyville Rd, Clearville, Pa 15535
2 SELLER Nelson Horst, Lucy Z Horst

2005 HOUSE

INFORMATION REGARDING THE REAL ESTATE SELLER DISCLOSURE LAW

4 The Real Estate Seller Disclosure Law (68 P.S. §7301, et seq.) requires that before an agreement of sale is signed, the seller in a residential
5 real estate transfer must disclose all known **material defects** about the property being sold that are not readily observable. A **material defect**
6 is a problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or
7 that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is at or beyond the end
8 of its normal useful life is not by itself a material defect.

9 This property disclosure statement ("Statement") includes disclosures beyond the basic requirements of the Law and is designed to assist
10 Seller in complying with disclosure requirements and to assist Buyer in evaluating the property being considered. Sellers who wish to see
11 or use the basic disclosure form can find the form on the website of the Pennsylvania State Real Estate Commission. Neither this Statement
12 nor the basic disclosure form limits Seller's obligation to disclose a material defect.

13 This Statement discloses Seller's knowledge of the condition of the Property as of the date signed by Seller and is not a substitute for any
14 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-
15 resentation by any listing real estate broker, any selling real estate broker, or their licensees. Buyer is encouraged to address concerns
16 about the condition of the Property that may not be included in this Statement.

17 The Law provides exceptions (listed below) where a property disclosure statement does not have to be completed. All other sellers
18 are obligated to complete a property disclosure statement, even if they do not occupy or have never occupied the Property.

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

COMMON LAW DUTY TO DISCLOSE

34 Although the provisions of the Real Estate Seller Disclosure Law exclude some transfers from the requirement of completing a disclosure
35 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.

EXECUTOR, ADMINISTRATOR, TRUSTEE SIGNATURE BLOCK

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

42 DATE _____

43 Seller's Initials L2H1N5H Date 1-7-24

SPD Page 1 of 11 Buyer's Initials _____ / _____ Date _____



Quarryville, 229 W Fourth Street Quarryville PA 17566
Wilmer Martin

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44 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
 45 Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

46 **1. SELLER'S EXPERTISE**

47 - (A) Does Seller possess expertise in contracting, engineering, architecture, environmental assessment or
 48 other areas related to the construction and conditions of the Property and its improvements?
 49 (B) Is Seller the landlord for the Property?
 50 (C) Is Seller a real estate licensee?

	Yes	No	Unk	N/A
A			X	
B	X			
C	X			

51 Explain any "yes" answers in Section 1: _____

52 **2. OWNERSHIP/OCCUPANCY**

53 (A) **Occupancy**

54 1. When was the Property most recently occupied? Now
 55 2. By how many people? three
 56 3. Was Seller the most recent occupant?
 57 4. If "no," when did Seller most recently occupy the Property? _____

	Yes	No	Unk	N/A
A1				
A2				
A3	X			
A4				
B1	X			
B2	X			
B3	X			
B4	X			
C				

58 (B) **Role of Individual Completing This Disclosure.** Is the individual completing this form:

59 1. The owner
 60 2. The executor or administrator
 61 3. The trustee
 62 4. An individual holding power of attorney

63 (C) When was the Property acquired? 2020

64 (D) List any animals that have lived in the residence(s) or other structures during your ownership:
NONE INSIDE THE HOUSE

65 Explain Section 2 (if needed): _____

66 **3. CONDOMINIUMS/PLANNED COMMUNITIES/HOMEOWNERS ASSOCIATIONS**

67 (A) Disclosures for condominiums and cooperatives are limited to Seller's particular unit(s). Disclosures
 68 regarding common areas or facilities are not required by the Real Estate Seller Disclosure Law.

