## 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 304 Long Valley Road, Monroeton, PA 18832
2	SELLER Linda Hollender, Joseph Hollender, Deceased
3	INFORMATION REGARDING THE REAL ESTATE SELLER DISCLOSURE LAW
4 5 6 7 8	seller in a residential real estate transfer must make certain disclosures regarding the property to potential buyers in a form defined by the law. A residential real estate transfer is defined as a sale, exchange, installment sales contract, lease with an option to buy, grant or other transfer of an interest in real property where NOT LESS THAN ONE AND NOT MORE THAN FOUR RESIDENTIAL DWELLING
9 10 11 12	<ol> <li>Transfers to a mortgage lender that result from a buyer's default and subsequent foreclosure sales that result from default.</li> <li>Transfers from a co-owner to one or more other co-owners.</li> </ol>
13 14 15	<ul><li>5. Transfers between spouses that result from divorce, legal separation, or property settlement.</li><li>6. Transfers by a corporation, partnership or other association to its shareholders, partners or other equity owners as part of a plan of liquidation.</li></ul>
16 17 18 19 20	<ul> <li>8. Transfer of unimproved real property.</li> <li>9. Transfers by a fiduciary during the administration of a decedent estate, guardianship, conservatorship or trust.</li> <li>10. Transfers of new construction that has never been occupied when:</li> <li>a. The buyer has received a one-year warranty covering the construction;</li> </ul>
21 22 23	<ul> <li>b. The building has been inspected for compliance with the applicable building code or, if none, a nationally recognized mode building code; and</li> <li>c. A certificate of occupancy or a certificate of code compliance has been issued for the dwelling.</li> </ul>
	In addition to these exceptions, disclosures for condominiums and cooperatives are limited to the seller's particular unit(s). Disclosure regarding common areas or facilities are not required, as those elements are already addressed in the laws that govern the resale of condominium and cooperative interests.
	While the Law requires certain disclosures, this statement includes disclosures beyond the basic requirements of the Law in an effort to assist sellers in complying with seller disclosure requirements and to assist buyers in evaluating the property being considered. Sellers who wish to see or use the basic disclosure form can find the form on the Web site of the Pennsylvania State Real Estate Commission.
	This Statement discloses Seller's knowledge of the condition of the property as of the date signed by Seller and is not a substitute for any inspections or warranties that Buyer may wish to obtain. This Statement is not a warranty of any kind by Seller or a warranty or representation by any listing real estate broker, any selling real estate broker, or their licensees. Buyer is encouraged to address concerns about

A material defect is a problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect. 37

33 the condition of the property that may not be included in this Statement. This Statement does not relieve Seller of the obligation to disclose

38 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 39 the property. Check unknown when the question does apply to the property but you are not sure of the answer.

41 Seller's Initials 0 / 25 Date 0/35/15	SPD Page 1 of 10	Buyer's Initials/ Date	
Pennsylvania Association of Realtors*	CC	PVRIGHT PENNSVI VANIA ASSOCIATION OF REALT	ነበድ መደዋብ:

Robin Real Estate, 213 South German Street Dushore PA 18614

a material defect that may not be addressed on this form.

