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

PROPERTY	222 Will	St. New	GALEM PA	
SELLER_	BERNADETT &	M. KROLL	ESTATE	

INFORMATION REGARDING THE REAL ESTATE SELLER DISCLOSURE LAW

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

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

This Statement discloses Seller's knowledge of the condition of the Property as of the date signed by Seller and is not a substitute for any inspections or warranties that Buyer may wish to obtain. This Statement is not a warranty of any kind by Seller or a warranty or 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.

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

- 1. Transfers by a fiduciary during the administration of a decedent estate, guardianship, conservatorship or trust.
 - 2. Transfers as a result of a court order.

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

COMMON LAW DUTY TO DISCLOSE

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

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

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Seller's Initials _	/ P	_Date_	12-13.	SPD Page 1 of 11	Buyer's Initials	Date
Ponnsylvania Association of Pealtons'	l				COPYRIGHT PENNSYLVANIA A	SSOCIATION OF REALTORS® 2021 rev. 3/21; rel. 7/21

	LLER'S EXPERTISE		Yes	No	Unk	N/A
(A)	Does Seller possess expertise in contracting, engineering, architecture, environmental assessment or					
(71)	other areas related to the construction and conditions of the Property and its improvements?	А				
(B)	Is Seller the landlord for the Property?	В	*************			
	Is Seller a real estate licensee?	C	eliterana antahannya			
Exp	lain any "yes" answers in Section 1:					
OW	NERSHIP/OCCUPANCY					
	Occupancy		Yes	No	Unk	N/A
		ΑI				
	2. By how many people?	A2				
		Α3				
(D)		A4		13,4		
(B)	Role of Individual Completing This Disclosure. Is the individual completing this form:			機製		
		B1				
	2 The township	B2		 		
	A A mind divide a 1 to 1 divide a 1 di	B3		 	The same	
(C)	When was the Property acquired?	B4 C		44	以上在 多能	
(D)	List any animals that have lived in the residence(s) or other structures during your ownership:	(,		I and the second	L	
EX	plain Section 2 (if needed):					************
CO	NDOMINIUMS/PLANNED COMMUNITIES/HOMEOWNERS ASSOCIATIONS					
(A)	Disclosures for condominiums and cooperatives are limited to Seller's particular unit(s). Disclosures					
,	regarding common areas or facilities are not required by the Real Estate Seller Disclosure Law.					
(B)	Type. Is the Property part of a(n):	ſ	Yes	No	Unk	N/A
	1 Condominium	BI		***************************************		5,275.5
	2. Homovymore aggainstics and a second secon	B2				
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		B4				
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(D) (E)	If "yes," how much are the fees? \$	B4 C D				
(D) (E)	If "yes," how much are the fees? \$	B4 C D E1 E2				
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BASEMENTS AND CRAWL SPACES A) Sump Pump 1. Does the Property have a sump pit? If "yes," how many? 2. Does the Property have a sump pump? If "yes," how many? 3. If it has a sump pump, has it ever run? 4. If it has a sump pump, has it ever run? 4. If it has a sump pump in be sump pump in working order? B) Water Infiltration 1. Are you aware of any past or present water leakage, accumulation, or dampness within the basement or crawl space? 2. Do you know of any repairs or other attempts to control any water or dampness problem in the basement or crawl space? 3. Are the downspouts or gutters connected to a public sewer system? Explain any "yes" answers in Section 5. Include the location and extent of any problem(s) and any repair or remediation of the name of the person or company who did the repairs and the date they were done: **TERMITES/WOOD-DESTROYING INSECTS, DRYROT, PESTS** A) Status 1. Are you aware of past or present dryrot, termites/wood-destroying insects or other pests on the Property? 2. Are you aware of any damage caused by dryrot, termites/wood-destroying insects or other pests? 3. If yes a way are of any termite/pest control company? 3. It is the Property currently under contract by a licensed pest control company? 4. Are you aware of any termite/pest control reports or treatments for the Property? 5. Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations or other structural componentis? B) Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations or other structural componentis? B) Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations or other structural componentis? B) Are you aware of any past or present water infiltration in the house or other structures, other than the roof(s), basement or crawl space(s)? C) Are you aware of any past and location(s). B) Treatment of the Property constructed with stucco or an Exteri	Explain any "yes" answers in Section 4. Include the location and the name of the person or company who did the repairs and the						
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	Check yes, no, unknown (unk) or not applicable (N/A) for each queroperty. Check unknown when the question does apply to the Property					
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1-1						
175	☐ A sheet describing other additions and al	tarations is attached		Yes	In Their	TALLA
1~4	(B) Are you aware of any private or public architectural review con	ntrol of the Property of	her than zoning	Yes	No Unk	N/A
1 " ==	codes? If "yes," explain:	ntion of the Property of	B			
16	Note to Buyer: The PA Construction Code Act, 35 P.S. §7210 et seq. (e	effective 2004), and loca	al codes establish sta	ndards	or buildi	ing and
1 ~~ (altering properties. Buyers should check with the municipality to deter	mine if permits and/or a	approvals were neces	sarv foi	disclose	ed work
1740	and if so, whether they were obtained. Where required permits were no	ot obtained, the municip	pality might require i	he curre	nt owner	r to un-
1"48	grade or remove changes made by the prior owners. Buyers can have th	ne Property inspected b	v an expert in codes o	ompliar	ice to det	termine
100 1	if issues exist. Expanded title insurance policies may be available for	Buvers to cover the ri	sk of work done to ti	ne Prope	erty by m	revious
:31 (owners without a permit or approval.		,, ,, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	ιο τιορι	,, ,, ,, p,	Crititi
1817	Note to Buyer: According to the PA Stormwater Management Act, ed	ach municipality must	enact a Storm Wate	r Manas	rement P	lan for
The C	drainage control and flood reduction. The municipality where the Prop	perty is located may im	pose restrictions on .	impervio	us or sei	mi-per-
180	vious surfaces added to the Property. Buyers should contact the local	office charged with or	verseeing the Stormy	ater Mo	ınagemer	nt Plan
1851	to determine if the prior addition of impervious or semi-pervious area.	s, such as walkways, de	ecks, and swimming	vools, m	ight affe	ct your
	ability to make future changes.					
	9. WATER SUPPLY					
188	(A) Source. Is the source of your drinking water (check all that appl.1. Public	oly):		Yes 1	No Unk	N/A
190	2. A well on the Property		.41			
101	3. Community water		.Α.2			
192	4. A holding tank		.43			
19;	5. A cistern		.\4		_	100
194	6. A spring		A5 A6			
195	7. Other		1.7			
} 9(,	8. If no water service, explain:					
197	(B) General					
1335	1. When was the water supply last tested?		B1			
199	l'est results:					
201	2. Is the water system shared?3. If "yes," is there a written agreement?		В2			
302	4. Do you have a softener, filter or other conditioning system?)	В3			
:015	5. Is the softener, filter or other treatment system leased? From	n whom?	B4			
1(14	6. If your drinking water source is not public, is the pumping	system in working orde	er? If "no."			-
205	avnlain.		B6			
206	(C) Bypass Valve (for properties with multiple sources of water)			100		
3.07	1. Does your water source have a bypass valve?		Ct			
200	2. If "yes," is the bypass valve working?(D) Well		C2			
220	1. Has your well ever run dry?				MA ALL	
311			DI			
13.7	 Depth of well Gallons per minute:, measured on (date) 		D2			
315	4. Is there a well that is used for something other than the prir	nary source of drinking	water? D3			1 010 H
11:	If "yes," explain	J Strinkille	,			
715	5. If there is an unused well, is it capped?					4
	bar		notes g			
316	Seller's Initials Date 12-13-23 SPD Page	4 of 11 D	. Initial:	n	4	
	Jane J SPD Page	on in Buyer's	s Initials	Da	ıe	