69 (B) **Type.** Is the Property part of a(n):

70 1. Condominium
 71 2. Homeowners association or planned community
 72 3. Cooperative
 73 4. Other type of association or community _____

74 (C) If "yes," how much are the fees? \$ _____, paid (Monthly)(Quarterly)(Yearly)

75 (D) If "yes," are there any community services or systems that the association or community is responsible
 76 for supporting or maintaining? Explain: _____

77 (E) If "yes," provide the following information:

78 1. Community Name _____
 79 2. Contact _____
 80 3. Mailing Address _____
 81 4. Telephone Number _____

82 (F) How much is the capital contribution/initiation fee(s)? \$ _____

	Yes	No	Unk	N/A
B1	X			
B2	X			
B3	X			
B4	X			
C				
D				
E1				
E2				
E3				
E4				
F				

83 **Notice to Buyer:** A buyer of a resale unit in a condominium, cooperative, or planned community must receive a copy of the declaration
 84 (other than the plats and plans), the by-laws, the rules or regulations, and a certificate of resale issued by the association, condominium,
 85 cooperative, or planned community. Buyers may be responsible for capital contributions, initiation fees or similar one-time fees in addition
 86 to regular maintenance fees. The buyer will have the option of canceling the agreement with the return of all deposit monies until the cer-
 87 tificate has been provided to the buyer and for five days thereafter or until conveyance, whichever occurs first.

88 **4. ROOFS AND ATTIC**

89 (A) **Installation**

90 1. When was or were the roof or roofs installed? _____
 91 2. Do you have documentation (invoice, work order, warranty, etc.)?

92 (B) **Repair**

93 1. Was the roof or roofs or any portion of it or them replaced or repaired during your ownership?
 94 2. If it or they were replaced or repaired, were any existing roofing materials removed?

95 (C) **Issues**

96 1. Has the roof or roofs ever leaked during your ownership?
 97 2. Have there been any other leaks or moisture problems in the attic?
 98 3. Are you aware of any past or present problems with the roof(s), attic, gutters, flashing or down-
 99 spouts?

	Yes	No	Unk	N/A
A1			X	
A2			X	
B1	X			
B2	X			
C1	X			
C2		X		
C3	X			

103 Seller's Initials L.H./N.H. Date 12-30-25

SPD Page 2 of 11

Buyer's Initials _____ Date _____

104 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
 105 Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

106 Explain any "yes" answers in Section 4. Include the location and extent of any problem(s) and any repair or remediation efforts,
 107 the name of the person or company who did the repairs and the date they were done: _____

108 **5. BASEMENTS AND CRAWL SPACES**

109 **(A) Sump Pump**

- 111 Does the Property have a sump pit? If "yes," how many? _____
- 112 Does the Property have a sump pump? If "yes," how many? _____
- 113 If it has a sump pump, has it ever run?
- 114 If it has a sump pump, is the sump pump in working order?

	Yes	No	Unk	N/A
A1	X			
A2	X			
A3	X			
A4	X			
B1			X	
B2	X			
B3		X		

115 **(B) Water Infiltration**

- 116 Are you aware of any past or present water leakage, accumulation, or dampness within the base-
 117 ment or crawl space?
- 118 Do you know of any repairs or other attempts to control any water or dampness problem in the
 119 basement or crawl space?
- 120 Are the downspouts or gutters connected to a public sewer system?

121 Explain any "yes" answers in Section 5. Include the location and extent of any problem(s) and any repair or remediation efforts,
 122 the name of the person or company who did the repairs and the date they were done: _____

123 Some dampness on the ceiling tiles in basement under upstairs
 124 bathroom.

125 **6. TERMITES/WOOD-DESTROYING INSECTS, DRYROT, PESTS**

126 **(A) Status**

- 127 Are you aware of past or present dryrot, termites/wood-destroying insects or other pests on the
 128 Property?
- 129 Are you aware of any damage caused by dryrot, termites/wood-destroying insects or other pests?

	Yes	No	Unk	N/A
A1	X			
A2	X			
B1		X		
B2	X			

133 Explain any "yes" answers in Section 6. Include the name of any service/treatment provider, if applicable: _____

136 **7. STRUCTURAL ITEMS**

137 (A) Are you aware of any past or present movement, shifting, deterioration, or other problems with walls,
 138 foundations, or other structural components?

	Yes	No	Unk	N/A
A	X			
B		X		
C		X		
D1			X	
D2				
D3		X		
E		X		
F	X			

139 (B) Are you aware of any past or present problems with driveways, walkways, patios or retaining walls on
 140 the Property?

141 (C) Are you aware of any past or present water infiltration in the house or other structures, other than the
 142 roof(s), basement or crawl space(s)?