Phone: (570)928-7131

Fax: (570)928-7193

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		A TOTAL PRICE DANGED TICE
42 '	765 710 75111	1. SELLER'S EXPERTISE  (A) Does Seller possess expertise in contracting, engineering, architecture, environmental assessment or
43 41	A	other areas related to the construction and conditions of the property and its improvements.
	В	<ul><li>(B) Is Seller the landlord for the property?</li><li>(C) Is Seller a real estate licensee?</li></ul>
• • • •	$C \bigvee_{i=1}^{N} A_{i}$	Explain any "yes" answers in Section 1:
47 10		* ON NED CITIE OCCUPANCY
48 49	Yes No Unk N/A	(A)Occupancy  1. When was the property most recently occupied?  2. Was the Seller the most recent occupant? If "no," when did the Seller most recently occupy
5()	1	<ol> <li>When was the property most recently occupied? 101 When was the Seller the most recently occupant? If "no," when did the Seller most recently occupy</li> </ol>
51	2	2. Was the Seller the most recent occupant? If no, when did the seller mest recent occupant?
52		the property? 100  3. How many persons most recently occupied the property? 3  3. How many persons most recently occupied the property? 3
53 54	3	(B) Role of Individual Completing This Disclosure. Is the individual completing this form:
55	1	1. The owner
50	2	The executor     The administrator
57 58	3 4	F ·
20 50	5	5. An individual holding power of attorney 2009 - 2004
60	c 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	(C) When was the property purchased?
61	D :/	4. The trustee  5. An individual holding power of attorney (C) When was the property purchased? (D) Are you aware of any pets having lived in the house or other structures during your ownership?  Explain section 2 (if needed): / D D DOGS When WE WOULD COME If the content of t
62 63		3. CONDOMINIUMS/PLANNED COMMONTHIBES COMMONTHIBES
64	Yes No Unk N/A	(A) Type. Is the Property part of a(n):
65		<ol> <li>Condominium</li> <li>Homeowners association or planned community</li> </ol>
66	2 3	3 Cooperative
67 68	4	4. Other type of association or community, paid ([ ]Monthly)([ ] Quarterly)([ ] Yearly)  (B) If "yes," how much are the fees? \$, paid ([ ]Monthly)([ ] Quarterly)([ ] Yearly)
60	B	(B) If "yes," how much are the fees? \$, paid ([ ]worthy)([ ] Quarterly)([ ] Yes," are there any community services or systems that the association or community is
70		responsible for supporting or maintaining? Explain:
71 72	C	
7.3	D	(D) If "yes," provide the following information about the association:
74	1	1. Community Name
75 76	2	2. Contact 3. Mailing Address
77	4	4 Telephone Number
78	E J	(E) How much is the capital contribution/initiation fee? \$  Notice to Buyer: A buyer of a resale unit in a condominium, cooperative, or planned community must receive
79		
80 81		a copy of the declaration (other than the plats and plats), the by taking of resale issued by the association in the condominium, cooperative, or planned community. Buyers may be responsible for capital contributions, initiation fees or similar one-time fees in addition to regular monthly responsible for capital contributions, initiation fees or similar one-time fees in addition to regular monthly
82		
83 84		monies until the certificate has been provided to the ouyer and for five days the eafter of all the certificate
85		whichever occurs first.
86	Yes No Unk N/A	4. ROOF AND ATTIC (A) Installation
87 88	Yes No Unk N/A	1. When was the roof installed?  2. Do you have documentation (invoice, work order, warranty, etc.)?
80		
90		(B) Repair  1. Has the roof or any portion of it been replaced or repaired during your ownership?
91 92		2. If it has been replaced or repaired, was the existing roofing material removed?
93		(C) Issues
0.1		1. Has the roof ever leaked during your ownership? 2. Are you aware of any current/past problems with the roof, gutters, flashing or downspouts?  2. Are you aware of any current/past problems with the roof, gutters, flashing or downspouts?
95		Explain any "yes" answers in section 4, including the location and extent of any problem(s) and any repair
96 97		or remediation efforts:
98		
	(AA)	Date 4/25/14 SPD Page 2 of 10 Buyer's Initials/ Date
99	Seller's Initials	Date / / /
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100			ENTS AND CRAWL SPACES		
101 102	1	Yes No. Unk N/A (A)Sump	Pump ses the property have a sump pit? If	f ves. how many?	
103	2	2. Do	es the property have a sump pump	? If yes, how many?	
104	3	3. If	3. If it has a sump pump, has it ever run?		
105	4		4 If it has a sump pump, is the sump pump in working order?		
106 107	1	1. At	(B) Water Infiltration  1. Are you aware of any water leakage, accumulation, or dampness within the basement or		
108	•	cri 2. Do	iwl space? you know of any repairs or other:	attempts to control any water	r or dampness problem in
109 110	2		the basement or crawl space?  3. Are the downspouts or gutters connected to a public system?    10   10   10   10   10   10		
111	3	3. At	e the downspouts or gutters connected the downspouts or gutters connected the section including	cted to a public system?	y problem(s) and any
112 113		repair or round			
114		6. TERMIT	'ES/WOOD-DESTROYING INS	ECTS, DRYROT, PESTS	
115		Yes No Unk N/A (A)Statu	s e you aware of any termites/wood-de	estroving insects, dryrot, or be	sts affecting the property?
116 117	1 2	1. Al	e you aware of any damage caused	by termites/wood-destroying	g insects, dryrot, or pests?
118	~	(B)Treat	ment		
119	1	1. Is	your property currently under cont	ract by a licensed pest contro	ol company?
120	2	2. A	re you aware of any termite/pest co "yes" answers in section 6, include	ntrol reports or treatments to	e/treatment provider, if
121 122		applicable:	yes answers in section o, mende	and the name of any service	,
123		Ves No Unk N/A 7. STRUCT	URAL ITEMS		
124 125	Α	walls	ou aware of any past or present mo foundations, or other structural co	mponents?	
126 127	В	(B) Are y	ou aware of any past or present pro on the property?	blems with driveways, walk	ways, patios, or retaining
128	С	(C) Are y	(C) Are you aware of any past or present water infiltration in the house or other structures, other		
139 130	C	than the roof, basement or crawl spaces? (D)Stucco and Exterior Synthetic Finishing Systems			
131	ı	1 Is	1. Is your property constructed with stucco?		
132	2	2. Is your property constructed with an Exterior Insulating Finishing System (EIFS), such as			
133		Dryvit or synthetic stucco, synthetic brick or synthetic stone?			
134 135	3 E	3. If "yes," when was it installed?  (E) Are you aware of any fire, storm, water or ice damage to the property?			
136	F	(F) Are you aware of any defects (including stains) in flooring or floor coverings?			
137		Explain any	"yes" answers in section 7, inclu	ding the location and exten	t of any problem(s) and
138			r remediation efforts:	Adding the state of the state o	
139		Yes No Unk N/A 8. ADDITI	ONS/ALTERATIONS any additions, structural changes, or	other alterations been made to	the property during your
140 141	Α	owne	rship? Itemize and date all addition	s/alterations below.	, j
142	В	(B) Are y	ou aware of any private or public a g codes?		f the property other than
143	-	Zonin	g couca:		
144 145		Addition, structural change, or alteration	Approximate date of work	Were permits obtained? (Yes/No/Unknown)	Final inspections/ approvals obtained? (Yes/No/Unknown)
146		On a k	Ten 1/ 201/2		Unknown
147		WC K	Fall 2016	UNKNOWN	VIIFIOUTI
148					_
149					
150					
151					
152		1   A sheet deser	ibipg other additions and alterati	ions is attached.	
153		(A)	/ //		<b>D</b> (
154	S	eller's Initial / / Date 9	SPD Page 3 of 10	•	Date
		Produced with zipForm® by	zipLogix 18070 Fifteen Mile Road, Fraser, Michigan	1 JONEO MITTINEINFORMINGALIT	