(E) Iss	sues		Yes	No	Un
1.	Are you aware of any leaks or other problems, past or present, relating to the water supply,				
	pumping system and related items?	EI			
	Have you ever had a problem with your water supply?	E2	-		<u> </u>
	in any problem(s) with your water supply. Include the location and extent of any problem(s) a			pair (r re
tion ef	forts, the name of the person or company who did the repairs and the date the work was done	e:	·····	····	
CITY NU A	CE CVOTEM		******************	***************************************	
SEWA (A) G	AGE SYSTEM		Yes	No	Ur
	Is the Property served by a sewage system (public, private or community)?		res	100	101
	If "no," is it due to unavailability or permit limitations?	Al	<u> </u>	<u> </u>	╁
3	When was the sewage system installed (or date of connection, if public)?	A2.			-
4.	Name of current service provider, if any:	A3			-
	/pe Is your Property served by:	A4			1000
	Public	B1		36,000,000	100000
	Community (non-public)	B2			T
	An individual on-lot sewage disposal system	В3		†	T
	Other, explain:	B4		†	\vdash
	dividual On-lot Sewage Disposal System. (check all that apply):			CONTRACT OF STREET	
	Is your sewage system within 100 feet of a well?	CI			T
	Is your sewage system subject to a ten-acre permit exemption?	C2			
	Does your sewage system include a holding tank?	C3			
	Does your sewage system include a septic tank?	C4			<u> </u>
	Does your sewage system include a drainfield?	C5			
	Does your sewage system include a sandmound?	C6			<u> </u>
	Does your sewage system include a cesspool?	C7			-
	Is your sewage system shared?	C8			
	Is your sewage system any other type? Explain:	C9		ļ	╄
	Is your sewage system supported by a backup or alternate system?	C10		No. at Const.	
	Are there any metal/steel septic tanks on the Property?	*			
	Are there any cement/concrete septic tanks on the Property?	DI		 	
	Are there any fiberglass septic tanks on the Property?	D2 D3		 	╁
	Are there any other types of septic tanks on the Property? Explain	D4		<u> </u>	+
5	Where are the sentic tanks located?	D5		A STATE OF	\vdash
6.	When were the tanks last pumped and by whom?	170			
		D6		964V.1	
(E) Al	pandoned Individual On-lot Sewage Disposal Systems and Septic		1974		
1.	Are you aware of any abandoned septic systems or cesspools on the Property?	EI			
2.	If "yes," have these systems, tanks or cesspools been closed in accordance with the municipality's				
(T) C	ordinance?	E2			
	wage Pumps				
7	Are there any sewage pumps located on the Property?	FI			-
3	If "yes," where are they located?	F2			-
	What type(s) of pump(s)?Are pump(s) in working order?	F3			-
5.	Who is responsible for maintenance of sewage pumps?	F4		(1-97)	-
		F5			
(G) Iss	Sues			1000	
1.	How often is the on-lot sewage disposal system serviced?	GI			
2.	How often is the on-lot sewage disposal system serviced?				
		G2	1021		
	Is any waste water piping not connected to the septic/sewer system?	G3			
4.	Are you aware of any past or present leaks, backups, or other problems relating to the sewage				
	system and related items?	G4	<u></u>	<u></u>	
	nitials Date 1273.23 SPD Page 5 of 11 Buyer's Initials				

Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered. Explain any "yes" answers in Section 10. Include the location and extent of any problem(s) and any repair or remediation efforts, the name of the person or company who did the repairs and the date the work was done: _ 1. PLUMBING SYSTEM (A) **Material(s).** Are the plumbing materials (check all that apply): Yes No Unk N/A Al 2. Galvanized 12 3. Lead A3 4. PVC 14 5. Polybutylene pipe (PB) 15 6. Cross-linked polyethyline (PEX) A6 A7 (B) Are you aware of any past or present problems with any of your plumbing fixtures (e.g., including but not limited to: kitchen, laundry, or bathroom fixtures; wet bars; exterior faucets; etc.)? 290 If "yes," explain: 391 193 12. DOMESTIC WATER HEATING Yes (A) **Type(s).** Is your water heating (check all that apply): No Unk N/A 1. Electric Al 196 2. Natural gas 12 3. Fuel oil A34. Propane 14 If "yes," is the tank owned by Seller? 100 5(11) If "yes," is the system owned by Seller? 6. Geothermal 7. Other (B) System(s) How many water heaters are there? 311 Tanks 311 2. When were they installed? B2 3. Is your water heater a summer/winter hook-up (integral system, hot water from the boiler, etc.)? 108 (C) Are you aware of any problems with any water heater or related equipment? 40 If "yes," explain: 113. HEATING SYSTEM (A) Fuel Type(s). Is your heating source (check all that apply): Yes No Unk 1. Electric AL 2. Natural gas 3. Fuel oil A3 4. Propane 14 If "yes," is the tank owned by Seller? 5. Geothermal 15 6. Coal A6 121 7. Wood A7 8. Solar shingles or panels A8 If "yes," is the system owned by Seller? 9. Other: (B) System Type(s) (check all that apply): 1. Forced hot air BI 2. Hot water 132 3. Heat pump B3 4. Electric baseboard 5. Steam 3,511 B5 321 6. Radiant flooring 136 7. Radiant ceiling Date 12-13, 23 SPD Page 6 of 11 Buyer's Initials Date

Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered. Yes No Unk 8. Pellet stove(s) 18 How many and location? 9. Wood stove(s) How many and location? 10. Coal stove(s) 1 3 (How many and location? 11. Wall-mounted split system(s) B11 How many and location? 1.13 12. Other: 13. If multiple systems, provide locations B13 (C) Status 1. Are there any areas of the house that are not heated? CI If "yes," explain: 2. How many heating zones are in the Property? 3. When was each heating system(s) or zone installed? C3 4. When was the heating system(s) last serviced? 5. Is there an additional and/or backup heating system? If "yes," explain: C5 6. Is any part of the heating system subject to a lease, financing or other agreement? C6 If "yes," explain: (D) Fireplaces and Chimneys 1. Are there any fireplaces? How many? 2. Are all fireplaces working? D2 3. Fireplace types (wood, gas, electric, etc.): 7.61 4. Was the fireplace(s) installed by a professional contractor or manufacturer's representative? 1)4 5. Are there any chimneys (from a fireplace, water heater or any other heating system)? 1)5 6. How many chimneys? 1)6 7. When were they last cleaned? 1)7 8. Are the chimneys working? If "no," explain: :65 (E) Fuel Tanks 1. Are you aware of any heating fuel tank(s) on the Property? 2. Location(s), including underground tank(s):__ E2 3. If you do not own the tank(s), explain: 16:41 E3 (F) Are you aware of any problems or repairs needed regarding any item in Section 13? If "yes," explain: 372 14. AIR CONDITIONING SYSTEM (A) **Type(s)**. Is the air conditioning (check all that apply): 1. Central air 37.1 a. How many air conditioning zones are in the Property?_____ b. When was each system or zone installed? 11 c. When was each system last serviced? 2. Wall units How many and the location? 7.74 3. Window units How many? 1301 4. Wall-mounted split units How many and the location? 5. Other 319.6 (B) Are there any areas of the house that are not air conditioned? If "y (C) Are