143 **(D) Stucco and Exterior Synthetic Finishing Systems**

- 144 Is any part of the Property constructed with stucco or an Exterior Insulating Finishing System
 145 (EIFS) such as Dryvit or synthetic stucco, synthetic brick or synthetic stone?
- 146 If "yes," indicate type(s) and location(s) _____
- 147 If "yes," provide date(s) installed _____

148 (E) Are you aware of any fire, storm/weather-related, water, hail or ice damage to the Property?

149 (F) Are you aware of any defects (including stains) in flooring or floor coverings?

150 Explain any "yes" answers in Section 7. Include the location and extent of any problem(s) and any repair or remediation efforts,
 151 the name of the person or company who did the repairs and the date the work was done: Some tiles in kitchen
 152 and main bathroom are cracked

153 **8. ADDITIONS/ALTERATIONS**

154 (A) Have any additions, structural changes or other alterations (including remodeling) been made to the
 155 Property during your ownership? Itemize and date all additions/alterations below.

	Yes	No	Unk	N/A
A		X		

Addition, structural change or alteration (continued on following page)	Approximate date of work	Were permits obtained? (Yes/No/Unk/N/A)	Final inspections/ approvals obtained? (Yes/No/Unk/N/A)

161 Seller's Initials L2H/NH4: Date 12-30-25

SPD Page 3 of 11 Buyer's Initials _____ / _____ Date _____

162 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
163 Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

A sheet describing other additions and alterations is attached.

(B) Are you aware of any private or public architectural review control of the Property other than zoning codes? If "yes," explain:

Yes	No	Unk	N/A
		X	

Note to Buyer: The PA Construction Code Act, 35 P.S. §7210 et seq. (effective 2004), and local codes establish standards for building and altering properties. Buyers should check with the municipality to determine if permits and/or approvals were necessary for disclosed work and if so, whether they were obtained. Where required permits were not obtained, the municipality might require the current owner to upgrade or remove changes made by the prior owners. Buyers can have the Property inspected by an expert in codes compliance to determine if issues exist. Expanded title insurance policies may be available for Buyers to cover the risk of work done to the Property by previous owners without a permit or approval.

Note to Buyer: According to the PA Stormwater Management Act, each municipality must enact a Storm Water Management Plan for drainage control and flood reduction. The municipality where the Property is located may impose restrictions on impervious or semi-pervious surfaces added to the Property. Buyers should contact the local office charged with overseeing the Stormwater Management Plan to determine if the prior addition of impervious or semi-pervious areas, such as walkways, decks, and swimming pools, might affect your ability to make future changes.

187 9. WATER SUPPLY

188 (A) **Source.** Is the source of your drinking water (check all that apply):

1. Public
2. A well on the Property
3. Community water
4. A holding tank
5. A cistern
6. A spring Down by the pond
7. Other _____
8. If no water service, explain:

(B) General

1. When was the water supply last tested? _____
Test results: _____
2. Is the water system shared?
If "yes," is there a written agreement?
4. Do you have a softener, filter or other conditioning system?
5. Is the softener, filter or other treatment system leased? From whom? _____
6. If your drinking water source is not public, is the pumping system in working order? If "no," explain: _____

(C) Bypass Valve (for properties with multiple sources of water)

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 220 Ft at New House + Barn
3. Gallons per minute: _____, measured on (date) _____
4. Is there a well that is used for something other than the primary source of drinking water?
If "yes," explain Garden, pool
5. If there is an unused well, is it capped?

217 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
 218 Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

219 (E) Issues

220 1. Are you aware of any leaks or other problems, past or present, relating to the water supply,
 221 pumping system and related items?
 222 2. Have you ever had a problem with your water supply?

Yes	No	Unk	N/A
	X		
E1	X		

223 Explain any problem(s) with your water supply. Include the location and extent of any problem(s) and any repair or remediation
 224 efforts, the name of the person or company who did the repairs and the date the work was done: _____

226 10. SEWAGE SYSTEM

227 (A) General

228 1. Is the Property served by a sewage system (public, private or community)?
 229 2. If "no," is it due to unavailability or permit limitations?
 230 3. When was the sewage system installed (or date of connection, if public)? _____
 231 4. Name of current service provider, if any: _____

Yes	No	Unk	N/A
X			
A1			
A2			
A3		X	
A4		X	

232 (B) Type Is your Property served by:

233 1. Public
 234 2. Community (non-public)
 235 3. An individual on-lot sewage disposal system
 236 4. Other, explain: _____