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 de-155 termine if permits and/or approvals were necessary for disclosed work and if so, whether they were 156 obtained. Where required permits were not obtained, the municipality might require the current owner to upgrade or remove changed made by the prior owners. Buyers can have the property inspected by an expert in codes compliance to determine if issues exist. Expanded title insurance policies may be available 159 for Buyers to cover the risk of work done to the property by previous owners without a permit or approval. 160 Note to Buyer: According to the PA Stormwater Management Act, each municipality must enact a Storm 161 Water Management Plan for drainage control and flood reduction. The municipality where the property 162 is located may impose restrictions on impervious or semi-pervious surfaces added to the property. Buyers 163 should contact the local office charged with overseeing the Stormwater Management Plan to determine 164 if the prior addition of impervious or semi-pervious areas, such as walkways, decks, and swimming pools, 166 might affect your ability to make future changes. 167 WATER SUPPLY 168 (A)Source. Is the source of your drinking water (check all that apply): No Unk N/A Yes 169 1. Public 170 1 2. A well on the property 2 171 3. Community water 3 172 4. A holding tank 4 173 5. A cistern 5 0 174 6. A spring 6 175 7. Other 7 176 8. No water service (explain): 177 8 (B) Bypass Valve (for properties with multiple sources of water) 178 1. Does your water source have a bypass valve? 179 1 2. If "yes," is the bypass valve working? 180 2 (C) Well 181 1. Has your well ever run dry? 182 1 2. Depth of Well \_ Depth of Well
 Gallons per minute
 measured on (date) 183 2 4. Is there a well used for something other than the primary source of drinking water? 184 3 185 4 5. If there is an unused well, is it capped? 186 5 (D)Pumping and Treatment 1. If your drinking water source is not public, is the pumping system in working order? If "no," 187 explain: NOT Used For a While 188 1 189 2. Do you have a softener, filter, or other treatment system? 3. Is the softener, filter, or other treatment system leased? From whom? \_\_ 2 190 1. When was your water last tested? When how of Test results: bood

2. Is the water system shared? With whom? Cut; few water in Boothompton

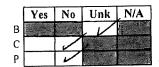
Issues 191 3 (E) General 192 193 1 [9.] 2 1. Are you aware of any leaks or other problems, past or present, relating to the water supply, 195 196 pumping system, and related items? 1 197 2. Have you ever had a problem with your water supply? Explain any "yes" answers in section 9, including the location and extent of any problem(s) and 168 2 199 any repair or remediation efforts: 200 201 10. SEWAGE SYSTEM 202 (A)General Unk N/A Yes No 1. Is your property served by a sewage system (public, private or community)? 203 204 1 2. If no, is it due to availability or permit limitations? 3. When was the sewage system installed (or date of connection, if public)? 2 205 3 206 (B) Type Is your property served by: 207 1. Public (if "yes," continue to D through G below) 1 208 2. Community (non-public) 209 2 3. An individual on-lot sewage disposal system
4. Other, explain: <u>SAND MORD</u> + 2 CONCIETE BOLLS 210 3

