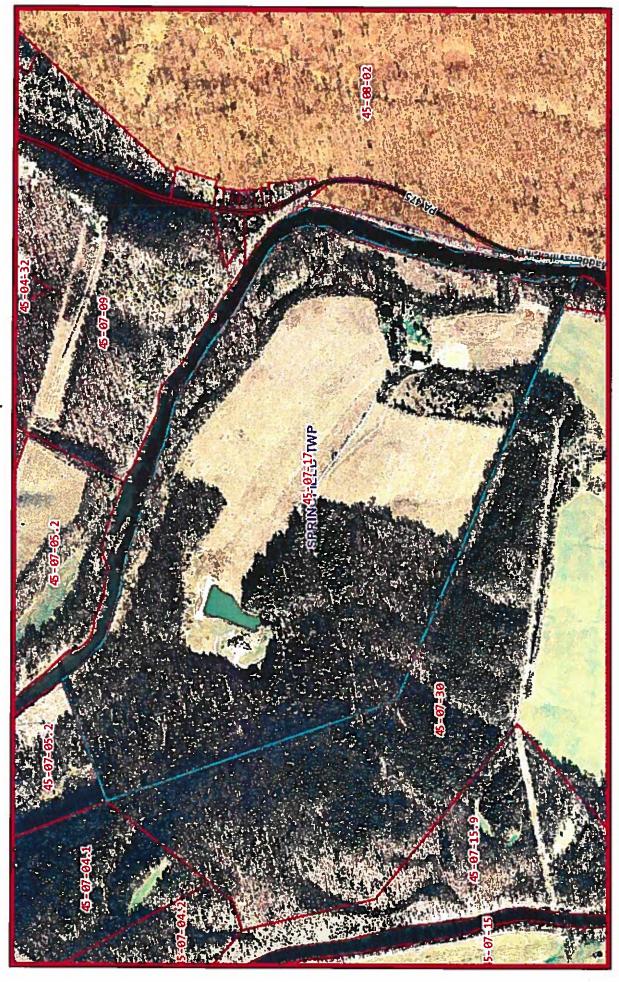
ArcGIS WebMap



October 18, 2017

🖈 Villages

All Public Roads

ActiveRailroads

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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).

PROPERTY MAIN HOUSE at 22587 Covert Road, Orbisonia, PA 17243

SELLER William Giles

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INFORMATION REGARDING THE REAL ESTATE SELLER DISCLOSURE LAW

Generally speaking, the Real Estate Seller Disclosure Law (68 P.S. §7301 et seq.) requires that before an agreement of sale is signed, the seller in a residential real estate transfer must 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 UNITS are involved. The Law defines a number of exceptions where the disclosures do not have to be made:

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

In addition to these exceptions, disclosures for condominiums and cooperatives are limited to the seller's particular unit(s). Disclosures 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 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.

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.

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.

Seller's Initials WG Date	SPD Page 1 of 10	Buyer's Initials	Date	
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42 43 44 45 40	Yes No Unk N/A D S C D S C	 SELLER'S EXPERTISE (A) Does Seller possess expertise in contracting, engineering, architecture, environmental assessment or other areas related to the construction and conditions of the property and its improvements? (B) Is Seller the landlord for the property? (C) Is Seller a real estate license?
47		Explain any "yes" answers in Section 1:
49	1/ 1/ 1/ 1/ 1/ 1/	2. OWNERSHIP/OCCUPANCY
50	Yes No Unk N/A	(A) Occupancy
31		 When was the property most recently occupied? 2017 Was the Seller the most recent occupant? If "no," when did the Seller most recently occupy
52	2 2 2	the property?
41	,	3. How many persons most recently occupied the property?
54	,	(B) Role of Individual Completing This Disclosure. Is the individual completing this form:
2.5	80	1. The owner
56	2 0 0	2. The executor
57	, 	3. The administrator
58		4. The trustee
89	5 0 0	5. An individual holding power of attorney
60	c management	(C) When was the property purchased? 1942
61	p 23	(C) When was the property purchased? 1962 (D) Are you aware of any pets having lived in the house or other structures during your ownership?
6.2		Explain Section 2 (if needed):
63		3. CONDOMINIUMS/PLANNED COMMUNITIES/OTHER HOMEOWNERS ASSOCIATIONS
6.1	Yes No Unk N/A	(A) Type. Is the Property part of a(n):
(1 °		1. Condominium
66	2 D 8	2. Homeowners association or planned community
67	, [] B	3. Cooperative
158	4 📙 🔯	4. Other type of association or community
60	В	4. Other type of association or community (B) If "yes," how much are the fees? \$, paid (\[\sum Monthly \) (\[\sum Quarterly \) (\[\sum Yearly \)
70		(C) If "yes," are there any community services or systems that the association or community is re-
71	c 🗆 🗆	sponsible for supporting or maintaining? Explain:
72		
7,9	D 2000 2000 2000 U	(D) If "yes," provide the following information about the association:
7.8		1. Community Name
7.5	2 1000 1000 1000	2. Contact
76	3: 200 200 0 0	3. Mailing Address
77	4 0 0	4. Telephone Number
78	Ε	(E) How much is the capital contribution/initiation fee? \$
7.9		Notice to Buyer: A Imper of a resale unit in a condominium, cooperative, or planned community must receive
908		a copy of the declaration (other than the plats and plans), the hy-laws, the rules or regulations, and a certificate
81		of resale issued by the association in the condominium, cooperative, or planned community. Buyers may be
H2		responsible for cupital contributions, initiation fees or similar one-time fees in addition to regular monthly
83		maintenance fees. The hayer will have the option of canceling the agreement with the return of all deposit
H.t		monies until the certificate has been provided to the buyer and for five days thereafter or until conveyance,
85		whichever occurs first.
36		4. ROOF AND ATTIC
87	Yes No Unk N/A	(A) Installation
8.8		1. When was the roof installed?
39	2	2. Do you have documentation (invoice, work order, warranty, etc.)?
90		(B) Repair
93		 Has the roof or any portion of it been replaced or repaired during your ownership?
193	2 0 0 0	2. If it has been replaced or repaired, was the existing roofing material removed?
(6)		(C) Issues
9.1		 Has the roof ever leaked during your ownership?
94	2	2. Are you aware of any current/past problems with the roof, gutters, flashing or downspouts?
Vo		Explain any "yes" answers in section 4, including the location and extent of any problem(s) and any
397		repair or remediation efforts:
98		
000 _	150	
Sell	er's Initials 46 1	Date SPD Page 2 of 10 Buyer's Initials Date

100 101 102 103 104 105 106 107 108 109 110 111	1 2 4 4 1 2 4 1		N/A	BASEMENTS AND CRAWLS (A) Sump Pump 1. Does the property have a 2. Does the property have a 3. If it has a sump pump, ha 4. If it has a sump pump, is (B) Water Infiltration 1. Are you aware of any wa space? 2. Do you know of any repthe basement or crawl space? 3. Are the downspouts or graphian any "yes" answers in this set.	a sump pit? If yes, how a sump pump? If yes, how is it ever run? the sump pump in work ter leakage, accumulati pairs or other attempts of pace? utters connected to a p	ow many? sing order? on, or dampness within o control any water or ublic system?	dampness problem ir
113		US	rej	pair or remediation efforts:			
114 115 116 117 118 119	1 2 1 2 2	Yes No Unk P	6.	TERMITES/WOOD-DESTRO (A) Status 1. Are you aware of any ten 2. Are you aware of any da (B) Treatment 1. Is your property currentl 2. Are you aware of any ten	mites/wood-destroying i mage caused by termit y under contract by a li	nsects, dryrot, or pests a es/wood-destroying ins censed pest control co	ects, dryrot, or pests?
121				tplain any "yes" answers in secti	on 6, including the nat	ne of any service/treat	ment provider, if ap-
\$22 123 124 125 126 127 138 129 130 831 132 133 134 135 136 137 138 139 140 140	A B C 1 2 1 E F F B B		Ex rej	STRUCTURAL ITEMS (A) Are you aware of any past of walls, foundations, or other: (B) Are you aware of any past of walls on the property? (C) Are you aware of any past of the roof, basement or crawled: (D) Stucco and Exterior Synth 1. Is your property construct 2. Is your property construct Dryvit or synthetic stucct 3. If "yes," when was it insected and the syount aware of any fire, so (F) Are you aware of any defect of the synthesis of	structural components? or present water infiltrati spaces? etic Finishing Systems ated with stucco? ated with an Exterior o, synthetic brick or systalled? torm, water or ice dams is (including stains) in 10 or 7, including the local changes, or other alter all additions/alterations.	th driveways, walkway on in the house or other s Insulating Finishing S inthetic stone? age to the property? Rooring or floor coveri ation and extent of an irations been made to the is below.	r structures, other than system (EIFS), such as ngs? y problem(s) and any
141 624 136				on, structural e, or alteration	Approximate date of work	Were permits ob- tained? (Yes/No/Un- known)	Final inspections/ approvals obtained? (Yes/No/Unknown)
147							
138				·····			
149							
(50)							
151							
152							
155				A sheet describing other addition	ins and alterations is	Itached	<u> </u>
	ler's l	nitials WG	Dat			's Initials	Date