B1	X		
B2	X		
B3		X	
B4	X		

237 (C) Individual On-lot Sewage Disposal System. (check all that apply):

238 1. Is your sewage system within 100 feet of a well?
 239 2. Is your sewage system subject to a ten-acre permit exemption?
 240 3. Does your sewage system include a holding tank?
 241 4. Does your sewage system include a septic tank?
 242 5. Does your sewage system include a drainfield?
 243 6. Does your sewage system include a sandmound?
 244 7. Does your sewage system include a cesspool?
 245 8. Is your sewage system shared?
 246 9. Is your sewage system any other type? Explain: _____
 247 10. Is your sewage system supported by a backup or alternate system?

C1	X		
C2	X		
C3	X		
C4	X		
C5	X		
C6	X		
C7	X		
C8	X		
C9	X		
C10	X		

248 (D) Tanks and Service

249 1. Are there any metal/steel septic tanks on the Property?
 250 2. Are there any cement/concrete septic tanks on the Property?
 251 3. Are there any fiberglass septic tanks on the Property?
 252 4. Are there any other types of septic tanks on the Property? Explain _____
 253 5. Where are the septic tanks located? Some in front of house, 2nd set in back of house
 254 6. When were the tanks last pumped and by whom? _____

D1	X		
D2	X		
D3	X		
D4	X		
D5		X	

255 (E) Abandoned Individual On-lot Sewage Disposal Systems and Septic

256 1. Are you aware of any abandoned septic systems or cesspools on the Property?
 257 2. If "yes," have these systems, tanks or cesspools been closed in accordance with the municipality's
 258 ordinance?
 259

E1	X		
E2			X

260 (F) Sewage Pumps

261 1. Are there any sewage pumps located on the Property?
 262 2. If "yes," where are they located? _____
 263 3. What type(s) of pump(s)? _____
 264 4. Are pump(s) in working order?
 265 5. Who is responsible for maintenance of sewage pumps? _____

F1	X		
F2		X	
F3		X	
F4		X	
F5			

266 (G) Issues

267 1. How often is the on-lot sewage disposal system serviced? _____
 268 2. When was the on-lot sewage disposal system last serviced and by whom? _____
 269 3. Is any waste water piping not connected to the septic/sewer system?
 270 4. Are you aware of any past or present leaks, backups, or other problems relating to the sewage
 271 system and related items?
 272

G1	X		
G2	X		
G3		X	
G4	X		

275 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
 276 Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

277 Explain any "yes" answers in Section 10. Include the location and extent of any problem(s) and any repair or remediation ef-
 278 forts, the name of the person or company who did the repairs and the date the work was done: _____
 279

280 11. PLUMBING SYSTEM

281 (A) Material(s). Are the plumbing materials (check all that apply):

- 282 1. Copper
- 283 2. Galvanized
- 284 3. Lead
- 285 4. PVC
- 286 5. Polybutylene pipe (PB)
- 287 6. Cross-linked polyethylene (PEX)
- 288 7. Other Copper / some kind of PVC

	Yes	No	Unk	N/A
A1	X			
A2		X		
A3		X		
A4				
A5				
A6				
A7				
B			X	

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.)?

291 If "yes," explain: _____

293 12. DOMESTIC WATER HEATING

294 (A) Type(s). Is your water heating (check all that apply):

- 295 1. Electric
- 296 2. Natural gas
- 297 3. Fuel oil
- 298 4. Propane
- 299 If "yes," is the tank owned by Seller?
- 300 5. Solar
- 301 If "yes," is the system owned by Seller?
- 302 6. Geothermal
- 303 7. Other _____

	Yes	No	Unk	N/A
A1	X			
A2		X		
A3		X		
A4		X		
A5		X		
A6		X		
A7				
B1				
B2				
B3				
C				

304 (B) System(s)

- 305 1. How many water heaters are there? _____
- 306 Tanks _____ Tankless _____
- 307 2. When were they installed? _____
- 308 3. Is your water heater a summer/winter hook-up (integral system, hot water from the boiler, etc.)?

309 (C) Are you aware of any problems with any water heater or related equipment?