SPD Page 4 of 10 Buyer's Initials \_\_\_\_/\_ Date Seller's Initial

211

213		Yes No Unk N/A	(C) Individual On-lot Sewage Disposal System. Is your sewage system (check all that apply):
214	1	1.00	1. Within 100 feet of a well
215	2		2. Subject to a ten-acre permit exemption
216	3		3. A holding tank
217	4		4. A drainfield
218	5		5. Supported by a backup or alternate drainfield, sandmound, etc.
219	6		6. A cesspool
220	7		7. Shared
221	8		8. Other, explain:
222			(D) Tanks and Service
223	1		1. Are there any metal/steel septic tanks on the Property?
221	2		2. Are there any cement/concrete septic tanks on the Property?
225	3		3. Are there any fiberglass septic tanks on the Property?  4. Are there any other types of septic tanks on the Property?  7. Are there any other types of septic tanks on the Property?  8. Are there any other types of septic tanks on the Property?  9. Are there any other types of septic tanks on the Property?  9. Are there any other types of septic tanks on the Property?
226	4		5. Where are the septic tanks located? <u>Be hind</u> <u>build</u>
227 228	5 6		6. How often is the on-lot sewage disposal system serviced?
229	7		7. When was the on-lot sewage disposal system last serviced?
230	′		(E) Abandoned Individual On-lot Sewage Disposal Systems and Septic
231	1		1. Are you aware of any abandoned septic systems or cesspools on your property?
232	2		2. Have these systems or cesspools been closed in accordance with the municipality's ordinance?
233			(F) Sewage Pumps
234	i		1. Are there any sewage pumps located on the property?
235	2	- " V.	2. What type(s) of pump(s)?
236	3		3. Are pump(s) in working order?
237	4		4. Who is responsible for maintenance of sewage pumps?
238			(G) Issues
239	1		1. Is any waste water piping not connected to the septic/sewer system?
240	2		2. Are you aware of any past or present leaks, backups, or other problems relating to the sewage
241	2		system and related items?
242			Explain any "yes" answers in section 10, including the location and extent of any problem(s)
243			and any repair or remediation efforts:
			and any repair of remediation errors.
2.1.1			
244 245			11. PLUMBING SYSTEM
244		Yes No Unk N/A	11. PLUMBING SYSTEM  (A)Material(s). Are the plumbing materials (check all that apply):
244 245 246 247	1	Yes No Unk N/A	11. PLUMBING SYSTEM  (A)Material(s). Are the plumbing materials (check all that apply):  1. Copper
244 245 246 247 248	2	Yes No Unk N/A	11. PLUMBING SYSTEM  (A)Material(s). Are the plumbing materials (check all that apply):  1. Copper  2. Galvanized
244 245 246 247 248 249	2	Yes No Unk N/A	11. PLUMBING SYSTEM  (A)Material(s). Are the plumbing materials (check all that apply):  1. Copper  2. Galvanized  3. Lead
244 245 246 247 248 249 250	2 3 4	Yes No Unk N/A	11. PLUMBING SYSTEM  (A)Material(s). Are the plumbing materials (check all that apply):  1. Copper 2. Galvanized 3. Lead 4. PVC
244 245 246 247 248 249 250 251	2 3 4 5	Yes No Unk N/A	11. PLUMBING SYSTEM  (A)Material(s). Are the plumbing materials (check all that apply):  1. Copper 2. Galvanized 3. Lead 4. PVC 5. Polybutylene pipe (PB)
244 245 246 247 248 249 250 251 252	2 3 4 5 6	Yes No Unk N/A	11. PLUMBING SYSTEM  (A)Material(s). Are the plumbing materials (check all that apply):  1. Copper 2. Galvanized 3. Lead 4. PVC 5. Polybutylene pipe (PB) 6. Cross-linked polyethyline (PEX)
244 245 246 247 248 249 250 251	2 3 4 5 6 7	Yes No Unk N/A	11. PLUMBING SYSTEM  (A)Material(s). Are the plumbing materials (check all that apply):  1. Copper 2. Galvanized 3. Lead 4. PVC 5. Polybutylene pipe (PB) 6. Cross-linked polyethyline (PEX) 7. Other  (B) Are you aware of any problems with any of your plumbing fixtures (e.g., including but not limited)
244 245 246 247 248 249 250 251 252 253	2 3 4 5 6	Yes No Unk N/A	11. PLUMBING SYSTEM  (A)Material(s). Are the plumbing materials (check all that apply):  1. Copper 2. Galvanized 3. Lead 4. PVC 5. Polybutylene pipe (PB) 6. Cross-linked polyethyline (PEX) 7. Other  (B) Are you aware of any problems with any of your plumbing fixtures (e.g., including but not limited to kitchen, laundry, or bathroom fixtures; wet bars; exterior faucets; etc.)?
244 245 246 247 248 249 250 251 252 253 254	2 3 4 5 6 7	Yes No Unk N/A	11. PLUMBING SYSTEM  (A)Material(s). Are the plumbing materials (check all that apply):  1. Copper 2. Galvanized 3. Lead 4. PVC 5. Polybutylene pipe (PB) 6. Cross-linked polyethyline (PEX) 7. Other  (B) Are you aware of any problems with any of your plumbing fixtures (e.g., including but not limited to kitchen, laundry, or bathroom fixtures; wet bars; exterior faucets; etc.)?
