	This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of Realtors® (PAR).
	1 PROPERTY 751 W MIDDIS RD LYKENS PA 17048
	2 SELLER EMANUEL B & NANCY MAE FISHER
	INFORMATION REGARDING THE REAL ESTATE SELLER DISCLOSURE LAW
4	Generally speaking, the Real Estate Seller Disclosure Law (68 P.S. §7301 et seq.) requires that before an agreement of sale is signed, the
	and could be designed as a sale exchange including color contract least the sale of the sa
. 8	The property where NOT LESS THAN ONE AND NOT MORE THAN FOUR RESIDENTIAL DEVELOPMENT THAT
9	
10	and the state of t
11	
12	and to a spouse of affect descending.
13 14	
15	association to its snareholders, partners or other equity owners as part of a plan of
16	
17	8. I failsfer of unimproved real property.
18	9. Transfers by a fiduciary during the administration of a decedent estate guardianship concernations in an arms.
19	10. Hanslers of new construction that has never been occupied when:
20	
21	and over implement the applicable building code or, if none a nationally recognized model
23	c. A certificate of occupancy or a certificate of code compliance has been issued for the dwelling.
24	
25	of identities are flot required. As mose elements are already addressed in the lower that
26	minium and cooperative interests.
27	While the Law requires certain displayance this state of the Law requires certain displayance the Law requires certain displa
28	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 formula to the basic disclosure form can find the formula to the basic disclosure form can find the formula to the basic disclosure form can find the formula to the basic disclosure form can find the formula to the basic disclosure for the basic
29	of the Pennsylvania State Real Estate Commission.
30	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
31	
32	
	the condition of the property that may not be included in this Statement. This Statement does not relieve Seller of the obligation to disclose a material defect that may not be addressed on this form.
	and have be addressed on this form.
35	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
36	of the first of th
37	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.
38 39	
40	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.
41	Seller's Initials E / E Date SPD Page 1 of 10 Buyer's Initials / Date
	Date
2550	Pennsylvania Association of Realtors® 2016 1/16
H	ostetler Realty, 215 West Fourth Street Quarryville PA 17566

42		Yes No Unk N/A	
43	A		1. SELLER'S EXPERTISE
14	A		(A)Does Seller possess expertise in contracting, engineering, architecture, environmental assessment or
45	В	- 0	other areas related to the construction and conditions of the property and its improvements?
-16	C		(B) Is Seller the landlord for the property?
47	_		(C) Is Seller a real estate licensee? Explain any "yes" answers in Section 1:
48			2. OWNERSHIP/OCCUPANCY
49		Yes No Unk N/A	(A)Occupancy
50	1		When was the property most recently occupied?
51	2		2. Was the Seller the most recent occupant? If "no," when did the Seller most recently occupy
52	4		the property?
53	3		3. How many persons most recently occupied the property? : 10
54	10		(B) Role of Individual Completing This Disclosure. Is the individual completing this form:
55	1	_ V	I. The owner
30 37	2		2. The executor
58	3 4		3. The administrator
59	5		4. The trustee
60	C		5. An individual holding power of attorney
61	D		(C) When was the property purchased? 1999
62			(D) Are you aware of any pets having lived in the house or other structures during your ownership? Explain section 2 (if needed):
63			3. CONDOMINIUMS/PLANNED COMMUNITIES/OTHER HOMEOWNERS ASSOCIATIONS
64		Yes No Unk N/A	(A) Type. Is the Property part of a(n):
65	1		1. Condominium
66	2		2. Homeowners association or planned community
67	3		3. Cooperative
68	4	V	4. Other type of association or community
69	В		(B) If "yes," how much are the fees? \$ naid (Monthly) (Quarterly) (Yearly)
7()			(C) If "yes," are there any community services or systems that the association or community is
71 72	С		responsible for supporting or maintaining? Explain:
73	D		(D) If "yes," provide the following information about the association:
74	1		1. Community Name
75	2		z. Contact
76	3		3. Mailing Address
77 78	4 E		4. Telephone Number
79	E		(E) How much is the capital contribution/initiation fee? \$
30			Notice to Buyer: A buyer of a resale unit in a condominium, cooperative, or planned community must receive
31			a copy of the declaration (other than the plats and plans), the by-laws, the rules or regulations, and a certificate of resale issued by the association in the condominium, cooperative, or planned community. Buyers may be
32		20	responsible for capital contributions, initiation fees or similar one-time fees in addition to vacular months.
33 34			maintenance jees. The buyer will have the option of canceling the government with the return of all denocity
35			monies until the certificate has been provided to the buyer and for five days thereafter or until conveyance
36			whichever occurs first.
37	I	Yes No Unk N/A	4. ROOF AND ATTIC (A) Installation
38		Tes Ito Chr IVA	1. When was the roof installed?
39			2. Do you have documentation (invoice, work order, warranty, etc.)?
)()			(B) Repair
) [- 1		Has the roof or any portion of it been replaced or repaired during your ownership?
12	İ	CONSTRUCTANO	2. If it has been replaced or repaired, was the existing roofing material removed?
)3			(C) Issues
1-1			1. Has the roof ever leaked during your ownership?
15	L		2. Are you aware of any current/past problems with the roof, gutters, flashing or downspouts?
)6			Explain any "yes" answers in section 4, including the location and extent of any problem(s) and any resolu-
)7			or remediation efforts:
98			
	~ -		
19	Sel	ller's Initials <u>E / F</u>	Date SPD Page 2 of 10 Buyer's Initials / # Date
		Produce	d with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com Auction