termine 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 N/A (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 8. No water service (explain): (B) Bpass 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? (C) Well 1. Has your well ever run dry? 2. Depth of Well Gallons per minute, _____, measured on (date) ___ Is there a well used for something other than the primary source of drinking water? 5. If there is an unused well, is it capped? (D) Pumping and Treatment 1. If your drinking water source is not public, is the pumping system in working order? If "no," explain: 2. Do you have a softener, filter, or other treatment system? 3. Is the softener, filter, or other treatment system lease? From whom? When was your water last tested? ___ Test results: ___ 2. Is the water system shared? With whom? (F) 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? Explain any "yes" answers in section 9, including the location and extent of any problem(s) and any repair or remediation efforts: 10. SEWAGE SYSTEM (A) General Unk N/A 1. Is your property served by a sewage system (public, private or community)? 2. If "no," is it due to availability or permit limitations? 3. When was the sewage system installed (or date of connection, if public)? (B) Type Is your property served by: 1. Public (if "yes," continue to D throughG below) Community (non-public) An individual on-lot sewage disposal system 4. Other explain:

SPD Page 4 of 10

Buyer's Initials

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-

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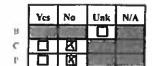
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218 219 220	5	5. Supported by a backup or alternate drainfield, sandmound, etc.6. A cesspool7. Shared
221 222	* 0 0 0 0	8. Other, explain:
224		1. Are there any metal/steel septic tanks on the Property? 2. Are there any cement/concrete septic tanks on the Property? 3. Are there any fiberalese septic tanks on the Property?
226		3. Are there any fiberglass septic tanks on the Property? 4. Are there any other types of septic tanks on the Property? 5. Where are the septic tanks located? North of House (85 markles)
229	6 R C	How often is the on-lot sewage disposal system serviced? When was the on-lot sewage disposal system last serviced?
230 231 232		(E) Abandoned Individual On-lot Sewage Disposal Systems and Septic 1. Are you aware of any abandoned septic systems or cesspools on your property? 2. Have these systems or cesspools been closed in accordance with the municipality's ordinance?
214 234 235		(F) Sewage Pumps 1. Are there any sewage pumps located on the property?
235 236 237		 What type(s) of pump(s)? Are pump(s) in working order? Who is responsible for maintenance of sewage pumps?
239		 (G) Issues 1. Is any waste water piping not connected to the septic/sewer system? 2. Are you aware of any past or present leaks, backups, or other problems relating to the sewage
241 242		system and related items? Explain any "yes" answers in section 10, including the location and extent of any problem(s) and any
243		repair or remediation efforts:
4.4.5		A DIRECTOR OF THE PROPERTY OF
245 246 247 248 249 249	Ves 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
246 247 248 249 250 251 251	1	 (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)
246 247 248 249 250 251 252 263 264 256	1	 (A) Material(s). Are the plumbing materials (check all that apply): 1. Copper 2. Galvanized 3. Lead 4. PVC 5. Polybutylene pipe (PB)
246 247 248 240 250 251 252 263 264 256 256 357 258 259	1	(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):
246 247 248 240 250 251 253 254 255 256 257 258 259 260 261 262	Yes No Unk N/A X	(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
246 247 248 240 250 251 253 254 255 256 257 258 259 260 261 262 263 264 255 256 257 258 259 260 261 262 263 264 265	Ves No Unk N/A No No No No No No No N	(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
246 247 248 240 250 251 252 253 254 256 256 257 258 259 260 261 262 263 263	Ves No Unk N/A War War War War	(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
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Ve No Ush No.	272		13. HEATING SYSTEM
2. Natural gas 3. Fuel oil 4. Propane 5. Geothermal 6. Coal 7. Wood 8. Other: (3) System Type(s) (check all that apply): 1. Forced hot air 2. He water 3. Heat pump 4. Electric baseboard 5. Section 6. Radiant 7. Wood stove(s) How many? 1. Rod stove(s) How many? 9. Other: (C) Status 1. When was your heating system(s) installed? Reflace A YYS ACO 2. When was the heating system(s) last serviced? ZYES ACO 3. How many heating sone ser in the property? 3. Rooms 4. Is there an additional and/or backup heating system? Explain: Wood by the wast preplace, water heater or any other heating system)? 5. Are there any chimney(s) (from a lireplace, water heater or any other heating system)? 6. How many chimney(s) (from a lireplace, water heater or any other heating system)? 6. How many chimney(s) (from a lireplace, water heater or any other heating system)? 6. How many chimney(s) (from a lireplace, water heater or any other heating system)? 7. Are the fireplace(s)? — When were they last cleaned? 8. Are there any chimney(s) (from a lireplace, water heater or any other heating system)? 8. Are ware any chimney(s) (from a lireplace, water heater or any other heating system)? 8. Are ware any chimney(s) (from a lireplace, water heater or any other heating system)? 8. Are ware any chimney(s) (from a lireplace, water heater or any other heating system)? 9. Are the fireplace(s)? — When were they last cleaned? 9. Are you aware of any peating fuel tank(s) on the property? 9. Location(s), including underground tank(s). 9. If you do not own the tank(s), explain: 9. Are you aware of any peating fuel tank(s) on the property? 9. Location(s), including underground tank(s). 9. National water of any peating speaded regarding any item in section 13? If "byes," explain: 1. Central air 1. When was the central air conditioning system installed? 1. Central air 1. When was the central air conditioning system installed? 1. Central air 1. When was the central air conditioning system installed? 1. Central air 1. When was the central air conditioning syst	273		(A) Fuel Type(s). Is your heating source (check all that apply):
3. Feel oil 4. Propose 5. Goothermal 6. Coal 7. Wood 8. Other: (B) System Type(s) (check all that apply): 1. Central size in a conditioning system and in section 13? If "yes," explain 1. Are you aware of any problems or repairs needed regarding any item in section 13? If "yes," explain 1. Are you aware of any problems or repairs needed regarding any item in section 13? If "yes," explain 1. Are you aware of any problems with any item in section 14? If "yes," explain: 1. When was the central air conditioning system last serviced? 2. Lectural system 3. Fine place type(s) (wood, gas, cleartic, etc.): 3. Fine place type(s)? Wood and since the stem of any other heating system)? 4. Were the fireplace(s) installed by a professional contractor or manufacturer's representative to the stem of any other heating system)? 4. Were the fireplace(s)? If wor many? 4. Were the fireplace(s)? If wor many there they hast cleaned? 5. Are there any chimney(s)? When were they hast cleaned? 6. Are there any chimney(s)? When were they hast cleaned? 7. Are the chimney(s) working? If "no," explain: 6. Are the cap of any heating fuel tank(s) on the property? 6. Location(s), including underground tank(s): 6. Have many chimney(s)? When were they hast cleaned? 7. Are the chimney(s) working? If "no," explain: 6. Are you aware of any problems or repairs needed regarding any item in section 13? If "yes," explain 6. How many air conditioning system installed? 7. We no lush NA 8. If the you aware of any problems with any item in section 14? If "yes," explain: 8. If they are as of the house that are not in a tracention of the state of the st			
4. Propane 5. Geothermal 6. Coal 7. Wood 8. Other; 1. Forced hot air 1. Hot water 2. Hot water 3. Heat pump 4. Electric baseboard 5. Steam 6. Radiant 6. Radiant 7. Wood stove(s) How many? 9. Other; 1. When was your heating system(s) installed? Reflect 2. YYS ACO 1. When was the heating system(s) installed? Reflect 2. YYS ACO 1. When was the heating system(s) installed? Reflect 2. YYS ACO 1. When was the heating system(s) installed? Reflect 2. YYS ACO 1. When was the heating system(s) installed? Reflect 2. YYS ACO 1. When was the heating system(s) installed? Reflect 2. YYS ACO 1. When was the heating system(s) installed? Reflect 2. YYS ACO 1. When was the heating system(s) installed? Reflect 2. YYS ACO 1. When was the heating system(s) installed? Reflect 2. YYS ACO 1. When was the heating system(s) installed? Reflect 2. YYS ACO 1. When was the heating system(s) installed? Reflect 2. YYS ACO 1. When was the heating system(s) installed? Reflect 2. YYS ACO 1. When was the heating system(s) installed? Reflect 2. YYS ACO 1. When was the heating system(s) installed? Reflect 2. YYS ACO 1. When was the heating system(s) installed? Reflect 2. YYS ACO 1. When was the heating system(s) installed? Reflect 2. YYS ACO 1. When was the heating system(s) installed? Reflect 2. YYS ACO 1. Are the chimney(s) (wood, gas, dectric, etc.): 1. Are the fireplace(s) working? 1. Are the chimney(s) (form a fireplace, water heater or any other heating system)? 1. Are the chimney(s) working? If "no," explain: 1. Are you aware of any heating flet tank(s) on the property? 2. Location(s), including underground tank(s): 1. Are you aware of any heating flet tank(s) on the property? 2. Location(s), including underground tank(s): 3. If you do not own the tank(s), explain: 4. Alt CONDITIONING SYSTEM 4. Alt CONDITIONING SYSTEM 5. None 6. Status 6. Conditioning system is a serviced? YYR ACO 2. When was the central air conditioning system is as serviced? YRR ACO 3. How many air conditioning zones are in the property? 4. Wen was the central air condition			•
5. Gedlermal 6. Coal 7. Wood 8. Other: (B) System Type(5) (check all that apply): 1. Forced hot air 2. Hat water 2. Hat water 3. Heat pump 4. Electric baseboard 5. Seam 6. Rodiant 7. Wood stove(5) How many? 7. Wood stove(6) How many? 8. Coal stove(6) How many? 9. Other: (C) Status 1. When was be leating system(6) last serviced? 2. YES AGO 3. How many heating system(6) last serviced? 3. How many heating system(8) last serviced? 3. How many heating system(9) last serviced? 4. Were the fireplace(9)? How many? 4. Were the fireplace(9)? How many? 5. Are there any chimney(s) (Fine a fireplace, electric, etc.): 6. How many chimney(s)? 7. Are there any chimney(s) (Fine a fireplace, electric, etc.): 7. Are there any chimney(s) (Fine a fireplace, electric, etc.): 8. Last any areas of the house that are not heated: 9. How many chimney(s)? 9. How			
6. Coal 7. Wood 8. Other: (B) System Type(s) (check all that apply): 1. Forced hot air 2. Hot water 3. Heat pump 4. Electric haseboard 5. Steam 6. Radiant 7. Wood stove(s) How many? 9. Other: (C) Status 1. When was your heating system(s) installed? Reflace 2 Yes Aca 3. How many shimney(s)? 4. Lis there an additional and/or backup heating system? Explain: \(\omega \text{ Aca } \text{ Arc Bear any chimney(s)?} \) 2. Are all fireplace(s) vorking? 3. Fireplace type(s) (wood, gas, electric, etc.): 4. Were the fireplace(s) installed by a professional contractor or manufacturer's representative 5. Are there any chimney(s)? \(\omega \text{ Were the fireplace(s) installed by a professional contractor or manufacturer's representative 5. Are there any chimney(s)? \(\omega \text{ Were the fireplace(s) installed by a professional contractor or manufacturer's representative 5. Are there any chimney(s)? \(\omega \text{ Were the fireplace(s) installed by a professional contractor or manufacturer's representative 5. Are there any chimney(s)? \(\omega \text{ Were the fireplace(s) installed by a professional contractor or manufacturer's representative 5. Are there any chimney(s)? \(\omega \text{ Were the fireplace(s) installed by a professional contractor or manufacturer's representative 5. Are the chimney(s) working If I'no', caplain: \(\omega \text{ Were the fireplace(s) installed by a professional contractor or manufacturer's representative 5. Are the chimney(s) working I'no', caplain: \(\omega \text{ Nor the chimney(s)} \) \(\omega \text{ Were the fireplace(s) installed by a professional contractor or manufacturer's representative 5. Are the chimney(s) working I'no', caplain: \(\omega \text{ Nor the chimney(s)} \) \(\omega N			•
7. Wood 8. Other: (B) System Type(2) (theck all that apply): 1. Forced into air in Forced i			
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is the system amperage?			