244 245 246 247 248 249 250 251 252 253 254 255 256 257	2 3 4 5 6 7	Yes No Unk N/A	11. PLUMBING SYSTEM  (A)Material(s). Are the plumbing materials (check all that apply):  1. Copper 2. Galvanized 3. Lead 4. PVC 5. Polybutylene pipe (PB) 6. Cross-linked polyethyline (PEX) 7. Other  (B) Are you aware of any problems with any of your plumbing fixtures (e.g., including but not limited to: kitchen, laundry, or bathroom fixtures; wet bars; exterior faucets; etc.)?  If "yes," explain:  The Spayer in the Kitchen Sinterman (PEX)  The Spayer in the Kitchen Sinterman (PEX)
244 245 246 247 248 249 250 251 252 253 254 255 256 257 258	2 3 4 5 6 7		11. PLUMBING SYSTEM  (A)Material(s). Are the plumbing materials (check all that apply):  1. Copper 2. Galvanized 3. Lead 4. PVC 5. Polybutylene pipe (PB) 6. Cross-linked polyethyline (PEX) 7. Other  (B) Are you aware of any problems with any of your plumbing fixtures (e.g., including but not limited to: kitchen, laundry, or bathroom fixtures; wet bars; exterior faucets; etc.)?  If "yes," explain:  The Spayer in the Kitchen Sinterior (aucets) and the sinterior (aucets) are supplied to the state of the supplied to the supp
244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259	2 3 4 5 6 7 B	Yes No Unk N/A	11. PLUMBING SYSTEM  (A) Material(s). Are the plumbing materials (check all that apply):  1. Copper 2. Galvanized 3. Lead 4. PVC 5. Polybutylene pipe (PB) 6. Cross-linked polyethyline (PEX) 7. Other  (B) Are you aware of any problems with any of your plumbing fixtures (e.g., including but not limited to: kitchen, laundry, or bathroom fixtures; wet bars; exterior faucets; etc.)?  If "yes," explain:  The Spayer in the Kitchen Sinternal Comments of the Comments
244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260	2 3 4 5 6 7 B		11. PLUMBING SYSTEM  (A)Material(s). Are the plumbing materials (check all that apply):  1. Copper  2. Galvanized  3. Lead  4. PVC  5. Polybutylene pipe (PB)  6. Cross-linked polyethyline (PEX)  7. Other  (B) Are you aware of any problems with any of your plumbing fixtures (e.g., including but not limited to: kitchen, laundry, or bathroom fixtures; wet bars; exterior faucets; etc.)?  If "yes," explain:  12. DOMESTIC WATER HEATING  (A)Type(s). Is your water heating (check all that apply):  1. Electric
244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261	2 3 4 5 6 7 B	Yes No Unk N/A	11. PLUMBING SYSTEM  (A)Material(s). Are the plumbing materials (check all that apply):  1. Copper  2. Galvanized  3. Lead  4. PVC  5. Polybutylene pipe (PB)  6. Cross-linked polyethyline (PEX)  7. Other  (B) Are you aware of any problems with any of your plumbing fixtures (e.g., including but not limited to: kitchen, laundry, or bathroom fixtures; wet bars; exterior faucets; etc.)?  If "yes," explain:  12. DOMESTIC WATER HEATING  (A) Type(s). Is your water heating (check all that apply):  1. Electric  2. Natural Gas
244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262	2 3 4 5 6 7 B	Yes No Unk N/A	11. PLUMBING SYSTEM  (A) Material(s). Are the plumbing materials (check all that apply):  1. Copper 2. Galvanized 3. Lead 4. PVC 5. Polybutylene pipe (PB) 6. Cross-linked polyethyline (PEX) 7. Other  (B) Are you aware of any problems with any of your plumbing fixtures (e.g., including but not limited to: kitchen, laundry, or bathroom fixtures; wet bars; exterior faucets; etc.)?  If "yes," explain:  The Spayer in the Kitchen Sintermore  12. DOMESTIC WATER HEATING  (A) Type(s). Is your water heating (check all that apply):  1. Electric 2. Natural Gas 3. Fuel oil
244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263	2 3 4 5 6 7 B	Yes No Unk N/A	11. PLUMBING SYSTEM  (A) Material(s). Are the plumbing materials (check all that apply):  1. Copper 2. Galvanized 3. Lead 4. PVC 5. Polybutylene pipe (PB) 6. Cross-linked polyethyline (PEX) 7. Other  (B) Are you aware of any problems with any of your plumbing fixtures (e.g., including but not limited to: kitchen, laundry, or bathroom fixtures; wet bars; exterior faucets; etc.)?  If "yes," explain:  12. DOMESTIC WATER HEATING  (A) Type(s). Is your water heating (check all that apply):  1. Electric 2. Natural Gas 3. Fuel oil 4. Propane