If "yes," explain:	The state of the s					
(C) Are you aware of any problems with any item	in Section 14? If "yes,"	explain:	с			
Seller's Initials Date 13-17. 23	SPD Page 7 of 11	Buyer's Initials	1	Date	•	

	c yes, no, unknown (unk) or no rty. Check unknown when the quo												
2012 15 FI	ECTRICAL SYSTEM			***************************************			***************************************						-
										T.,	T	1	T1
	Type(s)	C	0							Yes	No	Unk	N/A
103	1. Does the electrical system b				.0				D.	\ I			
10(1	2. Does the electrical system b			oreakers	S?				p.f	\2		ļ	
100	3. Is the electrical system sola				10				.3	\3	TO 100000000		70177
199	a. If "yes," is it entirely or					ease, financing or other agreer	40	LCII	_ ;	3 a		ļ	
193	explain:	me sys	stem s	ubject	to a n	ease, mancing or other agreed	nent?	II 'ye	S,				
	What is the system amperage?							************	:	36			
	Are you aware of any knob and	tubor			D	Contract O				В			
	Are you aware of any problems						1			C	-		
302 (D)	Are you aware or any problems	or rep	ans n	eeded 1	in the	electrical system? If yes, ex	piain:	***************************************					
	THER EQUIPMENT AND AI	PLIA	NCE	2.6	***************************************					D			
	THIS SECTION IS INTEN				IFV	PROBLEMS OR REPAIR	Sand	must	he cor	nnletec	for e	ich ite	m that
-10.	will, or may, be included with	the Pro	pperty	. The te	erms	of the Agreement of Sale nego	otiated	hetw	een Bi	iver ar	d Sell	er will	deter-
1015	mine which items, if any, are in	cluded	in the	e purcha	ase of	the Property THE FACT TI	HAT	ANIT	FMI	SLIS	TED I	OES	NOT
489	MEAN IT IS INCLUDED I	NTH	E AG	REEM	IENT	OF SALE.		***		U LILO	KLID I	70110	1101
(B)	Are you aware of any problems												
1) i	Item	Yes	No	N/A		Item	Yes	No	N/A				
117	A/C window units	1	1.10	1 11112		Pool/spa heater	1 63	110	1474				
413	Attic fan(s)	<u> </u>			*******	Range/oven		<u> </u>					
17.5	Awnings	†				Refrigerator(s)		<u> </u>					
146	Carbon monoxide detectors	<u> </u>				Satellite dish							
-116	Ceiling fans					Security alarm system		<u> </u>					
117	Deck(s)					Smoke detectors				6			
115	Dishwasher	<u> </u>	<u> </u>			Sprinkler automatic timer			-				
114	Dryer	 				Stand-alone freezer	-						
120	Electric animal fence	 				Storage shed	 						
521	Electric garage door opener	 				Trash compactor	 	 	-				
-J. ?	Garage transmitters					Washer	<u> </u>						
1.73	Garbage disposal	\vdash				Whirlpool/tub	 						
42.4	In-ground lawn sprinklers	 				Other:		 	<u> </u>				
434	Intercom	<u> </u>			1117	11.							
424	Interior fire sprinklers	 				2.							
137	Keyless entry					3.		 	<u> </u>				
438	Microwave oven	 				4.		<u> </u>					
439	Pool/spa accessories				Total Control	5.							
1.40	Pool/spa cover	†				6.	 						
(C)	Explain any "yes" answers in	Section	on 16:					L	L				
433							,						************
63 17. PO	OLS, SPAS AND HOT TUB	3								Yes	No	Unk	N/A
4.54 (A)	Is there a swimming pool on the	e Prop	erty?	If "yes,"	":					A	1,0	Onk	. WA
155	Above-ground or in-ground Saltwater or chlorine?	?		-					,t	. 1			92403403
1,50	2. Bartwater of emornic:								,	.2			
1.3"	3. If fleated, what is the near so	mrce/							Ą	13			
438	4. Vinyl-lined, fiberglass or co	ncrete	-linec	[?					ß	4			
134	3. What is the depth of the sw	ımmın,	g poo.	l?					ß	15			
(40)	6. Are you aware of any probl								Ą	16			
.1.11	7. Are you aware of any problem	ems w	ith ar	ny of th	e swi	mming pool equipment (cover	filter	, ladd	er,	-	 		
442	lighting, pump, etc.)?								À	.7			
	Is there a spa or hot tub on the l									В	1		
1-1-4	1. Are you aware of any probl									31	1		
1 1 2	2. Are you aware of any prob	lems v	vith a	ny of the	he sp	a or hot tub equipment (steps	, light	ing, je	ets,				
i-lu	cover, etc.)?								ŀ	32			
	Explain any problems in Sect	ion 17	:	~~~~				·····					
.4.45.	- hv	***************************************						***************************************					
449 Seller'	s Initials Date	12.1	3 -	23	CDD	Page 8 of 11 Buyer's	Tr. 242	. Lo			D - 4		
	/ Datt_	, (SID	Page 8 of 11 Buyer's	1111111				Date_		