310 If "yes," explain: _____

312 13. HEATING SYSTEM

313 (A) Fuel Type(s). Is your heating source (check all that apply):

- 314 1. Electric
- 315 2. Natural gas
- 316 3. Fuel oil
- 317 4. Propane
- 318 If "yes," is the tank owned by Seller?
- 319 5. Geothermal
- 320 6. Coal
- 321 7. Wood
- 322 8. Solar shingles or panels
- 323 If "yes," is the system owned by Seller?
- 324 9. Other: _____

	Yes	No	Unk	N/A
A1	X			
A2		X		
A3		X		
A4	X			
A5		X		
A6		X		
A7				
A8		X		
A9				
B1	X			
B2		X		
B3				
B4	X			
B5		X		
B6		X		
B7		X		

325 (B) System Type(s) (check all that apply):

- 326 1. Forced hot air
- 327 2. Hot water
- 328 3. Heat pump
- 329 4. Electric baseboard
- 330 5. Steam
- 331 6. Radiant flooring
- 332 7. Radiant ceiling

333 Seller's Initials L.H. / N.H.H., Date 12-30-25

SPD Page 6 of 11 Buyer's Initials _____ / _____ Date _____

334 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
 335 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)
 337 How many and location? _____
 338 9. Wood stove(s)
 339 How many and location? 1 in basement
 340 10. Coal stove(s)
 341 How many and location? _____
 342 11. Wall-mounted split system(s)
 343 How many and location? _____
 344 12. Other: _____
 345 13. If multiple systems, provide locations _____
 346

	Yes	No	Unk	N/A
B8	X			
B9	X			
B10	X			
B11	X			
B12				
B13				
C1	X			
C2		X		
C3		X		
C4				
C5				
C6	X			
D1	X			
D2		X		
D3				
D4		X		
D5	X			
D6				
D7				
D8				
E1	X			
E2				
E3				
F		X		
A1	X			
1a				
1b		X		
1c		X		
A2	X			
A3	X			
A4	X			
A5				
A6				
B	X			
C		X		

347 (C) Status

348 1. Are there any areas of the house that are not heated?
 349 If "yes," explain: _____
 350 2. How many heating zones are in the Property? _____
 351 3. When was each heating system(s) or zone installed? _____
 352 4. When was the heating system(s) last serviced? _____
 353 5. Is there an additional and/or backup heating system? If "yes," explain: _____
 354
 355 6. Is any part of the heating system subject to a lease, financing or other agreement?
 356 If "yes," explain: _____

357 (D) Fireplaces and Chimneys

358 1. Are there any fireplaces? How many? One
 359 2. Are all fireplaces working?
 360 3. Fireplace types (wood, gas, electric, etc.): never used
 361 4. Was the fireplace(s) installed by a professional contractor or manufacturer's representative?
 362 5. Are there any chimneys (from a fireplace, water heater or any other heating system)?
 363 6. How many chimneys? One - double
 364 7. When were they last cleaned?
 365 8. Are the chimneys working? If "no," explain: Yes the one with basement woodstove is working.

366 (E) Fuel Tanks

367 1. Are you aware of any heating fuel tank(s) on the Property?
 368 2. Location(s), including underground tank(s): 1000 gal underground propane tank
 369 3. If you do not own the tank(s), explain: _____

370 (F) Are you aware of any problems or repairs needed regarding any item in Section 13? If "yes," explain: _____

372 14. AIR CONDITIONING SYSTEM

373 (A) Type(s). Is the air conditioning (check all that apply):

374 1. Central air
 375 a. How many air conditioning zones are in the Property? One
 376 b. When was each system or zone installed? _____
 377 c. When was each system last serviced? _____
 378 2. Wall units
 379 How many and the location? _____
 380 3. Window units
 381 How many? _____
 382 4. Wall-mounted split units
 383 How many and the location? _____
 384 5. Other _____
 385 6. None _____

386 (B) Are there any areas of the house that are not air conditioned?