244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262	2 3 4 5 6 7 B	Yes No Unk N/A	11. PLUMBING SYSTEM  (A) Material(s). Are the plumbing materials (check all that apply):  1. Copper 2. Galvanized 3. Lead 4. PVC 5. Polybutylene pipe (PB) 6. Cross-linked polyethyline (PEX) 7. Other  (B) Are you aware of any problems with any of your plumbing fixtures (e.g., including but not limited to: kitchen, laundry, or bathroom fixtures; wet bars; exterior faucets; etc.)?  If "yes," explain:  The Spayer in the Kitchen Sintermore  12. DOMESTIC WATER HEATING  (A) Type(s). Is your water heating (check all that apply):  1. Electric 2. Natural Gas 3. Fuel oil
244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264	2 3 4 5 6 7 B	Yes No Unk N/A	11. PLUMBING SYSTEM  (A)Material(s). Are the plumbing materials (check all that apply):  1. Copper 2. Galvanized 3. Lead 4. PVC 5. Polybutylene pipe (PB) 6. Cross-linked polyethyline (PEX) 7. Other  (B) Are you aware of any problems with any of your plumbing fixtures (e.g., including but not limited to: kitchen, laundry, or bathroom fixtures; wet bars; exterior faucets; etc.)?  If "yes," explain:
244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265	2 3 4 5 6 7 B	Yes No Unk N/A	11. PLUMBING SYSTEM  (A) Material(s). Are the plumbing materials (check all that apply):  1. Copper 2. Galvanized 3. Lead 4. PVC 5. Polybutylene pipe (PB) 6. Cross-linked polyethyline (PEX) 7. Other  (B) Are you aware of any problems with any of your plumbing fixtures (e.g., including but not limited to: kitchen, laundry, or bathroom fixtures; wet bars; exterior faucets; etc.)?  If "yes," explain:  12. DOMESTIC WATER HEATING  (A) Type(s). Is your water heating (check all that apply):  1. Electric 2. Natural Gas 3. Fuel oil 4. Propane 5. Solar 6. Geothermal 7. Other 8. Is your water heating a summer-winter hook-up (integral system, hot water from the boiler, etc.)?
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•	•	A STATE OF THE STA
272		13 HEATING SYSTEM
273	Yes No Unk N/A	(A) Fuel Type(s). Is your heating source (check all that apply):
274	1 /	1. Electric
275	2 /	2. Natural Gas
276	3	3. Fuel oil
277	4 1/	4. Propane
278	5	5. Geothermal
279	6	6. Coal
280	7	7. Wood
281	8	8. Other
282		(B) System Type(s) (check all that apply):
283	1 /	1. Forced hot air
284	2	2. Hot water
285	3	3. Heat pump
286	4	4. Electric baseboard
287	5	5 Steam
288	6	(6.) Radiant
289	7	7. Wood stove(s) How many?
290	8	8. Coal stove(s) How many?
291	9	9. Other
292		(C) Status
293		1 When was your heating system(s) installed?
294	2	<ol> <li>When was your heating system(s) installed?</li> <li>When was the heating system(s) last serviced?</li> </ol>
295	3	3. How many heating zones are in the property?
	4	4. Is there an additional and/or backup heating system? Explain:
296	4	(D) Fireplaces
297		1. Are there any fireplace(s)? How many?
298		2. Are all fireplace(s) working?
299	$\frac{2}{3}$	2. Firenless types(a) (wood gas electric etc.):
300	3	<ul> <li>3. Fireplace types(s) (wood, gas, electric, etc.):</li> <li>4. Were the fireplace(s) installed by a professional contractor or manufacturer's representative?</li> </ul>
301	4	5. Are there any chimney(s) (from a fireplace, water heater or any other heating system)?
302	5	6. How many chimney(s)? When were they last cleaned?
	6	6. How many chimney(s)? When were they last cleaned:
304	7	7. Are the chimney(s) working? If "no," explain:
305	E	(E) List any areas of the house that are not heated.
306		(F) Heating Fuel Tanks
307		1. Are you aware of any heating fuel tank(s) on the property?
308	2	2. Location(s), including underground tank(s):  3. If you do not own the tank(s), explain:
309	3	3. If you do not own the tank(s), explain:
310	P	Are you aware of any problems or repairs needed regarding any item in section 13? If "yes," explain:
311		THE SAME WAY OF THE SAME SAME SAME SAME SAME SAME SAME SAM
312		14. AIR CONDITIONING SYSTEM
313	Yes No Unk N/A	(A)Type(s). Is the air conditioning (check all that apply):
311	1	1. Central air
315	2	2. Wall units
316	3	3. Window units
317	4	4. Other
318	5	(5,) None
319		(B)Status
320		1. When was the central air conditioning system installed?
321	2	When was the central air conditioning system last serviced?
322	3	How many air conditioning zones are in the property?
323	c V	(C) I ist any areas of the house that are not air conditioned:
324	P	Are you aware of any problems with any item in section 14? If "yes," explain:
325		
326		15. ELECTRICAL SYSTEM
327	Yes No Unk N/A	(A)Type(s)
328		1. Does the electrical system have fuses?
329		2. Does the electrical system have circuit breakers?
	M	- / /
330	Seller's Initials	Date 6 of 10 Buyer's Initials/ Date