	es, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a que Check unknown when the question does apply to the Property but you are not sure of the answer. All que				
18. WIN	DOWS	Ye	s No	Unk	N/A
(A) H	ave any windows or skylights been replaced during your ownership of the Property?	A			
(B) A	re you aware of any problems with the windows or skylights?	В			
	in any "yes" answers in Section 18. Include the location and extent of any problem(s) and an			aceme	nt or
	diation efforts, the name of the person or company who did the repairs and the date the work w	as don	e:		
40 × 4 × 7	NICOTY C				
19. LAN		Ye	s No	Unk	N/A
	Are you expensed from fill on a grant of a part of a December 1	Al	3 110	UIIK	14/7
	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?	A2			
	Are you aware of sewage sludge (other than commercially available fertilizer products) being				
5	spread on the Property?	A3			N - GA
	Have you received written notice of sewage sludge being spread on an adjacent property?	A4		25 0 5 5 5 5 5 5 5	
5	Are you aware of any existing, past or proposed mining, strip-mining, or any other excavations on	*********			
	the Property?	A5			
Λ	ote to Buyer: The Property may be subject to mine subsidence damage. Maps of the counties and mi	nes wh	ere min	e subs	idenc
d	amage may occur and further information on mine subsidence insurance are available through De	partme	nt of E	ıvironı	nenta
P	rotection Mine Subsidence Insurance Fund, (800) 922-1678 or ra-epmsi@pa.gov.	•			
	referential Assessment and Development Rights				
Is	the Property, or a portion of it, preferentially assessed for tax purposes, or subject to limited devel-				T
	pment rights under the:	Ye	s No	Unk	N/A
1	Farmland and Forest Land Assessment Act - 72 P.S.§5490.1, et seq. (Clean and Green Program)	B1		 	
2	Open Space Act - 16 P.S. §11941, et seq.	132		 	
	Agricultural Area Security Law - 3 P.S. §901, et seq. (Development Rights)	В3	_	 	
	Any other law/program:	B4		<u></u>	
N	Tote to Buyer: Pennsylvania has enacted the Right to Farm Act (3 P.S. § 951-957) in an effort to lin	iit the o	circums	tances	unde
И	thich agricultural operations may be subject to nuisance suits or ordinances. Buyers are encouraged	to inve	estigate	wheth	er an
	gricultural operations covered by the Act operate in the vicinity of the Property. roperty Rights				
	re you aware of the transfer, sale and/or lease of any of the following property rights (by you or a				
n	revious owner of the Property):	Ye	s No	Unk	N/A
	Timber	C1			
2		C2			
3		C3			
4	Natural gas	C4			
5	Mineral or other rights (such as farming rights, hunting rights, quarrying rights) Explain:	C5			
				-	
Λ	ote to Buyer: Before entering into an agreement of sale, Buyer can investigate the status of these rig	hts by,	among	other i	nean:
e	ngaging legal counsel, obtaining a title examination of unlimited years and searching the official rec	ords in	the cor	inty Of	fice o
11	te Recorder of Deeds, and elsewhere. Buyer is also advised to investigate the terms of any existing leas	es, as l	Buyer m	ay be s	ubjec
	terms of those leases.				
Expia	in any "yes" answers in Section 19:				-
20 FLO	ODING, DRAINAGE AND BOUNDARIES	-			
	looding/Drainage	Ye	s No	Unk	N/A
	Is any part of this Property located in a wetlands area?	Al	1111		
2	Is the Property, or any part of it, designated a Special Flood Hazard Area (SFHA)?	A2		†	
3	Do you maintain flood insurance on this Property?	A.3		1	
	Are you aware of any past or present drainage or flooding problems affecting the Property?	.44			
5	Are you aware of any drainage or flooding mitigation on the Property?	A5			
6	Are you aware of the presence on the Property of any man-made feature that temporarily or per-				
	manently conveys or manages storm water, including any basin, pond, ditch, drain, swale, culvert,				
	pipe or other feature?	A6			
7	If "yes," are you responsible for maintaining or repairing that feature which conveys or manages				
	storm water for the Property?	A7			L
C.D.	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1				
Seller's I	nitials Date 11-13.23 SPD Page 9 of 11 Buyer's Initials		_Date_		
	V				

t i ...