(B) What

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

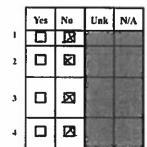
Are you aware of any problems or repairs needed in the electrical system? If "yes," explain:

16. OTHER EQUIPMENT AND APPLIANCES

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

Item	Yes	No		ltem	Yes	No
Electric garage door opener	[2]			Trash compactor		
Garage transmitters	[2]		100014	Garbage disposal		
Keyless entry				Stand-alone freezer	123	
Smoke detectors	(3)			Washer		
Carbon monoxide detectors			夏型	Dryer		
Security alarm system	区		EX III	Intercom		
Interior fire sprinklers				Ceiling fans	N.	
In-ground lawn sprinklers				A/C window units		
Sprinkler automatic timer				Awnings		
Swimming pool				Attic fan(s)		
Hot tub/spa				Satellite dish	X)	
Deck(s)				Storage shed		
Pool/spa heater				Electric animal fence	N)	
Pool/spa cover				Other;		
Whirlpool/tub				1		
Pool/spa accessories				2		
Refrigerator(s)	Z			3		
Range/oven	123			4		
Microwave oven				5		
Dishwasher	因			6		

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



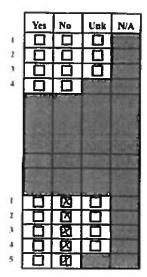
17. LAND/SOILS

(A) Property

- 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 or 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 in surance are available through: Department of Environmental Protection, Mine Subsi dence Insurance Fund, 25 Technology Drive, California Technology Park, Coal Center PA 15423 (800) 922-1678 (within Pennsylvania) or (724) 769-1100 (outside Pennsyl vania).

Sciler's Initials W6 Date	SPD Page 7 of 10	Buyer's Initials	Date
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(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:

- 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.

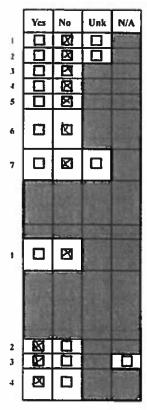
(C) Property Rights

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 un limited 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 man ages 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 Selle, 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 record 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): Richt of way

Seller's Initials WG Date	SPD Page 8 of 10	Buyer's Initials	Date
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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. I 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. Bo. 37133, Washington, D.C. 20013-7133, 1-800-438-4318.

(B) Rador

 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;

If "yes," list date installed an
der Working?

(C) Lead Paint

If property was constructed, or if construction began, before 1978, you must disclose any knowl edge 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?
- 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

- 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 bio hazard on your property or any adjacent property?
- 3. Are you aware of testing on the property for any other hazardous substances or environmenta concerns?
- 4. Are you aware of any other hazardous substances or environmental concerns that might impactupon the property?

Explain any "yes" answers in section 19:

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

- 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 suppor obligation, or other debt against this property or Seller that cannot be satisfied by the proceed: of this sale?
- 3. Are you aware of any insurance claims filed relating to the property?

Seller's Initials WG Date	SPD Page 9 of 10	Buyer's InitialsDate	
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498 449 500 501 502 503 504 505 506 507 508 509 640 531 512	Yes	No 123	Unk	N/A	(D)	 Legal Are you aware of any violations of federal, state, or locaproperty? Are you aware of any existing or threatened legal action Additional Material Defects Are you aware of any material defects to the property, disclosed elsewhere on this form? Note to Buyer: A material defect is a problem with a reside it that would have a significant adverse impact on the valuature as onable risk to people on the property. The fact that a tem is at or beyond the end of the normal useful life of such system is not by itself a material defect. After completing this form, if Seller becomes aware of property, including through inspection reports from Seller's Property Disclosure Statement and/or attach the in are for informational purposes only. 	dwelling, or fixtures which are no ential real property or any portion of e of the property or that involves as structural element, system or subsys a structural element, system or substantial information about the buyer, the Seller must update the aspection(s). These inspection report
514 514					Explain	any "yes" answers in section 20:	
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926 CONTA	INED rende	IN T	HIS S Becui	TATE! rate by	MENT.	ELLER ALONE IS RESPONSIBLE FOR THE ACCUR Seller shall cause Buyer to be notified in writing of any i ge in the condition of the property following completion of	nformation supplied on this form
SELLE	R			22			DATE
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According to fill or defects	ut a Sc	ller's	Prope	ns of th	e Real E	OR, ADMINISTRATOR, TRUSTEE SIGNATURE BLO istate Seller Disclosure Law, the undersigned executor, administrator or trustee, must, howe	nistrator or trustee is not required
536						CEIPT AND ACKNOWLEDGEMENT BY BUYER	
warran is Buye	ity an :r's re	d that spons	, unle ibility	ss state to sat	ed other isfy him:	receipt of this Disclosure Statement. Buyer acknowled wise in the sales contract, Buyer is purchasing this propectly or herself as to the condition of the property. Buyer by qualified professionals, to determine the condition of t	erty in its present condition. It may request that the property
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This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of Realtors* (PAR)