				=		
100 101		Yes No Unk N/A		S AND CRAWL SPACES	S	
02	1	Yes No Unk N/A	(A)Sump Pur		0.70	
103	2	V	2. Does t	he property have a sump pit he property have a sump pu	? If yes, how many?	
104	3		3. If it has	s a sump pump, has it ever r	run?	
05	4		4 If it has	s a sump pump, is the sump	pump in working order?	
06 107			(B) Water Inf	iltration		
08	1		Clawis	pacer	ge, accumulation, or dampne	
09	2	V	ule base	ement or crawl space?	er attempts to control any wa	ter or dampness problem in
11	3		3. Are the	downspouts or gutters con	nected to a public system? _	
13			repair or remediation	on efforts:	ling the location and extent of	any problem(s) and any
14			6. TERMITES/	WOOD-DESTROYING IN	NSECTS, DRYROT, PEST	S
15		Yes No Unk N/A	(A)Status		4	
16 17	2		I. Are you	aware of any termites/wood-	-destroying insects, dryrot, or	pests affecting the property?
18	_		2. Are you (B) Treatment	I aware of any damage cause	ed by termites/wood-destroy	ing insects, dryrot, or pests
19	1				ntract by a licensed pest con-	Prof. government
20	2	V	2. Are you	aware of any termite/pest of	control reports or treatments	for the property?
21		to the control of the	Explain any "yes"	answers in section 6, incl	uding the name of any serv	ice/treatment provider, if
22		Yes No Unk N/A	applicable:		-	
23 24		Yes No Unk N/A	7. STRUCTURA			
25	A	V	walls, found	dations, or other structural c	novement, shifting, deteriorate components?	
27	В		waits on the	property?	roblems with driveways, wal	
3.9	С		(C) Are you aw than the roc	are of any past or present w of, basement or crawl spaces	ater infiltration in the house	or other structures, other
3()			(D)Stucco and	Exterior Synthetic Finish	ing Systems	
	I	19	1. Is your	property constructed with st	ucco?	
32	2		2. Is your p	property constructed with ar	Exterior Insulating Finishir	g System (EIFS), such as
	3		3 If "yee"	or synthetic stucco, synthetic	brick or synthetic stone?	
	E		(E) Are you aw	are of any fire storm water	or ice damage to the proper	0
6 1	F		(F) Are you awa	are of any defects (including	stains) in flooring or floor	20Trerings?
7			Explain any "yes"	answers in section 7, inclu	iding the location and exten	at of any problem(s) and
8	F	V 132 1 22 1 22 2 1 22 2 1	any repair of reme	ediation enorts:) [(c) unu
9		Yes No Unk N/A		ALTERATIONS		
()	A		ownership?	itemize and date all addition	other alterations been made t ns/alterations below.	
3 1	в		(B) Are you awa zoning code	are of any private or public as?	architectural review control	of the property other than
.4	ſ				Wess	D' 1.
-5	1	Addition, str		Approximate date	Were permits obtained?	Final inspections/
6		change, or al		of work	(Yes No/Unknown)	approvals obtained? (Yes/No/Unknown)
7		33 × 32	Horse Barn	July, 1999		(100,110, Ollidiowil)
S				01		
9					***	
()						
I					5	
2						
3			heet describing oth	er additions and alteration	ns is attached.	
i4 S	الم	er's Initials E/F		×		
т K	JUL	of Silitials / F	Date	SPD Page 3 of 10	Buyer's Initials/	Date
		Danders	double stafface of the staff of			