Explain any "yes" answers in Section 20(A). Include dates, the location and extent of floodin	g and the	condi	tion o	of an
nade storm water management features:		*******************		
B) Boundaries		Yes	No	Un
1. Are you aware of encroachments, boundary line disputes, or easements affecting the Proper	ty? BI			
2. Is the Property accessed directly (without crossing any other property) by or from a public r	road? B2	2	İ	
3. Can the Property be accessed from a private road or lane?	В.	3		
a. If "yes," is there a written right of way, easement or maintenance agreement?	31	1		
b. If "yes," has the right of way, easement or maintenance agreement been recorded?	31)		
4. Are you aware of any shared or common areas (driveways, bridges, docks, walls, etc.) or m	iainte-			
nance agreements?	B		<u></u>	
Note to Buyer: Most properties have easements running across them for utility services and other ments do not restrict the ordinary use of the property, and Seller may not be readily aware of the	er reasons. L B	In ma	ny cas	ses, t
the existence of easements and restrictions by examining the property and ordering an Abstract	nem. Buyer of Title or	rs may	WiSH hipertl	to ae
the Office of the Recorder of Deeds for the county before entering into an agreement of sale.	oj ruie or	searci	ung u	iere
Explain any "yes" answers in Section 20(B):			~~~	
HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES				
(A) Mold and Indoor Air Quality (other than radon)		Yes	No	Un
1. Are you aware of any tests for mold, fungi, or indoor air quality in the Property?	Al			
2. Other than general household cleaning, have you taken any efforts to control or remediate m	old or			
mold-like substances in the Property?	Až	2	<u></u>	
Note to Buyer: Individuals may be affected differently, or not at all, by mold contamination. I	f mold con	tamina	ation o	or in
quality is a concern, buyers are encouraged to engage the services of a qualified professional	il to do tes	ting. I	nform	atior
issue is available from the United States Environmental Protection Agency and may be obtained	hu contac	ting IA	Q INF	CO, I
37/33 Washington D C 20013 7132 1 900 429 4219	by comuc		~	
37133, Washington, D.C. 20013-7133, 1-800-438-4318.	by contact			1 77
(B) Radon		Yes	No	Unl
(B) Radon1. Are you aware of any tests for radon gas that have been performed in any buildings on the Projection	perty? в	Yes		Un
 (B) Radon 1. Are you aware of any tests for radon gas that have been performed in any buildings on the Project. 2. If "yes," provide test date and results	perty? B	Yes		Uni
 (B) Radon 1. Are you aware of any tests for radon gas that have been performed in any buildings on the Property? 2. If "yes," provide test date and results 3. Are you aware of any radon removal system on the Property? 	perty? в	Yes		Un
 (B) Radon 1. Are you aware of any tests for radon gas that have been performed in any buildings on the Property? 2. If "yes," provide test date and results	perty? в в:	Yes		Un
 (B) Radon 1. Are you aware of any tests for radon gas that have been performed in any buildings on the Property? 2. If "yes," provide test date and results	perty? Bi	Yes		Un
 (B) Radon 1. Are you aware of any tests for radon gas that have been performed in any buildings on the Property of the Property of the Property? (C) Lead Paint If the Property was constructed, or if construction began, before 1978, you must disclose any kedge of, and records and reports about, lead-based paint on the Property on a separate disclosure 	perty? B1 B2 B3 nowl- form.	Yes		Un
 (B) Radon 1. Are you aware of any tests for radon gas that have been performed in any buildings on the Property? 2. If "yes," provide test date and results	perty? BE BE BE BE BE BE BE BE BE BE BE BE BE	Yes		Un
 (B) Radon 1. Are you aware of any tests for radon gas that have been performed in any buildings on the Property of the Property of the Property? (C) Lead Paint If the Property was constructed, or if construction began, before 1978, you must disclose any kedge of, and records and reports about, lead-based paint on the Property on a separate disclosure 	perty? Bi Bi nowl- form. Ci rds on	Yes		Un
 (B) Radon Are you aware of any tests for radon gas that have been performed in any buildings on the Property if "yes," provide test date and results Are you aware of any radon removal system on the Property? (C) Lead Paint If the Property was constructed, or if construction began, before 1978, you must disclose any k edge of, and records and reports about, lead-based paint on the Property on a separate disclosure 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 	perty? BE BE BE BE BE BE BE BE BE BE BE BE BE	Yes		Un
 Radon Are you aware of any tests for radon gas that have been performed in any buildings on the Property. If "yes," provide test date and results	perty? Bi Bi nowl- form. Ci	Yes		Un
 Radon Are you aware of any tests for radon gas that have been performed in any buildings on the Prop. 2. If "yes," provide test date and results	perty? BI BI BI BI CHOOMI- form. CI rds on	Yes		Unl
 Radon Are you aware of any tests for radon gas that have been performed in any buildings on the Property If "yes," provide test date and results	perty? BI BI BI BI Inowl- form. CI rds on	Yes		Uni
 Radon Are you aware of any tests for radon gas that have been performed in any buildings on the Property if "yes," provide test date and results	perty? B1 B2 B3 nowl- form. C1 rds on C2	Yes		Uni
 Are you aware of any tests for radon gas that have been performed in any buildings on the Property? If "yes," provide test date and results Are you aware of any radon removal system on the Property? Lead Paint If the Property was constructed, or if construction began, before 1978, you must disclose any kedge of, and records and reports about, lead-based paint on the Property on a separate disclosure 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 hazard the Property? Are you aware of any existing underground tanks? Are you aware of any underground tanks that have been removed or filled? Dumping. Has any portion of the Property been used for waste or refuse disposal or storage? If "yes," location: Cher 	perty? Bi Bi nowl- form. Ci rds on Ci Bi	Yes		Uni
 Radon Are you aware of any tests for radon gas that have been performed in any buildings on the Property? If "yes," provide test date and results	perty? Bi Bi nowl- form. Ci rds on Ci Bi	Yes		Un
 Radon Are you aware of any tests for radon gas that have been performed in any buildings on the Property If "yes," provide test date and results	perty? Bi Bi nowl- form. Ci rds on Ci bi bi 1)	Yes		Un
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 Radon Are you aware of any tests for radon gas that have been performed in any buildings on the Property. If "yes," provide test date and results Are you aware of any radon removal system on the Property? Lead Paint 	perty? Bi Bi mowl- form. Ci rds on Ci bi bi ci l) Fi ect the	Yes		Un
 Radon Are you aware of any tests for radon gas that have been performed in any buildings on the Property if "yes," provide test date and results	perty? B1 B2 B3 nowl- form. C1 Tds on C2 B1 D2 E- L) Ect the	Yes		Un
 Radon Are you aware of any tests for radon gas that have been performed in any buildings on the Prop. 2. If "yes," provide test date and results	perty? Bi Bi mowl- form. Ci rds on Ci bi bi cet the Fi mental	Yes		Un
 Radon Are you aware of any tests for radon gas that have been performed in any buildings on the Property if "yes," provide test date and results	perty? Bi Bi nowl- form. Ci rds on Ci I) Fi ect the mental	Yes	No	
 (B) Radon Are you aware of any tests for radon gas that have been performed in any buildings on the Property of the Property? Are you aware of any reports or records regarding lead-based paint or lead-based paint hazard the Property? Are you aware of any existing underground tanks? Are you aware of any underground tanks that have been removed or filled? Dumping. Has any portion of the Property been used for waste or refuse disposal or storage? If "yes," location: Are you aware of any past or present hazardous substances on the Property (structure or soi such as, but not limited to, asbestos or polychlorinated biphenyls (PCBs)? Are you aware of any other hazardous substances or environmental concerns that may affe Property? If "yes," have you received written notice regarding such concerns? Are you aware of testing on the Property for any other hazardous substances or environmental concerns? Explain any "yes" answers in Section 21. Include test results and the location of the hazardous substances. 	perty? Bi Bi nowl- form. Ci rds on Ci I) Fi ect the mental	Yes	No	
 Are you aware of any tests for radon gas that have been performed in any buildings on the Prop. 2. If "yes," provide test date and results	perty? Bi Bi nowl- form. Ci rds on Ci I) Fi ect the mental	Yes 2 3 3 4 Cce(s) (No Preny	viror
1. Are you aware of any tests for radon gas that have been performed in any buildings on the Property if "yes," provide test date and results 3. Are you aware of any radon removal system on the Property? (C) Lead Paint If the Property was constructed, or if construction began, before 1978, you must disclose any kedge of, and records and reports about, lead-based paint on the Property on a separate disclosure 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 hazard the Property? (D) Tanks 1. Are you aware of any existing underground tanks? 2. Are you aware of any underground tanks that have been removed or filled? (E) Dumping. Has any portion of the Property been used for waste or refuse disposal or storage? If "yes," location: (F) Other 1. Are you aware of any past or present hazardous substances on the Property (structure or soi such as, but not limited to, asbestos or polychlorinated biphenyls (PCBs)? 2. Are you aware of any other hazardous substances or environmental concerns that may affe Property? 3. If "yes," have you received written notice regarding such concerns? 4. Are you aware of testing on the Property for any other hazardous substances or environn concerns? Explain any "yes" answers in Section 21. Include test results and the location of the hazardous sue(s): MISCELLANEOUS A) Deeds, Restrictions and Title	perty? Bi Bi mowl- form. Ci rds on Ci bi bi ci the file file file mental file file file file file file file fil	Yes Yes Yes Yes	No	viron
 Are you aware of any tests for radon gas that have been performed in any buildings on the Prop. 2. If "yes," provide test date and results	perty? B1 B2 B3 nowl- form. C1 C2 B1 B2 B3 nowl- form. C2 B1 B2 B3 B3 nowl- Form. C1 C2 B1 B2 B3 B3 B3 B3 B3 B3 B3 B3 B3 B3 B3 B3 B3	Yes Yes Yes Yes	No Preny	Unl