PROPERTY BARN at 22587 Covert Road, Orbisonia, PA 17243

SELLER William Giles

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INFORMATION REGARDING THE REAL ESTATE SELLER DISCLOSURE LAW

Generally speaking, the Real Estate Seller Disclosure Law (68 P.S. §7301 et seq.) requires that before an agreement of sale is signed, the seller in a residential real estate transfer must 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 UNITS are involved. The Law defines a number of exceptions where the disclosures do not have to be made:

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

In addition to these exceptions, disclosures for condominiums and cooperatives are limited to the seller's particular unit(s). Disclosures 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 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.

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.

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.

Seller's Initials WG Date 5.21.19	SPD Page 1 of 10	Buyer's Initials	Date	
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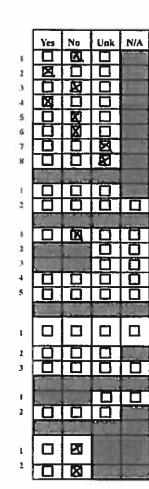


42	Yes No	Unk N/A	1. SELLER'S EXPERTISE
13.			(A) Does Seller possess expertise in contracting, engineering, architecture, environmental assessment or
- 44 - 35 - E			other areas related to the construction and conditions of the property and its improvements? (B) Is Seller the landlord for the property?
46 C			(C) Is Seller a real estate licensee?
47			Explain any "yes" answers in Section 1:
48			2. OWNERSHIP/OCCUPANCY
40	Yes No	Unk N/A	(A) Occupancy
			 When was the property most recently occupied? 2017 Was the Seller the most recent occupant? If "no," when did the Seller most recently occupy
51 52	: 23 🗆		the property?
			3. How many persons most recently occupied the property?
51		400 CON	(B) Role of Individual Completing This Disclosure. Is the individual completing this form:
55 (M		1. The owner
			2. The executor
			3. The administrator 4. The trustee
59		Marie Common	5. An individual holding power of attorney
60 0			(C) When was the property purchased? 1967
61 D			(D) Are you aware of any pets having lived in the house or other structures during your ownership?
62			Explain Section 2 (if needed):
(; 1	Van Na	11-1. 874	3. CONDOMINIUMS/PLANNED COMMUNITIES/OTHER HOMEOWNERS ASSOCIATIONS (A) Time is the Property and of t(s):
65 1	Yes No	Unk N/A	(A) Type. Is the Property part of s(n): 1. Condominium
60			Homeowners association or planned community
67 3			3. Cooperative
68 4			4. Other type of association or community (B) If "yes," how much are the fees? \$, paid (\(\sum Monthly \) (\(\sum Quarterly \) (\(\sup Yearly \))
69		□ 5 2	(B) If "yes," how much are the fees? \$, paid (\(\sum \) Monthly) (\(\sum \) Quarterly) (\(\sum \) Yearly.
70 71 c			(C) If "yes," are there any community services or systems that the association or community is responsible for supporting or maintaining? Explain:
72			sponsione for supporting or manifesting. Explain.
7.1		<u>×</u>	(D) If "yes," provide the following information about the association:
74			1. Community Name
75	COMPANY CANADA		2. Contact 3. Mailing Address
77	STREET STREET		4. Telephone Number
7N 5	BATTLEST BATTLES		(E) How much is the capital contribution/initiation fee? \$
79			Notice to Buyer: A layer of a resale unit in a condominium, cooperative, or planned community must receive
80			a copy of the declaration (other than the plats and plans), the by-laws, the rules or regulations, and a certificate
81			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
82 83			maintenance fees. The hayer will have the option of canceling the agreement with the return of all deposi
84			monies until the certificate has been provided to the buyer and for five days thereafter or until conveyance
35			whichever occurs first.
86			4. ROOFANDATTIC
H7	Yes No	Unk N/A	(A) Installation
			 When was the roof installed? Do you have documentation (invoice, work order, warranty, etc.)?
90	Single Single		(B) Repair
	BIO		1. Has the roof or any portion of it been replaced or repaired during your ownership?
92 1			2. If it has been replaced or repaired, was the existing roofing material removed?
19%			(C) Issues
			 Has the roof ever leaked during your ownership? Are you aware of any current/past problems with the roof, gutters, flashing or downspouts.
98 :	الماني ،	-	Explain any "yes" answers in section 4, including the location and extent of any problem(s) and an
17			repair or remediation efforts:
94			
	_		
Seller	اs Initials ،	18	Date 5.21.19 SPD Page 2 of 10 Buyer's Initials Date

	5. BASEMENTS AND CRAWL	eda Cec					
100 1911	Yes No Unk N/A (A) Sump Pump	SPACES					
102 4	1. Does the property have	a sump pit? If yes, how	/ many?				
103 2	2. Does the property have	a sump pump? If yes, h					
104	3. If it has a sump pump, h						
105	4. If it has a sump pump, is (B) Water Infiltration	s the sump pump in wor	king order?				
106	1 Ara you numra of any you	ater leakage, accumulati	ion, or dampness withir	n the basement or craw			
LON	space?						
100	2. Do you know of any re	pairs or other attempts	to control any water of	r dampness problem ir			
110	the basement or crawl s 3. Are the downspouts or		uhlie system?				
112	Explain any "yes" answers in this s			ny problem(s) and any			
113	repair or remediation efforts:						
114	Yes No Unk N/A (A) Status	DYING INSECTS, DE	RYROT, PESTS				
115 116 1	Yes No Unk N/A (A) Status 1. Are you aware of any termites/wood-destroying insects, dryrot, or pests affecting the property?						
117 2	2. Are you aware of any de	image caused by termit	es/wood-destroving in	ancoing the property?			
11bl	(B) Treatment						
110 1	1. Is your property current	ly under contract by a t	icensed pest control co	mpany?			
120 8	2. Are you aware of any termite/pest control reports or treatments for the property? Explain any "yes" answers in section 6, including the name of any service/treatment provider, if ap-						
122	plicable:						
123	Yes No Unk N/A 7. STRUCTURALITEMS						
124 A	(A) Are you aware of any past	(A) Are you aware of any past or present movement, shifting, deterioration, or other problems with					
125	walls, foundations, or other structural components? (B) Are you aware of any past or present problems with driveways, walkways, patios, or retaining						
126 127	walls on the property?						
138 c	(C) Are you aware of any past o	r present water infiltrati	on in the house or othe	r structures, other than			
129	the roof, basement or crawl						
110	(D) Stucco and Exterior Synti 1. Is your property constru		S				
112 2	2. Is your property constru		Insulating Finishing S	vstem (EIFS), such as			
111	Dryvit or synthetic stuce	o, synthetic brick or sy		, (,,			
Dia E	3. If "yes," when was it ins						
135 F	(E) Are you aware of any fire, s (F) Are you aware of any defec			imar')			
117	Explain any "yes" answers in secti						
138	repair or remediation efforts:						
119	Yes No Unk N/A 8. ADDITIONS/ALTERATIONS						
140 141	(A) Have any additions, structur			e property during your			
142	Ownership? Hemize and date			ha mennaetii othar than			
143	zoning codes?	no or public atenticeta	iai icvica control of t	ne property onter man			
			1				
114	Addition, structural	Approximate date	Were permits ob-	Final inspections			
116	change, or alteration	of work	tained? (Yes/No/Un-	approvals obtained?			
			known)	(Yes/No/Unknown)			
147	BARN RENDVATION	2006	UNKNOWN	UNKNOWN			
148	Interior + Exterior						
130							
150							
151							
152							
				•			
141	☐ A sheet describing other addition	ons and alterations is	attached.				
Seller's	Initials WB Date 5.21.19 SPD Page	3 of 10 Buyer	's Initials	Date			

termine 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 ex pert 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 Storn 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. Buyer. 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 A well on the property Community water A holding tank 4. A cistem 6. A spring 7. Other 8. No water service (explain): (B) Bpass Valve (for properties with multiple sources of water) Does your water source have a bypass valve? 2. If "yes," is the bypass valve working? (C) Well 1. Has your well ever run dry? 2. Depth of Well Gallons per minute, _____, measured on (date) _ Is there a well used for something other than the primary source of drinking water? 5. If there is an unused well, is it capped? (D) Pumping and Treatment 1. If your drinking water source is not public, is the pumping system in working order? If "no," explain: 2. Do you have a softener, filter, or other treatment system? Is the softener, filter, or other treatment system lease? From whom? (E) General __ Test results: ___ 1. When was your water last tested?__ 2. Is the water system shared? With whom? (F) 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? Explain any "yes" answers in section 9, including the location and extent of any problem(s) and any repair or remediation efforts: 10. SEWAGE SYSTEM (A) General N/A 1. Is your property served by a sewage system (public, private or community)? 2. If "no," is it due to availability or permit limitations? 3. When was the sewage system installed (or date of connection, if public)? (B) Type Is your property served by: 1. Public (if "yes," continue to D throughG below) 2. Community (non-public) An individual on-lot sewage disposal system 4. Other, explain: ___