100 AMP? (B) What is the system amperage?

(C) Are you aware of any knob and tube wiring in the home?

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

## 16. OTHER EQUIPMENT AND APPLIANCES

This section must be completed for each item that will, or may, be sold with the property. The fact that an item is listed does not mean it is included in the Agreement of Sale. Terms of the Agreement of Sale negotiated between Buyer and Seller will determine which items, if any, are included in the

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

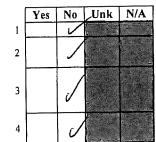
Are you aware of any problems or repairs needed regarding any item in section 16? If "yes," explain:

## 17. LAND/SOILS

## (A)Property

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

Note to Buyer: The property may be subject to mine subsidence damage. Maps of the counties and mines where mine subsidence damage may occur and mine subsidence insurance are available through: Department of Environmental Protection, Mine Subsidence Insurance Fund, 25 Technology Drive, California Technology Park, Coal Center, PA 15423 (800) 922-1678 (within Pennsylvania) or (724) 769-1100 (outside Pennsylvania).



SPD Page 7 of 10 Buyer's Initials

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383		Yes	No	Unk	N/A
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43.1 435 436 (B) Preferential Assessment and Development Rights

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

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

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

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

4. Any other law/program:

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

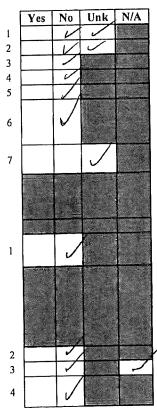
(C) Property Rights

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

- 1. Timber
- 2. Coal
- 3. Oil
- 4. Natural gas
- 5. Other minerals or rights (such as farming rights, hunting rights, quarrying rights) Explain:

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

Explain any "yes" answers in section 17:



# 18. FLOODING, DRAINAGE AND BOUNDARIES

(A)Flooding/Drainage

1. Is any part of this property located in a wetlands area?

2. Is the property, or any part of it, designated a Special Flood Hazard Area (SFHA)?

3. Do you maintain flood insurance on this property?

4. Are you aware of any past or present drainage or flooding problems affecting the property?

5. Are you aware of any drainage or flooding mitigation on the property?

6. Are you aware of the presence on the property of any man-made feature that temporarily or permanently conveys or manages storm water, including any basin, pond, ditch, drain, swale, culvert, pipe or other feature?

7. If "yes", are you responsible for maintaining or repairing that feature which conveys or manages storm water for the property?