155 156 157 158 159 160 161 162 163 164 165 166 167 168	Note to Buyer: The PA Construction Code Act, 35 P.S. §7210 et seq. (effective 2004), and local codes establish standards for building and altering properties. Buyers should check with the municipality to determine if permits and/or approvals were necessary for disclosed work and if so, whether they were obtained. Where required permits were not obtained, the municipality might require the current owner to upgrade or remove changed made by the prior owners. Buyers can have the property inspected by an expert in codes compliance to determine if issues exist. Expanded title insurance policies may be available for Buyers to cover the risk of work done to the property by previous owners without a permit or approval. Note to Buyer: According to the PA Stormwater Management Act, each municipality must enact a Storm Water Management Plan for drainage control and flood reduction. The municipality where the property is located may impose restrictions on impervious or semi-pervious surfaces added to the property. Buyers should contact the local office charged with overseeing the Stormwater Management Plan to determine if the prior addition of impervious or semi-pervious areas, such as walkways, decks, and swimming pools, might affect your ability to make future changes. 9. WATER SUPPLY (A)Source. Is the source of your drinking water (check all that apply):
171 2	Public A well on the property
172 3 173 4	3. Community water
174 5	4. A holding tank 5. A cistern
175 6	6. A spring
176 7 177 8	7. Other
178	8. No water service (explain):
179 1	(B) Bypass Valve (for properties with multiple sources of water) 1. Does your water source have a bypass valve?
. 180 2	2. If "yes," is the bypass valve working?
181	(C)Well
182 1 V	1. Has your well ever run dry? 2. Depth of Well 300 Pt - Approx.
184 3	3. Gallons per minute
185 4	4. Is there a well used for something other than the primary source of drinking water?
186 5	5. If there is an unused well, is it capped?
188	(D)Pumping and Treatment 1. If your drinking water source is not public, is the pumping system in working order? If "no,"
189	explain:
190 2	2. Do you have a softener, filter, or other treatment system?
191 3	3. Is the softener, filter, or other treatment system leased? From whom?
[93 1	(E) General 1. When was your water last tested? Not Sove Test results:
194 2	2. Is the water system shared? With whom?
195	(F) Issues
196	1. Are you aware of any leaks or other problems, past or present, relating to the water supply, pumping system, and related items?
198 2	2. Have you ever had a problem with your water supply?
199	Explain any "yes" answers in section 9, including the location and extent of any problem(s) and
	any repair or remediation efforts:
201	10. SEWAGE SYSTEM
203 Yes No Unk N/A	(A)General
204 1	1. Is your property served by a sewage system (public, private or community)?
205 2 2 206 3	2. If no, is it due to availability or permit limitations?
207	3. When was the sewage system installed (or date of connection, if public)?
208 1	1. Public (if "yes," continue to D through G below)
209 2 210 3	2. Community (non-public)
211 4	3. An individual on-lot sewage disposal system4. Other, explain:
212 Seller's Initials E/F	4. Other, explain: Date SPD Page 4 of 10 Buyer's Initials Date d with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com Auction