Note to Buyer: The PA Construction Code Act, 35 P.S. \$7210 et seq. (effective 2004), and local codes es tablish standards for building and altering properties, Buyers should check with the municipality to de



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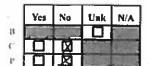
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213 Yes No Unk N/A 214 1 <t< th=""><th>(C) Individual On-lot Sewage Disposal System. Is your sewage system (check all that apply): 1. Within 100 feet of a well 2. Subject to a ten-acre permit exemption 3. A holding tank 4. A drainfield 5. Supported by a backup or alternate drainfield, sandmound, etc. 6. A cesspool 7. Shared 8. Other, explain: (D) Tanks and Service 1. Are there any metal/steel septic tanks on the Property? 2. Are there any ement/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? 5. Where are the septic tanks located? Seath Coene. of Rannet Coene. 6. How often is the on-lot sewage disposal system serviced? 7. When was the on-lot sewage disposal system last serviced? 8. Whoward 9. Who was the on-lot sewage disposal system and Septic 1. Are you aware of any abandoned septic systems or cesspools on your property? 9. Have these systems or cesspools been closed in accordance with the municipality's ordinance? 9. Sewage Pumps 1. Are there any sewage pumps located on the property? 9. What type(s) of pump(s)? 9. Are pump(s) in working order? 9. Who is responsible for maintenance of sewage pumps? 9. Are you aware of any past or present leaks, backups, or other problems relating to the sewage system and related items? Explain any "yes" answers in section 10, including the location and extent of any problem(s) and any</th></t<>	(C) Individual On-lot Sewage Disposal System. Is your sewage system (check all that apply): 1. Within 100 feet of a well 2. Subject to a ten-acre permit exemption 3. A holding tank 4. A drainfield 5. Supported by a backup or alternate drainfield, sandmound, etc. 6. A cesspool 7. Shared 8. Other, explain: (D) Tanks and Service 1. Are there any metal/steel septic tanks on the Property? 2. Are there any ement/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? 5. Where are the septic tanks located? Seath Coene. of Rannet Coene. 6. How often is the on-lot sewage disposal system serviced? 7. When was the on-lot sewage disposal system last serviced? 8. Whoward 9. Who was the on-lot sewage disposal system and Septic 1. Are you aware of any abandoned septic systems or cesspools on your property? 9. Have these systems or cesspools been closed in accordance with the municipality's ordinance? 9. Sewage Pumps 1. Are there any sewage pumps located on the property? 9. What type(s) of pump(s)? 9. Are pump(s) in working order? 9. Who is responsible for maintenance of sewage pumps? 9. Are you aware of any past or present leaks, backups, or other problems relating to the sewage system and related items? Explain any "yes" answers in section 10, including the location and extent of any problem(s) and any
244 247 4 248 2	II. 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
267 263 269 270	7. Other 8. Is your water heating a summer-winter hook-up (integral system, hot water from the boiler, etc.)? (B) How many water heaters are there? When were they installed? WKrow w (C) Are you aware of any problems with any water heater or related equipment? If "yes," explain: Date SPD Page 5 of 10 Buyer's Initials Date

372		13. HEATING SYSTEM
27.1	Yes No Unk N/A	(A) Fuel Type(s). Is your heating source (check all that apply):
2740		1. Electric
275	2 0 0 0	2. Natural gas
276		3. Fuel oil
277	1 0 0	4. Propane
27K		5. Geothermal
279	. 000	6. Coal
280		7. Wood
281	* 0 0 0	8. Other:
2N2	. We e	(B) System Type(s) (check all that apply):
283		1. Forced hot air
284		2. Hot water
286	: 	3. Heat pump 4. Electric baseboard
287		5. Steam
288	6 6 6	6. Radiant
289		
290		7. Wood stove(s) How many? 8. Coal stove(s) How many?
291	y	9. Other:
202	NAMES ASSUME VARIOUS PARTY.	(C) Status
291		1. When was your heating system(s) installed?
204	2 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	2. When was the heating system(s) last serviced?20/7
204	1 100000 100000 100000	3. How many heating zones are in the property?
296		4. Is there an additional and/or backup heating system? Explain:
297		(D) Fireplaces
278		1. Are there any fireplace(s)? How many?
200		2. Are all fireplace(s) working?
300		 Fireplace types(s) (wood, gas, electric, etc.): Were the fireplace(s) installed by a professional contractor or manufacturer's representative
3111		
302	5	5. Are there any chimney(s) (from a fireplace, water heater or any other heating system)?
101	6	6. How many chimney(s)? When were they last cleaned?
204	7 0 0 0 0	7. Are the chimney(s) working? If "no," explain:
305	E	(E) List any areas of the house that are not heated:
100		(F) Heating Fuel Tanks
107		1. Are you aware of any heating fuel tank(s) on the property?
708	, 0 0	2. Location(s), including underground tank(s):
109		3. If you do not own the tank(s), explain:
Viol		Are you aware of any problems or repairs needed regarding any item in section 13? If "yes," explain
311 312		14. AIR CONDITIONING SYSTEM
313		(A) Type(s). Is the air conditioning (check all that apply):
113	Yes No Unk N/A	1. Central air
US		2. Wall units
Ma		3. Window units
317		4. Other
118	5 H H H	5. None
tjo	AND THE RESERVE OF THE PARTY OF	(B) Status
120	1	1. When was the central air conditioning system installed?
121	2 3 3 3 3	2. When was the central air conditioning system last serviced?
122	3 6 6	3. How many air conditioning zones are in the property?
171	c	(C) List any areas of the house that are not air conditioned:
323	r 0 0	Are you aware of any problems with any item in section 14? If "yes," explain:
324		
126		15. ELECTRICAL SYSTEM
137	Yes No Unk N/A	(A) Type(s)
1210	. 0 0 0	1. Does the electrical system have fuses?
121	2 🔀 🔲 🗆	2. Does the electrical system have circuit breakers?
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(B)	What	is the	system	amperage?	200
ν-,				arribatabat	-

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

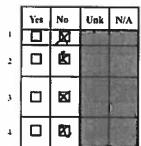
Are you aware of any problems or repairs needed in the electrical system? If "yes," explain:_

16. OTHER EQUIPMENT AND APPLIANCES

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

ltem	Yes	No		ltem	Yes	No
Electric garage door opener	阔			Trash compactor		政
Garage transmitters				Garbage disposal		
Keyless entry			SOE	Stand-alone freezer		
Smoke detectors				Washer		
Carbon monoxide detectors			B 300	Dryer		
Security alarm system				Intercom		
Interior fire sprinklers		12		Ceiling fans	E	
In-ground lawn sprinklers		7		A/C window units		
Sprinkler automatic timer				Awnings		K
Swimming pool		四	000	Attic fan(s)		
Hot tub/spa		X		Satellite dish		
Deck(s)		7.		Storage shed	Z)	
Pool/spa heater		Z		Electric animal fence		
Pool/spa cover		X		Other:		
Whirlpool/tub		X		1		
Poot/spa accessories		N		2		
Refrigerator(s)		四		3		
Range/oven		K		4,		
Microwave oven		B		5		
Dishwasher		X		6		

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



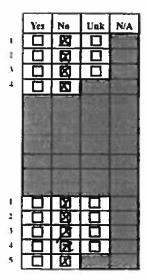
17. LAND/SOILS

(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 in surance 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 WB Date 5.21.19	SPD Page 7 of 10	Buyer's Initials	Date
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(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 of ordinances. Buyers are encouraged to investigate whether any agricultural operations covered by the Act operate in the vicinity of the property.