387 If "yes," explain: _____

388 (C) Are you aware of any problems with any item in Section 14? If "yes," explain: _____

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 (A) Type(s)

- 395 1. Does the electrical system have fuses?
- 396 2. Does the electrical system have circuit breakers?
- 397 3. Is the electrical system solar powered?
 - 398 a. If "yes," is it entirely or partially solar powered? _____
 - 399 b. If "yes," is any part of the system subject to a lease, financing or other agreement? If "yes,"
 400 explain: _____

	Yes	No	Unk	N/A
A1	X			
A2	X			
A3	X			
3a				
3b				
B				
C				
D	X			

405 16. OTHER EQUIPMENT AND APPLIANCES

406 (A) **THIS SECTION IS INTENDED TO IDENTIFY PROBLEMS OR REPAIRS** and must be completed for each item that
 407 will, 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:

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

431 (C) Explain any "yes" answers in Section 16: dishwasher needs new drain release part.
 432 microwave work fine, door handle broke off. Pool heater doesn't always fire up.

433 17. POOLS, SPAS AND HOT TUBS

434 (A) Is there a swimming pool on the Property? If "yes,":

- 435 1. Above-ground or in-ground? In-ground
- 436 2. Saltwater or chlorine? chlorine
- 437 3. If heated, what is the heat source? Propane / but not working
- 438 4. Vinyl-lined, fiberglass or concrete-lined? Fiberglass
- 439 5. What is the depth of the swimming pool? 7 ft at deep end around 4 ft low end
- 440 6. Are you aware of any problems with the swimming pool?
- 441 7. Are you aware of any problems with any of the swimming pool equipment (cover, filter, ladder,
 442 lighting, pump, etc.)?

	Yes	No	Unk	N/A
A	X			
A1				
A2				
A3				
A4				
A5				
A6		X		
A7	X			
B				
B1				X
B2				X

443 (B) Is there a spa or hot tub on the Property?

- 444 1. Are you aware of any problems with the spa or hot tub?
- 445 2. Are you aware of any problems with any of the spa or hot tub equipment (steps, lighting, jets,
 446 cover, etc.)?

447 (C) Explain any problems in Section 17: Pool cover is showing age, same as the filters.
 448 Pool slide is broken off at the end.

450
451 **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.

452 **18. WINDOWS**

453 (A) Have any windows or skylights been replaced during your ownership of the Property?
454 (B) Are you aware of any problems with the windows or skylights?

	Yes	No	Unk	N/A
A	X			
B	X			

455 **Explain any "yes" answers in Section 18. Include the location and extent of any problem(s) and any repair, replacement or
456 remediation efforts, the name of the person or company who did the repairs and the date the work was done:** _____

457 **19. LAND/SOILS**

458 (A) **Property**

459 1. Are you aware of any fill or expansive soil on the Property?
460 2. Are you aware of any sliding, settling, earth movement, upheaval, subsidence, sinkholes or earth
461 stability problems that have occurred on or affect the Property?
462 3. Are you aware of sewage sludge (other than commercially available fertilizer products) being
463 spread on the Property?
464 4. Have you received written notice of sewage sludge being spread on an adjacent property?
465 5. Are you aware of any existing, past or proposed mining, strip-mining, or any other excavations on
466 the Property?

	Yes	No	Unk	N/A
A1	X			
A2	X			
A3	X			
A4		X		
A5	X			

467 **Note to Buyer:** The Property may be subject to mine subsidence damage. Maps of the counties and mines where mine subsidence
468 damage may occur and further information on mine subsidence insurance are available through Department of Environmental
469 Protection Mine Subsidence Insurance Fund, (800) 922-1678 or ra-epmsi@pa.gov.

470 (B) **Preferential Assessment and Development Rights**

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

472 1. Farmland and Forest Land Assessment Act - 72 P.S. §5490.1, et seq. (Clean and Green Program)
473 2. Open Space Act - 16 P.S. §11941, et seq.
474 3. Agricultural Area Security Law - 3 P.S. §901, et seq. (Development Rights)
475 4. Any other law/program: _____

	Yes	No	Unk	N/A
B1	X			
B2		X		
B3		X		
B4		X		

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

479 (C) **Property Rights**

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

482 1. Timber
483 2. Coal
484 3. Oil
485 4. Natural gas
486 5. Mineral or other rights (such as farming rights, hunting rights, quarrying rights) Explain: _____

	Yes	No	Unk	N/A
C1	X			
C2	X			
C3	X			
C4	X			
C5	X			

487 **Note to Buyer:** Before entering into an agreement of sale, Buyer can investigate the status of these rights by, among other means,
488 engaging legal counsel, obtaining a title examination of unlimited years and searching the official records in the county Office of
489 the Recorder of Deeds, and elsewhere. Buyer is also advised to investigate the terms of any existing leases, as Buyer may be subject
490 to terms of those leases.