213		Yes No Unk N/A	- Check of the Delivage Dispusal System. Is volly sewage system (check of that and by
214	1	V	
215 216	2		2. Subject to a ten-acre permit exemption
217	4		3. A holding tank
218	5	V	4. A drainfield
219	6	U	5. Supported by a backup or alternate drainfield, sandmound, etc.
220	7	V	6. A cesspool 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?
224	2	V	2. Are there any cement/concrete septic tanks on the Property?
225	3	V	3. Are there any fiberglass septic tanks on the Property?
226	4		4. Are there any other types of sentic tanks on the Property?
227	5		5. Where are the septic tanks located?
228 229	6 7		o. How often is the on-lot sewage disposal system serviced?
230	,		/. When was the on-lot sewage disposal system last serviced?
231	1		(E) Abandoned Individual On-lot Sewage Disposal Systems and Septic
232	2		1. Are you aware of any abandoned sentic systems or cesspools on your property?
233	_		2. Have these systems or cesspools been closed in accordance with the municipality's ordinance? (F) Sewage Pumps
234	1	The second second	(1) Dewage 1 dmps
235	2		 Are there any sewage pumps located on the property? 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 sources
241			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:
244			
245 246		Yes No Unk N/A	11. PLUMBING SYSTEM
	ļ	Yes No Unk N/A	(A) Material(s). Are the plumbing materials (check all that apply):
	2		 Copper Galvanized
	3		3. Lead
250	4		4. PVC
251	5		5. Polybutylene pipe (PB)
	6		6. Cross-linked polyethyline (PEX)
253	7		7. Other
254	В		(B) Are you aware of any problems with any of your plumbing fixtures (e.g., including but not limited
200			to: kitchen, laundry, or bathroom fixtures; wet bars; exterior faucets; etc.)?
256			If "yes," explain:
257			
258	г	** ** ** * ***	12. DOMESTIC WATER HEATING
259 260	. }	Yes No Unk N/A	(A) Type(s). Is your water heating (check all that apply):
	1 2		1. Electric
	3		2. Natural Gas
	4		3. Fuel oil4. Propane
	5		5. Solar
	6		6. Geothermal
002000 00	7		7. Other
267	8		8. Is your water heating a summer-winter hook-up (integral system, hot water from the boiler, etc.)?
	В		(B) How many water heaters are there? When were they installed?
	c [4	(C) Are you aware of any problems with any water heater or related equipment?
270			If "yes," explain:
271	Sell	er's Initials E/F	Date SPD Page 5 of 10 Buyer's Initials / Date
		Produced	with zioForm® by zipl only 18070 Fifteen Mile Boad France Michigan Agency
			Auction Auction

			XI
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		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		
286	4		3. Heat pump
287	5		4. Electric baseboard
288	6		5. Steam
289	7		6. Radiant
290	8		7. Wood stove(s) How many? 8. Coal stove(s) How many?
291	9		8. Coal stove(s) How many?
292	9		9. Oulei
293	1		(C)Status
	in the second		1. When was your heating system(s) installed?
294	2		2. When was the heating system(s) last serviced?
295	3		3. How many hearing zones are in the property?
296	4		4. Is there an additional and/or backup heating system? Explain:
297			(D) Fireplaces
298	I		1. Are there any fireplace(s)? How many?
299	2	CONTROL OF THE PARTY OF THE PAR	2. Are all fireplace(s) working?
300	3		Fireplace types(s) (wood, gas, electric, etc.):
301	4		4. Were the fireplace(s) installed by a professional contractor or manufacturaria representative.
302	5	V ,	5. Are there any chimney(s) (from a fireplace, water heater or any other heating system)?
	6		U. HOW HARV CHIMNEY(S)/
304	7	U	7. Are the chimney(s) working? If "no," explain: (E) List any areas of the house that are not heated:
305	E		(E) List any areas of the house that are not heated:
306			(F) Heating Fuel Tanks
307	1		1. Are you aware of any heating fuel tank(s) on the property?
308	2		2. Location(s), including underground tank(s):
309	3		3. II 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			or repairs needed regarding any item in section 13. If "yes," explain:
312			14. AIR CONDITIONING SYSTEM
313		Yes No Unk N/A	(A) Type(s). Is the air conditioning (check all that apply):
314	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 were the control of any different to the to
321	2		1. When was the central air conditioning system installed?
322	3		2. When was the cellular an conditioning system last serviced?
323	С		5. From many an conditioning zones are in the property?
324	P		(C) Dist arry areas of the house that are not air conditioned:
325	- 1	—————————————————————————————————————	Are you aware of any problems with any item in section 14? If "yes," explain:
326			15 FI FOUDICAL GUODENA
327	ī	Yes No Unk N/A	15. ELECTRICAL SYSTEM
328	}	res No Unk N/A	(A)Type(s)
320 329	-		1. Does the electrical system have fuses?
229	Į		2. Does the electrical system have circuit breakers?
330	Sel	ler's Initials/	Date SPD Page 6 of 10 Buyer's Initials / Date

	Yes	No	Unk	N/A
В				
C				
P		V		

(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 purchase of the Property.