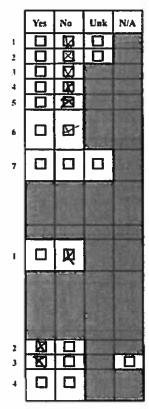
(C) Property Rights

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

- 1. Timber
- 2. Coal
- 3. Oil
- 4. Natural cas
- 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 un limited 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 mabe 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 o permanently conveys or manages storm water, including any basin, pond, ditch, drain, swale culvert, pipe or other feature?
- If "yes," are you responsible for maintaining or repairing that feature which conveys or man ages 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 othe reasons. In many cases, the easements do not restrict the ordinary use of the property, and Selle may not be readily aware of them. Buyers may wish to determine the existence of easements an restrictions by examining the property and ordering an Abstract of Title or searching the record 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.) o maintenance agreements?

Explain any "ves"	answers in section	18(B):		

	als WG	Date 5.21.19	SPD Page 8 of 10	Buyer's Initials	Date
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No Unk N/A Yes M 図 e

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, It 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:

	First Test	;	Second Test
Date			
Type of Test			
Results (picocuries/liter))		
Name of Testing Service			
	y radon removal system on whether it is in working ord		" list date installed an
Date Installed	Type of System	Provider	Working?
Lend Point			

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?
- 3. Are you aware of testing on the property for any other hazardous substances or environmental
- 4. 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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Yes

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No

Unk N/A

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?
- chuling a defect in title, that would prevent you

1		X			•	leed or conveying title to	the property?	i would prever	at you from giving a
				(B)	Financial				
ī		X			ments agai	inst the property that rem	ovement, condominium ain unpaid or of any viol: 15e restriction ordinance:	ations of zonin	g, housing, building.
2		À			obligation of this sale	, or other debt against th	dgment, encumbrance, li is property or Seller that (cannot be satis	
3.1	Ш	因.		1	3. Are you as	ware of any insurance cla	ims filed relating to the p	roperty?	
Seller's	Initial	sw	E	Date 5	21.19	SPD Page 9 of 10	Buyer's Initials		Date

Yes No Un	k N/A (C)	Legal	-tata on land laws or resultation	a calatina ta thi
: 🗆 🐯 🌆		 Are you aware of any violations of federal, property? 	siale, or local laws of regulation	s relating to thi
2 🗆 🗷	国 和科斯	2. Are you aware of any existing or threatened	legal action affecting the proper	пу?
	(D)	Additional Material Defects	110 C.	
· 🗆 💆 📗		I. Are you aware of any material defects to t disclosed elsewhere on this form?	ie property, dwelling, or fixture	s which are no
Land F. American	and the second	Note to Buyer: A material defect is a problem		
		it that would have a significant adverse impact unreasonable risk to people on the property. The		
		tem is at or beyond the end of the normal useful		
		system is not by itself a material defect.		- 100-201
		2. After completing this form, if Seller becom		
		property, including through inspection re Seller's Property Disclosure Statement and/o		
		are for informational purposes only.	dustriate inspection(s). These is	nsheemon rehori
	Explain	n any "yes" answers in section 20:		
ATTACHMENTS				
	re part of this Di	isclosure if checked:		
Seller's Prop		Statement Addendum (PAR Form SDA)		
8			····	
he undersigned Seller f Seller's knowledge. rty and to other real e ONTAINED IN THIS	Selfer hereby aut state licensees. S S STATEMENT.	the information set forth in this disclosure sta thorizes the Listing Broker to provide this inf SELLER ALONE IS RESPONSIBLE FOR TO Seller shall cause Buyer to be notified in write	ormation to prospective buyer HE ACCURACY OF THE INF ing of any information supplice	s of the prop- FORMATION
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This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of Realtors® (PAR).

PROPERTY FARM HOUSE at 22587 Covert Road, Orbisonia, PA 17243

SELLER William Giles

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INFORMATION REGARDING THE REAL ESTATE SELLER DISCLOSURE LAW

Generally speaking, the Real Estate Seller Disclosure Law (68 P.S. §7301 et seq.) requires that before an agreement of sale is signed, the seller in a residential real estate transfer must 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 othe transfer of an interest in real property where NOT LESS THAN ONE AND NOT MORE THAN FOUR RESIDENTIAL DWELLING UNITS are involved. The Law defines a number of exceptions where the disclosures do not have to be made:

- Transfers that are the result of a court order.
- 2. Transfers to a mortgage lender that result from a buyer's default and subsequent foreclosure sales that result from default.
- Transfers from a co-owner to one or more other co-owners.
 - Transfers made to a spouse or direct descendant.
 - 5. Transfers between spouses that result from divorce, legal separation, or property settlement.
- Transfers by a corporation, partnership or other association to its shareholders, partners or other equity owners as part of a plan o
 liquidation.
 - 7. Transfer of a property to be demolished or converted to non-residential use.
 - 8. Transfer of unimproved real property.
 - 9. Transfers by a fiduciary during the administration of a decedent estate, guardianship, conservatorship or trust.
 - 10. Transfers of new construction that has never been occupied when:
 - a. The buyer has received a one-year warranty covering the construction;
 - The building has been inspected for compliance with the applicable building code or, if none, a nationally recognized mode building code; and
 - c. A certificate of occupancy or a certificate of code compliance has been issued for the dwelling.

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 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.

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.

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.

Seller's Initials 45 Date SPD Page 1 of 10 Buyer's Initials Date	
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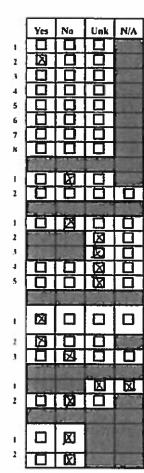


42	Yes No Unk N/A	1. SELLER'S EXPERTISE
41	CONTRACT VALUE OF	(A) Does Seller possess expertise in contracting, engineering, architecture, environmental assessment or
44	· □ Ø	other areas related to the construction and conditions of the property and its improvements?
45	в 🗆 🗷	(B) Is Seller the landlord for the property?
46	c 🔲 🔀	(C) Is Seller a real estate licensee?
47		Explain any "yes" answers in Section 1:
43		2. OWNERSHIP/OCCUPANCY
41)	Yes No Unk N/A	(A) Occupancy
\$0		1. When was the property most recently occupied? 2017
51	2 정 🗆	2. Was the Seller the most recent occupant? If "no," when did the Seller most recently occupy
51		the property? 3. How many persons most recently occupied the property?
7.8 54	· *** • • • • • • • • • • • • • • • • • •	(B) Role of Individual Completing This Disclosure. Is the individual completing this form:
55		The owner
ς,		2. The executor
57	3 1 1 1	3. The administrator
58	4 0 0	4. The trustee
44	, 000	5. An individual holding power of attorney
6(1)	c	(C) When was the property purchased? 1967
61	D 🔲 🗆 🗎	(D) Are you aware of any pets having lived in the house or other structures during your ownership?
6.3		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		I. Condominium
66		Homeowners association or planned community Cooperative
6d		4. Other type of association or community
60		(B) If "yes," how much are the fees? \$, paid (\[\sum Monthly) (\[\sum Quarterly) (\[\sum Yearly)
*H		(C) If "yes," are there any community services or systems that the association or community is re-
71	c 🗆 🗆 🔜	sponsible for supporting or maintaining? Explain:
7.2		
7.1	D The state of the	(D) If "yes," provide the following information about the association:
74		1. Community Name
34	2	2. Contact
76	3	Mailing Address Telephone Number
77 78	±	(E) How much is the capital contribution/initiation fee? \$
79		Notice to Buyer: A buyer of a resale unit in a condominium, cooperative, or planned community must receive
80		a copy of the declaration (other than the plats and plans), the hy-laws, the rules or regulations, and a certificate
81		of resale issued by the association in the condominium, cooperative, or planned community. Buyers may be
н2		responsible for capital contributions, initiation fees or similar one-time fees in addition to regular monthly
83		maintenance fees. The hayer will have the option of canceling the agreement with the return of all deposi
8.1		monies until the certificate has been provided to the huyer and for five days thereafter or until conveyance
84		whichever occurs first.
86		4. ROOF AND ATTIC
Н7	Yes No Unk N/A	(A) Installation
33		 When was the roof installed? Do you have documentation (invoice, work order, warranty, etc.)?
90		(B) Repair
91		Has the roof or any portion of it been replaced or repaired during your ownership?
92		2. If it has been replaced or repaired, was the existing roofing material removed?
93	FRANCE FRANCE PROPERTY SERVICE	(C) Issues
0.4		1. Has the roof ever leaked during your ownership?
92		2. Are you aware of any current/past problems with the roof, gutters, flashing or downspouts?
η_B		Explain any "yes" answers in section 4, including the location and extent of any problem(s) and any
97		repair or remediation efforts: ALL Replace 2018
05		
ர்ஓ.ர	ler's Initials W5	Date SPD Page 2 of 10 Buyer's Initials Date
Sei	re a minimala	ZED 1 age 2 OF 10 DUYER 5 INITIALSDUBLE