Explain any "yes" answers in section 18(A), including dates and extent of flooding and the condition of any man-made storm water management features:

## (B) Boundaries

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

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

2. Do you access the property from a private road or lane?

3. If "yes," do you have a recorded right of way or maintenance agreement?

4. Are you aware of any shared or common areas (driveways, bridges, docks, walls, etc.) or maintenance agreements?

437	Seller's Initials Date	SPD Page 8 of 10	Buyer's Initials/_	
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Yes

No

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#### 19. HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES

#### (A) Mold and Indoor Air Quality (other than radon)

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

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

#### (B) Radon

1. Are you aware of any tests for radon gas that have been performed in any buildings on the property? If "yes," list date, type, and results of all tests below: Second Test

First Tost

		i nat reat	occoliu 1 cst
	Date		
	Type of Test		
	Results (picocuries/liter)	-	
	Name of Testing Service		
2.	Are you aware of any radon removatype of system, and whether it is in		"yes," list date installed and
	Date Installed Type of Sys	S	vider Working?

### (C) Lead Paint

If property was constructed, or if construction began, before 1978, you must disclose any knowledge of, and records and reports about, lead-based paint on the property.

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

#### (D)Tanks

- 1. Are you aware of any existing or removed underground tanks? Size:
- 2. If "yes," have any tanks been removed during your ownership?
- (E) Dumping. Are you aware of any dumping on the property?

#### (F) Other

- 1. Are you aware of any existing hazardous substances on the property (structure or soil) such as, but not limited to, asbestos or polychlorinated biphenyls (PCBs)?
- 2. Have you received written notice regarding the presence of an environmental hazard or biohazard on your property or any adjacent property?
- Are you aware of testing on the property for any other hazardous substances or environmental concerns?
- Are you aware of any other hazardous substances or environmental concerns that might impact upon the property?

Explain any "yes" answers in section 19:	
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#### 483 Yes No Unk N/A 484 1 485 2 486 187 3 488 189 490 491 1 492 493 494 495 496

Seller's Initials

## 20. MISCELLANEOUS

## (A)Deeds, Restrictions and Title

- 1. Are you aware of any deed restrictions that apply to the property?
- 2. Are you aware of any historic preservation restriction or ordinance or archeological designation associated with the property?
- 3. Are you aware of any reason, including a defect in title, that would prevent you from giving a warranty deed or conveying title to the property?

### (B) Financial

- 1. Are you aware of any public improvement, condominium or homeowner association assessments against the property that remain unpaid or of any violations of zoning, housing, building, safety or fire ordinances or other use restriction ordinances that remain uncorrected?
- 2. Are you aware of any mortgage, judgment, encumbrance, lien, overdue payment on a support obligation, or other debt against this property or Seller that cannot be satisfied by the proceeds of this sale?
- 3. Are you aware of any insurance claims filed relating to the property?

_/	Date <u>4/35/15</u>	SPD Page 9 of 10	Buyer's Initials	/ Date
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	MARK AND	C) Legal	
499 500	10	<ol> <li>Are you aware of any violations of federal, state, or local laws or reg property?</li> </ol>	
501 502	)2 ([	<ol><li>Are you aware of any existing or threatened legal action affecting th D)Additional Material Defects</li></ol>	
503 504		<ol> <li>Are you aware of any material defects to the property, dwelling, or f disclosed elsewhere on this form?</li> </ol>	ixtures which are not
505 506 507 508 509	06 17 8	Note to Buyer: A material defect is a problem with a residential real propit that would have a significant adverse impact on the value of the propeunreasonable risk to people on the property. The fact that a structural elem is at or beyond the end of the normal useful life of such a structural elem is not by itself a material defect.	rty or that involves an
510 511 512 513	1 2 3	<ol> <li>After completing this form, if Seller becomes aware of additional in property, including through inspection reports from a buyer, the Sel Seller's Property Disclosure Statement and/or attach the inspection(s). The are for informational purposes only.</li> </ol>	er must update the lese inspection reports
511 515		in any "yes" answers in section 20:	
516	the state of the s		
517 518			
519	Seller's Property Disclosur	re Statement Addendum (PAR Form SDA)	
520	) [ ]		
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523	The undersigned Seller represents	s that the information set forth in this disclosure statement is accurate	and complete to the
523 524 525 526 527 528	the property and to other real esta INFORMATION CONTAINED It tion supplied on this form which is	s that the information set forth in this disclosure statement is accurate hereby authorizes the Listing Broker to provide this information to prate licensees. SELLER ALONE IS RESPONSIBLE FOR THE ACCUIN THIS STATEMENT, Seller shall cause Buyer to be notified in writing the property followed the property foll	ospective buyers of RACY OF THE ng of any information of
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