Item	Yes	No	Item	Yes	No
Electric garage door opener			Trash compactor		V
Garage transmitters		/	Garbage disposal	-	
Keyless entry		V	Stand-alone freezer		V
Smoke detectors		V	Washer		V
Carbon monoxide detectors		V	Dryer		1/
Security alarm system		V	Intercom		V
Interior fire sprinklers		V	Ceiling fans		1/
In-ground lawn sprinklers		U	A/C window units		10
Sprinkler automatic timer		/	Awnings		-
Swimming pool	V		Attic fan(s)		2
Hot tub/spa		V	Satellite dish		W
Deck(s)			Storage shed		V
Pool/spa heater		V	Electric animal fence	V	
Pool/spa cover		V	Other:	V	
Whirlpool/tub		V	1		
Pool/spa accessories		V	2.		
Refrigerator(s)	0	1	3.		
Range/oven	0		4.		
Microwave oven			5.		
Dishwasher			6.		

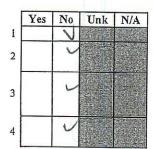
Are you aware of any problems or repairs needed regarding any item in section 16? If "yes," explain:

17. LAND/SOILS

(A)Property

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

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



Seller's Initials E/F Date

SPD Page 7 of 10

Buyer's Initials

Date

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

382					
383		Yes	No	Unk	N/A
384	1		V		
385	2		U		
386	3		V		
387	4		V		
388					
389					
390					4
391					
392					
393					
394					
395	1	-Darron Samuel	COLUMN TO SERVICE		
396	2				
397	3				
398	4				
399	5				
400			11	A STATE OF THE STA	
401					

381

402

404

405

106

407

435

437

(B) Preferential Assessment and Development Rights

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

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

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

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

4. Any other law/program:

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

(C) Property Rights

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

- 1. Timber
- 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:

408 409 Yes No Unk N/A 410 1 411 2 412 3 413 4 U 414 5 415 416 6 417 418 7 419 420 421 422 423 424 1 +25 426 127 428 429 430 431 2 3 432 433 4 434

Seller's Initials F

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

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

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

- 2. Do you access the property from a private road or lane?
- 3. If "yes," do you have a recorded right of way or maintenance agreement?
- 4. Are you aware of any shared or common areas (driveways, bridges, docks, walls, etc.) or maintenance agreements?

Explain any "yes" answers in section 18(B):	
The second secon	

IF	Date	SPD Page 8 of 10	Buyer's Initials	/	Date	- Automatory
Produced v	with zipForm® by zipLogix	18070 Fifteen Mile Road, Fraser, Michigan 480	26 www.zipLogix.com		Auction	

438			19. HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES
439		Yes No Unk N/A	(A) Mold and Indoor Air Quality (other than radon)
44()	1		1. Are you aware of any tests for mold, fungi, or indoor air quality in the property?
441	2		Other than general household cleaning, have you taken any efforts to control or remediate
442	_		mold or mold-like substances in the property?
442 443			Note to Buyer: Individuals may be affected differently, or not at all, by mold contamination. If
444			mold contamination or indoor air quality is a concern, buyers are encouraged to engage the serv-
445			ices of a qualified professional to do testing. Information on this issue is available from the United
446			States Environmental Protection Agency and may be obtained by contacting IAO INFO. P.O. Box
447			37133, Washington, D.C. 20013-7133, 1-800-438-4318.
148			(B) Radon
149	1		1. Are you aware of any tests for radon gas that have been performed in any buildings on the
450			property? If "yes," list date, type, and results of all tests below:
451			First Test Second Test
452			Date
453 454			Type of Test
455			Results (picocuries/liter)
45	2		Name of Testing Service
457	-		2. Are you aware of any radon removal system on the property? If "yes," list date installed and type of system, and whether it is in working order below:
458			D + Y + 11 1 m aa
459			Date Installed Type of System Provider Working?
460			
461			(C) Lead Paint
462			If property was constructed, or if construction began, before 1978, you must disclose any know-
463		Yes No Unk N/A	ledge of, and records and reports about, lead-based paint on the property.
164	1		1. Are you aware of any lead-based paint or lead-based paint hazards on the property?
465	2		2. Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards
466	2		on the property?
467			(D)Tanks
468	1		 Are you aware of any existing or removed underground tanks? Size:
169	2		2. If "yes," have any tanks been removed during your ownership?
470	E		(E) Dumping. Are you aware of any dumping on the property?
471			(F) Other
172	1		1. Are you aware of any existing hazardous substances on the property (structure or soil) such
473			as, but not limited to, asbestos or polychlorinated biphenyls (PCBs)?
174 175	2		2. Have you received written notice regarding the presence of an environmental hazard or bio-
			hazard on your property or any adjacent property?
476 477	3		3. Are you aware of testing on the property for any other hazardous substances or environmental
178			concerns?
179	4		4. Are you aware of any other hazardous substances or environmental concerns that might impact upon the property?
180			
181			Explain any "yes" answers in section 19:
182			20. MISCELLANEOUS
183		Yes No Unk N/A	(A)Deeds, Restrictions and Title
184	1	Tes 110 Olik 11/A	1. Are you aware of any deed restrictions that apply to the property?
185		1/	2. Are you aware of any historic preservation restriction or ordinance or archeological desig-
186	2		nation associated with the property?
187			3. Are you aware of any reason, including a defect in title, that would prevent you from giving a
488	3		warranty deed or conveying title to the property?
189			(B) Financial
190		V	1. Are you aware of any public improvement, condominium or homeowner association assess-
191	1		ments against the property that remain unpaid or of any violations of zoning, housing, building,
192			safety or fire ordinances or other use restriction ordinances that remain uncorrected?
193			Are you aware of any mortgage, judgment, encumbrance, lien, overdue payment on a support
194	2	(2) (F)	obligation, or other debt against this property or Seller that cannot be satisfied by the proceeds
195			of this sale?
496	3		3. Are you aware of any insurance claims filed relating to the property?
497	Se	eller's Initials E/F	Date SPD Page 9 of 10 Buyer's Initials / Date
			DateSPD Page 9 of 10 Buyer's Initials/Date d with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com Auction
			Auction