100 101 102 103 2 104 3 105 4 106 107 108 100 140 141 141 141 141 141 141	Yes No Unk N/A Image: Control of the control o	5. BASEMENTS AND CRAWLS (A) Sump Pump 1. Does the property have a 2. Does the property have a 3. If it has a sump pump, he 4. If it has a sump pump, is (B) Water Infiltration 1. Are you aware of any waspace? 2. Do you know of any repathe basement or crawl space? 2. Do you know of any repathe basement or crawl space? Explain any "yes" answers in this spenir or remediation efforts: 6. TERMITES/WOOD-DESTROMANIES (A) Status 1. Are you aware of any ten 2. Are you aware of any da (B) Treatment 1. Is your property currents and your property currents and you aware of any ten 2. Are you aware of any ten 2. Are you aware of any ten 2. Are you aware of any ten 3. It is your property currents and you aware of any ten 3. It is your property currents and you aware of any ten 3. It is your property currents and you aware of any ten 3. It is your property currents and you aware of any ten 3. It is your property currents and you aware of any ten 4. It is your property currents and your property currents are your aware of any ten 4. It is your property currents and your property currents are your aware of any ten 4. It is your property currents are your aware of any ten 4. It is your property currents are your aware of any ten 4. It is your property currents are your aware of any ten 4. It is your property currents are your aware y	a sump pit? If yes, how a sump pump? If yes, how as it ever run? the sump pump in work atter leakage, accumulation pairs or other attempts to pace? Sutters connected to a prection, including the local accumulation of the pace? WING INSECTS, DR mites/wood-destroying is amage caused by termited to the particle of th	cing order? on, or dampness within to control any water or tublic system? cation and extent of an array of the control of the control control control control control or treatments for the	affecting the property? sects, dryrot, or pests? mpany?
123 124 125 126 127 128 129 120 130 131 132 133 134 135 137 138 139 140 141 141 142 18	Yes No Unk N/A Image: Second control of the co	7. STRUCTURAL ITEMS (A) Are you aware of any past of walls, foundations, or other (B) Are you aware of any past of walls on the property? (C) Are you aware of any past of the roof, basement or crawl (D) Stucco and Exterior Synth 1. Is your property construt 2. Is your property construt Dryvit or synthetic stucce 3. If "yes," when was it insection for your aware of any defect Explain any "yes" answers in section remains or remediation efforts: 8. ADDITIONS/ALTERATIONS (A) Have any additions, structure ownership? Itemize and date (B) Are you aware of any privationing codes?	structural components? or present water infiltrati spaces? settle Finishing Systems eted with stucco? settle with an Exterior co, synthetic brick or systalled? storm, water or ice damats (including stains) in ton 7, including the local changes, or other alter all additions/alterations.	th driveways, walkway on in the house or othe s Insulating Finishing S nthetic stone? age to the property? Rooring or floor coveri ation and extent of an rations been made to the	ys, patios, or retaining r structures, other than ystem (EIFS), such as ngs? y problem(s) and any se property during your
134 145 146 147 149 151 151 153	Complete New Si	Idition, structural ange, or alteration Exterior UPG vale Ling, Soffit, Spouting A sheet describing other addition Date SPD Page		Were permits obtained? (Yes/No/Unknown) LAN KNOWN) attached.	Final inspections/ approvals obtained? (Yes/No/Unknown)

tablish 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 Storn 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 8. No water service (explain): (B) Bpass Valve (for properties with multiple sources of water) Does your water source have a bypass valve? 2. If "yes," is the bypass valve working? (C) Well Has your well ever run dry? 2. Depth of Well 3. Gallons per minute, _____, measured on (date) _ Is there a well used for something other than the primary source of drinking water? 5. If there is an unused well, is it capped? (D) Pumping and Treatment If your drinking water source is not public, is the pumping system in working order? If "no," explain: 2. Do you have a softener, filter, or other treatment system? 3. Is the softener, filter, or other treatment system lease? From whom? (E) General __ Test results: ___ When was your water last tested? 2. Is the water system shared? With whom? (F) Issues Are you aware of any leaks or other problems, past or present, relating to the water supply, pumping system, and related items? 2. Have you ever had a problem with your water supply? Explain any "yes" answers in section 9, including the location and extent of any problem(s) and any repair or remediation efforts: 10. SEWAGE SYSTEM N/A (A) General Is your property served by a sewage system (public, private or community)? If "no," is it due to availability or permit limitations? When was the sewage system installed (or date of connection, if public)? (B) Type Is your property served by: Public (if "yes," continue to D throughG below) Community (non-public) An individual on-lot sewage disposal system Other, explain: _____

Note to Buyer: The PA Construction Code Act, 35 P.S. §7210 et seq. (effective 2004), and local codes es-



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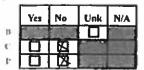
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Unk

211 Yes No Unk N/A 214 1	(C) Individual On-lot Sewage Disposal System. Is your sewage system (check all that apply): 1. Within 100 feet of a well 2. Subject to a ten-acre permit exemption 3. A holding tank 4. A drainfield
218 5	5. Supported by a backup or alternate drainfield, sandmound, etc. 6. A cesspool 7. Shared 8. Other, explain: (D) Tanks and Service 1. Are there any metal/steel septic tanks on the Property?
224	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? 5. Where are the septic tanks located? North of house 6. How often is the on-lot sewage disposal system serviced? 7. When was the on-lot sewage disposal system last serviced?
236 231 232 233 234 235 230	(E) Abandoned Individual On-lot Sewage Disposal Systems and Septic 1. Are you aware of any abandoned septic systems or cesspools on your property? 2. Have these systems or cesspools been closed in accordance with the municipality's ordinance? (F) Sewage Pumps 1. Are there any sewage pumps located on the property? 2. What type(s) of pump(s)? 3. Are pump(s) in working order?
217 218 210 240 241 242	 4. Who is responsible for maintenance of sewage pumps? (G) Issues 1. Is any waste water piping not connected to the septic/sewer system? 2. Are you aware of any past or present leaks, backups, or other problems relating to the sewage system and related items? Explain any "yes" answers in section 10, including the location and extent of any problem(s) and any
243	repair or remediation efforts:
245 240 247 248 249 249 259 259 252 261 254 257	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:
250	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, cic.); (B) How many water heaters are there? When were they installed? ((A) ((A) ((A) ((A) ((A) ((A) ((A) ((
Seller's Initials WG	DateDateDateDateDateDate