491 **Explain any "yes" answers in Section 19: _____**

492 **20. FLOODING, DRAINAGE AND BOUNDARIES**

493 (A) **Flooding/Drainage**

494 1. Is any part of this Property located in a wetlands area?
495 2. Is the Property, or any part of it, designated a Special Flood Hazard Area (SFHA)?
496 3. Do you maintain flood insurance on this Property?
497 4. Are you aware of any past or present drainage or flooding problems affecting the Property?
498 5. Are you aware of any drainage or flooding mitigation on the Property?
499 6. Are you aware of the presence on the Property of any man-made feature that temporarily or per-
500 manently conveys or manages storm water, including any basin, pond, ditch, drain, swale, culvert,
501 pipe or other feature?
502 7. If "yes," are you responsible for maintaining or repairing that feature which conveys or manages
503 storm water for the Property?

	Yes	No	Unk	N/A
A1		X		
A2		X		
A3	X			
A4	X			
A5	X			
A6	X			
A7	X			

508 Seller's Initials L.Z.H / N.H.H. Date 12-30-25

SPD Page 9 of 11

Buyer's Initials _____ / _____ Date _____

509
510 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.

511 Explain any "yes" answers in Section 20(A). Include dates, the location and extent of flooding and the condition of any man-
512 made storm water management features: _____

513
514 (B) **Boundaries**

1. Are you aware of encroachments, boundary line disputes, or easements affecting the Property?
2. Is the Property accessed directly (without crossing any other property) by or from a public road?
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?
 - b. If "yes," has the right of way, easement or maintenance agreement been recorded?
4. Are you aware of any shared or common areas (driveways, bridges, docks, walls, etc.) or maintenance agreements?

	Yes	No	Unk	N/A
B1	X			
B2	X			
B	X			
3a		X		
3b		X		
B4				

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529 Note to Buyer: Most properties have easements running across them for utility services and other reasons. In many cases, the easements do not restrict the ordinary use of the property, and Seller may not be readily aware of them. Buyers may wish to determine the existence of easements and restrictions by examining the property and ordering an Abstract of Title or searching the records in the Office of the Recorder of Deeds for the county before entering into an agreement of sale.

530 Explain any "yes" answers in Section 20(B): _____

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567 21. **HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES**

568 (A) **Mold and Indoor Air Quality (other than radon)**

1. Are you aware of any tests for mold, fungi, or indoor air quality in the Property?
2. Other than general household cleaning, have you taken any efforts to control or remediate mold or mold-like substances in the Property?

	Yes	No	Unk	N/A
A1	X			
A2	X			

569 Note to Buyer: Individuals may be affected differently, or not at all, by mold contamination. If mold contamination or indoor air quality is a concern, buyers are encouraged to engage the services of a qualified professional to do testing. Information on this issue is available from the United States Environmental Protection Agency and may be obtained by contacting IAQ INFO, P.O. Box 37133, Washington, D.C. 20013-7133, 1-800-438-4318.

570 (B) **Radon**

1. Are you aware of any tests for radon gas that have been performed in any buildings on the Property?
2. If "yes," provide test date and results _____
3. Are you aware of any radon removal system on the Property?

	Yes	No	Unk	N/A
B1	X			
B2		X		
B3	X			

571 (C) **Lead Paint**

572 If the Property was constructed, or if construction began, before 1978, you must disclose any knowledge of, and records and reports about, lead-based paint on the Property on a separate disclosure form.

1. Are you aware of any lead-based paint or lead-based paint hazards on the Property?
2. Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on the Property?

	Yes	No	Unk	N/A
C1	X			
C2	X			

573 (D) **Tanks**

1. Are you aware of any existing underground tanks?
2. Are you aware of any underground tanks that have been removed or filled?

	Yes	No	Unk	N/A
D1	X			
D2	X			

574 (E) **Dumping**. Has any portion of the Property been used for waste or refuse disposal or storage?