1 .	es, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when Check unknown when the question does apply to the Property but you are not sure of the answer.					
			Yes	No	Unk	N/A
11 3.	Are you aware of any reason, including a defect in title or contractual obligation such as an opt	011				
1	or right of first refusal, that would prevent you from giving a warranty deed or conveying title to	the				
	Property?		A3			
(B) F	inancial			1000		
1	Are you aware of any public improvement, condominium or homeowner association assessme	nts				
	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?		BI			
	Are you aware of any mortgages, judgments, encumbrances, liens, overdue payments on a supp	ort				
	obligation, or other debts against this Property or Seller that cannot be satisfied by the proceeds	of				
	this sale?		B2		- Control Control	
3	Are you aware of any insurance claims filed relating to the Property during your ownership?		В3			
(C) L						
1	Are you aware of any violations of federal, state, or local laws or regulations relating to this Pro)p-				
2	erty?		C1	<u> </u>		
(D) A	Are you aware of any existing or threatened legal action affecting the Property? dditional Material Defects		C2			
1	Are you aware of any material defects to the Property, dwelling, or fixtures which are not declosed elsewhere on this form?					
			DI	1.		
	Note to Buyer: A material defect is a problem with a residential real property or any portion of adverse impact on the value of the property or that involves an unreasonable risk to people	I II Inc	at would	l have	a sign	ificai
	structural element, system or subsystem is at or beyond the end of the normal useful life of such	on inc	e propei	iy. In	e jaci	that
	subsystem is not by itself a material defect.	ı a sır	шсина	eteme	ru, sys	iem (
2	After completing this form, if Seller becomes aware of additional information about th	e Pro	nerty i	nelud	ing th	rana
	inspection reports from a buyer, the Seller must update the Seller's Property Disclosur	e Sta	tement	and/o	mg m r atta	roug ch th
	inspection report(s). These inspection reports are for informational purposes only.	c sta	tement	ana/o	aua	, II ti
Expla	in any "yes" answers in Section 22:					
			***************************************	***************************************		
	ACHMENTS					
	he following are part of this Disclosure if checked:					
L	order of reporty Discretified Madendum (I AN Form SDA)					
of Seller's erty and TION C	rsigned Seller represents that the information set forth in this disclosure statement is accurs knowledge. Seller hereby authorizes the Listing Broker to provide this information to proto other real estate licensees. SELLER ALONE IS RESPONSIBLE FOR THE ACCURADINATION OF THIS STATEMENT. If any information supplied on this form becomes it form, Seller shall notify Buyer in writing.	spect	ive buyo	ers of	the pr	op-
SELLER	DA	TE	***************************************			
SELLER	DA					
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	DA	TE		***************************************	***************************************	-
	DA	TE				
SELLER	DA	TE				
<u> </u>			······································	·		
TO	RECEIPT AND ACKNOWLEDGEMENT BY BUYER					
The und	dersigned Buyer acknowledges receipt of this Statement. Buyer acknowledges that this Stat	emen	it is not	a war	ranty	and
that, un	less stated otherwise in the sales contract, Buyer is purchasing this property in its present	cond	dition.	lt is B	uyer'	re-
Buyer's	ility to satisfy himself or herself as to the condition of the property. Buyer may request that expense and by qualified professionals, to determine the condition of the structure or its co	the pi	roperty nents.	be ins	pecte	i, at
BUYE	DA	TE	***************************************			
DULER	DA	TE -		***************************************		
BUYER	DA	TE	***************************************			-

Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards

Lead Warning Statement .

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller	s Disclosure (initial)			MINE A Alegany of a media mengada ana dia ana ana ana ana ana ana ana ana ana a	
	(a) Presence of lead-based paint and/or lead-based paint hazards (check one below):				
V	Known lead-based page	aint and/or lead-base	ed paint hazards are present in t	the housing (explain).	
,	Name of the last o		A management and the second and the	,	
R		Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.			
((b) Records and reports	available to the selle	r (check one below):		
	Seller has provided the and/or lead-based pa	Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).			

Seiler has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.					
Purchaser's Acknowledgment (initial)					
—— (c) Purchaser has received copies of all information lists of the contraction lists of the co					
(d) Purchaser has received the pamphlet <i>Protect Your Family from Lead in Your Home.</i> (e) Purchaser has (check one below):					
Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or					
Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.					
Agent's Acknowledgment (Initial)					
 (i) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance. 					
Certification of Accuracy					
The following parties have reviewed the information above					
information provided by the signatory is true and accurate.					
(aller = = 12-13.23					
Seller	771	Date	Seller		
Agent	as put	12-13-23	<u> </u>	Date	
		Date	Agent	Date	
Purchase	ŗ .	Date	Purchaser	. Date	
	Control Contro	Marin Andrews Commencer Co			