27.2		13. HEATING SYSTEM
271	Yes No Unk N/A	(A) Fuel Type(s). Is your heating source (check all that apply):
174		1. Electric
275		2. Natural gas
376 3		3. Fuel oil
277 4		4. Propane
27K 5		5. Geothermal
179 6		6. Coal
280 7		7. Wood 10 11 11 0 11 0 1
381 8		7. Wood 8. Other: Back UP Heat Punif
282		(B) System Type(s) (check all that apply):
281		1. Forced hot air
284 2		2. Hot water
285		3. Heat pump
286		4. Electric baseboard
287 5		5. Steam
288 6		6. Radiant
289 7		7. Wood stove(s) How many? 8. Coal stove(s) How many?
290 38		8. Coal stove(s) How many?
291 9		9. Other:
29.2	Sept and the sept and	(C) Status
291 1		1. When was your heating system(s) installed? 2. When was the heating system(s) last serviced? 2017
294 2	建筑 多层等	2. When was the heating system(s) last serviced? 2017
29.5	機能 制造 コープラウ	3. How many heating zones are in the property?
296		4. Is there an additional and/or backup heating system? Explain: ** ** ** ** ** ** ** ** ** ** ** ** **
297	100 to 10	(D) Fireplaces
298 1		1. Are there any fireplace(s)? How many?
299 2	0000	2. Are all fireplace(s) working?
uni 3		
titi 4		 3. Fireplace types(s) (wood, gas, electric, etc.):
302 5		5. Are there any chimney(s) (from a fireplace, water heater or any other heating system)?
ti) 1 6		6. How many chimney(s)? / When were they last cleaned?
3(4)		7. Are the chimney(s) working? If "no," explain:
\0 F		(E) List any areas of the house that are not heated:
10b	Miles Cox Specification	(F) Heating Fuel Tanks
107	M C	I. Are you aware of any heating fuel tank(s) on the property?
ton 2		2. Location(s), including underground tank(s):
100 3	\$350 \$200 person	3. If you do not own the tank(s), explain:
VIII P		Are you aware of any problems or repairs needed regarding any item in section 13? If "yes," explain
311		
11.2		14. AIR CONDITIONING SYSTEM
13.3	Yes No Unk N/A	(A) Type(s). Is the air conditioning (check all that apply):
113 1		1. Central air
114 2	HH	2. Wall units
346 1	HAHAHA	3. Window units
47.	HHHH	4. Other
V(3) 5		5. None
t(j)	100 Total 2005 2000	(B) Status
120 1		1. When was the central air conditioning system installed?
121 2		2. When was the central air conditioning system last serviced?
122 3		3. How many air conditioning zones are in the property?
121 C	HIA	(C) List any areas of the house that are not air conditioned: SUN PORCIN
324 P		Are you aware of any problems with any item in section 14? If "yes," explain:
126		
126		15. ELECTRICAL SYSTEM
127	Yes No Unk N/A	(A) Type(s)
128 1		1. Does the electrical system have fuses?
1311 2		Does the electrical system have circuit breakers?
-		The second of th
	, a	<u> </u>
Seller's	Initials 山G	Date SPD Page 6 of 10 Buyer's Initials Date



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(B) What is the system amperage?

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

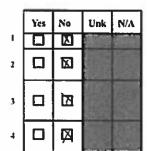
Are you aware of any problems or repairs needed in the electrical system? If "yes," explain:

16. OTHER EQUIPMENT AND APPLIANCES

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

ourchase of the Property.		_	-		71 116	
Item	Yes	No		ltem	Yes	No
Electric garage door opener				Trash compactor		
Garage transmitters				Garbage disposal		
Keyless entry				Stand-alone freezer		
Smoke detectors				Washer	Ø	
Carbon monoxide detectors			NEW YORK	Dryer	X	
Security alarm system	[2]			Intercom		
Interior fire sprinklers				Ceiling fans		
In-ground lawn sprinklers			950	A/C window units		
Sprinkler automatic timer				Awnings		
Swimming pool			Real Property	Attic fan(s)		
Hot tub/spa				Satellite dish		
Deck(s)				Storage shed	図	
Pool/spa heater				Electric animal fence		
Pool/spa cover			1525	Other:		
Whirlpool/tub				1		
Pool/spa accessories				2		
Refrigerator(s)	X			3		
Range/oven	Ø		200	4		
Microwave oven				5		
Dishwasher	[2]			6		

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



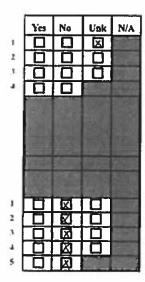
17. LAND/SOILS

(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 or 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 in surance 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 WG Date	SPD Page 7 of 10	Buyer's Initials	Date
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(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:

- 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
- Agricultural Area Security Law 3 P.S. §901 et seq. (Development Rights)
- 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 o ordinances. Buyers are encouraged to investigate whether any agricultural operations covered by the Act operate in the vicinity of the property.

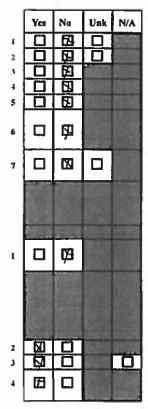
(C) Property Rights

Are you aware of the transfer, sale and/or lease of any of the following property rights (by you o 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 undimited 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 make 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 o 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 man ages 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

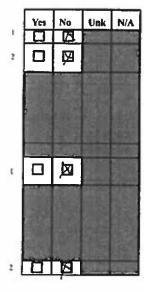
Are you aware of any encroachments, boundary line disputes, or easements affecting the property?

Note to Buyer: Most properties have easements running across them for utility services and othe reasons. In many cases, the easements do not restrict the ordinary use of the property, and Selle may not be readily aware of them. Buyers may wish to determine the existence of easements an restrictions by examining the property and ordering an Abstract of Title or searching the record 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.) o maintenance agreements?

Explain any "yes" answers in section 18(B):_	KIGHT	08	way	
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Seller's Initials W6 Date	SPD Page 8 of 10	Buyer's Initials	Date



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19. HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES

- (A) Mold and Indoor Air Quality (other than radon)
 - 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. I, 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 IAO 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:

	First Test	S	econd Test
Date			
Type of Test			
Results (picocuries/liter)			
Name of Testing Service			
2. Are you aware of any	radon removal system on i	the property? If "yes,"	list date installed and
type of system, and v	vhether it is in working orde	er below:	
Date Installed	Type of System	Provider	Working?

(C) Lead Paint

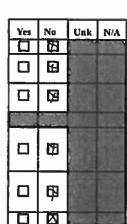
If property was constructed, or if construction began, before 1978, you must disclose any knowledge of, and records and reports about, lead-based paint on the property.

- 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?
 - 3. Are you aware of testing on the property for any other hazardous substances or environmental concerns?
 - 4. Are you aware of any other hazardous substances or environmental concerns that might impact upon the property?

Explain any "yes" answers in section 19:



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?

 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

402	safety or fire ordinances or other use restriction ordinances that remain uncorrected?
474 2 GB	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?
496	3. Are you aware of any insurance claims filed relating to the property?
Seller's Initials WG Date	SPD Page 9 of 10 Buyer's Initials Date

498 499 500 501 502 503 504 505 505 507 510 511 542 513	(C) Legal 1. Are you aware of any violations of federal, state, or local laws or regulations relating to property? 2. Are you aware of any existing or threatened legal action affecting the property? (D) Additional Material Defects 1. Are you aware of any material defects to the property, dwelling, or fixtures which and disclosed elsewhere on this form? Note to Buyer: A material defect is a problem with a residential real property or any porticit that would have a significant adverse impact on the value of the property or that involve unreasonable risk to people on the property. The fact that a structural element, system or system is not by itself a material defect. 2. After completing this form, if Seller becomes aware of additional information about property, including through inspection reports from a buyer, the Seller must update Seller's Property Disclosure Statement and/or attach the inspection(s). These inspection reare for informational purposes only. Explain any "yes" answers in section 20:	e no on o es ar bsys sub t the
515 516	ATTACHMENTS	<u> </u>
518 519 520	(A) The following are part of this Disclosure if checked: Seller's Property Disclosure Statement Addendum (PAR Form SDA)	
521		_
522		
527 W	ONTAINED IN THIS STATEMENT. Seller shall cause Buyer to be notified in writing of any information supplied on this foich is rendered inaccurate by a change in the condition of the property following completion of this form. LLER DATE 5,2(,19) LLER DATE	
	LLER DATE	_
S	LLER DATE	
534	EXECUTOR, ADMINISTRATOR, TRUSTEE SIGNATURE BLOCK according to the provisions of the Real Estate Seller Disclosure Law, the undersigned executor, administrator or trustee is not require fill out a Seller's Property Disclosure Statement. The executor, administrator or trustee, must, however, disclose any known material	d al
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130	RECEIPT AND ACKNOWLEDGEMENT BY BUYER	_
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	he undersigned Buyer acknowledges receipt of this Disclosure Statement. Buyer acknowledges that this Statement is not arranty and that, unless stated otherwise in the sales contract, Buyer is purchasing this property in its present condition. I	
(18) (19)	arranty and that, unless stated otherwise in the sales contract, Buyer is purchasing this property in its present condition. Its Buyer's responsibility to satisfy himself or herself as to the condition of the property. Buyer may request that the propert	lt y
(18) (19)	arranty and that, unless stated otherwise in the sales contract, Buyer is purchasing this property in its present condition.	lt [
(19 (19 (10)	arranty and that, unless stated otherwise in the sales contract, Buyer is purchasing this property in its present condition. Its Buyer's responsibility to satisfy himself or herself as to the condition of the property. Buyer may request that the propert	lt [
619 630 641	arranty and that, unless stated otherwise in the sales contract, Buyer is purchasing this property in its present condition. Buyer's responsibility to satisfy himself or herself as to the condition of the property. Buyer may request that the propert e inspected, at Buyer's expense and by qualified professionals, to determine the condition of the structure or its component	lt [