498	Yes No Unk N/A (C) Legal		
499	1. Are you aware of any violations	of federal, state, or local laws or regulations relating to this	
500	property?		
501 502	2. Alle you aware of any existing of	r threatened legal action affecting the property?	
503 504	1. Are you aware of any material of	lefects to the property, dwelling, or fixtures which are not	
505	Note to Buver: A material defect is	problem with a residential real property or any postion of	
506	it that would have a significant adv	erse impact on the value of the property or that involves an	
507	unreasonable risk to people on the property. The fact that a structural element, system or subsur		
508 509	tem is at or beyond the end of the no.	rmal useful life of such a structural element, system or sub-	
	system is not by itself a material def	ect.	
510	2. After completing this form, if Se	eller becomes aware of additional information about the	
511 512	property, including through ins	pection reports from a buyer, the Seller must undate the	
513	are for informational purposes o	nent and/or attach the inspection(s). These inspection reports	
514	Explain any "yes" answers in section 20:		
515			
516			
517	21. ATTACHMENTS		
518	(A) The following are part of this Disclosure if checked:		
519	Seller's Property Disclosure Statement Addendum (PAR Form SE	04)	
520			
521			
522			
523	The undersigned Seller represents that the information set forth in the	diadiagnus statement to a second	
524	best of Seller's knowledge. Seller hereby authorizes the Listing Broke	or to provide this information to provide the	
525	the property and to other real estate licensees. SELLER ALONE IS I	RESPONSIBLE FOR THE ACCURACY OF THE	
526	INFORMATION CONTAINED IN THIS STATEMENT, Seller shall	cause Ruver to be notified in writing of any informa	
527	tion supplied on this form which is rendered inaccurate by a change i	If the condition of the property following completion of	
528	this form.	property some mag completion of	
529	- 100000	DATE 9/29/22 DATE DATE	
530	SELLER_	DATE	
531	SELLER	DATE	
1			
532	EXECUTOR, ADMINISTRATOR, TRUS	TEE SIGNATURE BLOCK	
533	According to the provisions of the Real Estate Seller Disclosure Law, the un		
534	to fill out a Seller's Property Disclosure Statement. The executor, administra	ator or trustee must have yet disaloge any lenguer	
535	rial defect(s) of the property.	nor of trustee, must, nowever, disclose any known mate-	
536	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	To 1 mm	
1		DATE	
	·		
537	RECEIPT AND ACKNOWLEDGE	EMENT BY BUYER	
538	The undersigned Buyer acknowledges receipt of this Disclosure State		
539	warranty and that, unless stated otherwise in the sales contract Buyer	is purchasing this property in its present and a	
540	buyor is purchasing this property in its present continuous		
1	be inspected, at Buyer's expense and by qualified professionals, to deter	mine the condition of the structure or its components	
541		on diamon of the structure of its combonents.	
541	N. Lee Western and		
541	BUYER		
	BUYER BUYER	DATE	