575 If "yes," location: Farm burn pile in meadow

	Yes	No	Unk	N/A
E	X			

576 (F) **Other**

1. Are you aware of any past or present hazardous substances on the Property (structure or soil) such as, but not limited to, asbestos or polychlorinated biphenyls (PCBs)?
2. Are you aware of any other hazardous substances or environmental concerns that may affect the Property?
3. If "yes," have you received written notice regarding such concerns?
4. Are you aware of testing on the Property for any other hazardous substances or environmental concerns?

	Yes	No	Unk	N/A
F1		X		
F2		X		
F3				
F4				

577 Explain any "yes" answers in Section 21. Include test results and the location of the hazardous substance(s) or environmental issue(s): _____

578 22. **MISCELLANEOUS**

579 (A) **Deeds, Restrictions and Title**

1. Are there any deed restrictions or restrictive covenants that apply to the Property?
2. Are you aware of any historic preservation restriction or ordinance or archeological designation associated with the Property?

	Yes	No	Unk	N/A
A1		X		
A2	X			

580 Seller's Initials L2.H. / N/A. Date 12-30-25

SPD Page 10 of 11 Buyer's Initials _____ / _____ Date _____

568
569 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.

570
571
572 3. Are you aware of any reason, including a defect in title or contractual obligation such as an option
573 or right of first refusal, that would prevent you from giving a warranty deed or conveying title to the
Property?

	Yes	No	Unk	N/A
A3		X		
B1		X		
B2		X		
B3		X		
C1		X		
C2		X		
D1		X		

574 (B) **Financial**

575 1. Are you aware of any public improvement, condominium or homeowner association assessments
576 against the Property that remain unpaid or of any violations of zoning, housing, building, safety or
577 fire ordinances or other use restriction ordinances that remain uncorrected?
578 2. Are you aware of any mortgages, judgments, encumbrances, liens, overdue payments on a support
579 obligation, or other debts against this Property or Seller that cannot be satisfied by the proceeds of
this sale?
580 3. Are you aware of any insurance claims filed relating to the Property during your ownership?

581 (C) **Legal**

582 1. Are you aware of any violations of federal, state, or local laws or regulations relating to this Prop-
erty?
583 2. Are you aware of any existing or threatened legal action affecting the Property?

584 (D) **Additional Material Defects**

585 1. Are you aware of any material defects to the Property, dwelling, or fixtures which are not dis-
586 closed elsewhere on this form?

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

591 2. **After completing this form, if Seller becomes aware of additional information about the Property, including through
592 inspection reports from a buyer, the Seller must update the Seller's Property Disclosure Statement and/or attach the
593 inspection report(s).** These inspection reports are for informational purposes only.

594 Explain any "yes" answers in Section 22: _____

595 23. **ATTACHMENTS**

596 (A) The following are part of this Disclosure if checked:

597 Seller's Property Disclosure Statement Addendum (PAR Form SDA)
598 _____
599 _____
600 _____
601 _____
602 _____

603 The undersigned Seller represents that the information set forth in this disclosure statement is accurate and complete to the best
604 of Seller's knowledge. Seller hereby authorizes the Listing Broker to provide this information to prospective buyers of the prop-
605 erty and to other real estate licensees. SELLER ALONE IS RESPONSIBLE FOR THE ACCURACY OF THE INFOR-
606 MATION CONTAINED IN THIS STATEMENT. If any information supplied on this form becomes inaccurate following comple-
607 tion of this form, Seller shall notify Buyer in writing.

608 SELLER Nelson A. Horst
609 SELLER Lucy Z. Horst
610 SELLER _____
611 SELLER _____
612 SELLER _____
613 SELLER _____

Nelson Horst DATE 1-13-28
Lucy Z Horst DATE 1-7-24
DATE _____
DATE _____
DATE _____
DATE _____

614 **RECEIPT AND ACKNOWLEDGEMENT BY BUYER**

615 The undersigned Buyer acknowledges receipt of this Statement. Buyer acknowledges that this Statement is not a warranty and
616 that, unless stated otherwise in the sales contract, Buyer is purchasing this property in its present condition. It is Buyer's re-
617 sponsibility to satisfy himself or herself as to the condition of the property. Buyer may request that the property be inspected, at
618 Buyer's expense and by qualified professionals, to determine the condition of the structure or its components.

619 BUYER _____ DATE _____
620 BUYER _____ DATE _____
621 BUYER _____ DATE _____