RESIDENTIAL LEAD-BASED PAINT HAZARDS DISCLOSURE FORM

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

THIS FORM MUST BE COMPLETED FOR ANY PROPERTY BUILT PRIOR TO 1978

1	PROPERTY	211tdox 10 1978	
2	SELLER		
3	LEAD WARNING STATEMENT		
4	Every purchaser of any interest in residential real property on which a resi	James I I I I I I I I I I I I I I I I I I I	
5	Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead projection in young children may produce restricted that may place young children may produce restricted that such projections in young children may produce restricted that may place young children at risk of developing lead poisoning. Lead		
6	property may present exposure to lead from lead-based paint that may place	e young children at risk of developing lead poisoning. Lead	
7	I possessing in young children may broduce permanent neutrological damage	including learning dischilities and and intill	
	Tochavioral production, and initialled memory. Lead noisoning also noses a r	articular riels to argoment recommon The Call	
8	in residential real property is required to provide the Rilver with any inform	nation on lead based point baseds from sist	
9	I hispections in the Selfer's possession and notify the Buyer of any known le	ad-based paint hazards. A risk assessment or inspection for	
10	possible lead-based paint hazards is recommended prior to purchase.	i i i i i i i i i i i i i i i i i i i	
11	SELLER'S DISCLOSURE		
12	Seller has no knowledge of the presence of lead-based paint and	for lead based point boggerds in our characters D.	
13	/ Seller has knowledge of the presence of lead-based paint and/or le	and based point horough in our should the Property.	
14	basis for determining that lead-based paint and/or hazards exist, the	location (2) the sandition of about the Property. (Provide the	
15	available information concerning Seller's knowledge of the present	e location(s), the condition of the painted surfaces, and other	
16	available information concerning Seller's knowledge of the pres	sence of lead-based paint and/or lead-based paint hazards.)	
17	SELLER'S RECORDS/REPORTS		
18			
19		and/or lead-based paint hazards in or about the Property.	
Table 1		regarding lead-based paint and/or lead-based paint hazards in	
20	or about the Property. (List documents):		
21			
22	Seller certifies that to the best of Seller's knowledge the above stateme	nts are true and accurate.	
23	SELLER Comme foli	DATE 9/29/22	
24	SELLER	DATE	
25	SELLER	DATE	
26	BUYER		
27	DATE OF AGREEMENT		
28	BUYER'S ACKNOWLEDGMENT		
29	/Buyer has received the pamphlet Protect Your Family from Lead in	Your Home and has read the Lead Warning Statement	
30	Buyer has reviewed Seller's disclosure of known lead-based paint a	and/or lead-hased paint hazards and has received the received	
31	and reports regarding lead-based paint and/or lead-based paint h	pazards identified above	
32	Buyer has (initial one):	desired dentified aboye.	
33	/ received a 10-day opportunity (or mutually agreed upon period) to	conduct a riels aggregament on inspection for the	
34	lead-based paint and/or lead-based paint hazards; or	conduct a risk assessment of hispection for the presence of	
35	/ waived the opportunity to conduct a risk assessment or inspection	on for the pressure of land hand it is the	
36	paint hazards.	on for the presence of lead-based paint and/or lead-based	
37	Buyer certifies that to the best of Buyer's knowledge the statements conta	ined in Buyer's acknowledgement are true and accurate	
38	BUYER	DATE	
39	BUYER	DATEDATE	
10	BUYER	DATE	
11	AGENT ACKNOWLEDGEMENT AND CERTIFICATION	DATE	
12	Agent/Licensee represents that Agent has informed Seller of Sel	Her's obligations under the Decidential I and David Div	
13	Hazard Reduction Act, 42 U.S.C. §4852(d), and is aware of Agen	tle responsibility to answer assertioned	
14	The following have reviewed the information above and certify that the Agent sta	atements are true to the hest of their knowledge and helief	
15	Seller Agent and Buyer Agent must both sign this form.	and the state of t	
	319 635 0		
	BROKER FOR SELLER (Company Name) Fisher Auctions, L		
17	LICENSEE	DATE	
18	RDOKED FOR DIVER (Company N		
10	BROKER FOR BUYER (Company Name)LICENSEE		
19	LICENSEE	DATE	



Pennsylvania Association of Realtors®

COPYRIGHT PENNSYLVANIA ASSOCIATION OF REALTORS® 2016 10/16