SELLER'S PROPERTY DISCLOSURE STATEMENT

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

PROPERTY 837 Kurtz Mill Rd. Mohnton, PA 19540

SELLER Matthew P. Stroschein

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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 Δ real estate transfer must disclose all known material defects about the property being sold that are not readily observable. A material defect 5 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 6 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 7 of its normal useful life is not by itself a material defect. 8

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

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 13 inspections or warranties that Buyer may wish to obtain. This Statement is not a warranty of any kind by Seller or a warranty or rep-14 resentation by any listing real estate broker, any selling real estate broker, or their licensees. Buyer is encouraged to address concerns 15 about the condition of the Property that may not be included in this Statement. 16

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

- 1. Transfers by a fiduciary during the administration of a decedent estate, guardianship, conservatorship or trust. 19
- 2. Transfers as a result of a court order. 20
- 3. Transfers to a mortgage lender that results from a buyer's default and subsequent foreclosure sales that result from default. 21
- Transfers from a co-owner to one or more other co-owners. 22 4.
- 5. Transfers made to a spouse or direct descendant. 23
- 6. Transfers between spouses as a result of divorce, legal separation or property settlement. 24
- 7. Transfers by a corporation, partnership or other association to its shareholders, partners or other equity owners as part of a plan of 25 26 liquidation.
- 8. Transfers of a property to be demolished or converted to non-residential use. 27
- 9. Transfers of unimproved real property. 28
- 10. Transfers of new construction that has never been occupied and: 29
 - 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.

34	COMMON LAW DUTY TO DISCLOSE
35	Although the provisions of the Real Estate Seller Disclosure Law exclude some transfers from the requirement of completing a disclo-
36	sure statement, the Law does not excuse the seller's common law duty to disclose any known material defect(s) of the Property in order
37	to avoid fraud, misrepresentation or deceit in the transaction. This duty continues until the date of settlement.
38	EXECUTOR, ADMINISTRATOR, TRUSTEE SIGNATURE BLOCK
39	According to the provisions of the Real Estate Seller Disclosure Law, the undersigned executor, administrator or trustee is not required
40	to fill out a Seller's Property Disclosure Statement. The executor, administrator or trustee, must, however, disclose any known
41	material defect(s) of the Property.
42	DATE
43	Seller's Initials Date SPD Page 1 of 11 Buyer's Initials Date
	Pennsylvania Association of Realtors* COPYRIGHT PENNSYLVANIA ASSOCIATION OF REALTORS® 2021 rev. 3/21; rel. 7/21
	Quarryville, 229 W Fourth Street Quarryville PA 17566 Phone: 717-786-8000 Fax: 717-786-7900 New Listing Mervi Stoltzfus Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St. Suite 2200 Dallas, TX, 75201 www.lwolf.com

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44 45		es, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a Check unknown when the question does apply to the Property but you are not sure of the answer. A					
46	1. SELL	ER'S EXPERTISE		Yes	No	Unk	N/A
47 48	(A) Do oth	es Seller possess expertise in contracting, engineering, architecture, environmental assessment or er areas related to the construction and conditions of the Property and its improvements?	А		Х		
49		Seller the landlord for the Property?	В		Х		
50	· · ·	Seller a real estate licensee?	С		Х		
51	Explai	in any "yes" answers in Section 1:					
52							
53 54		ERSHIP/OCCUPANCY cupancy		Yes	No	Unk	N/A
54 55	· · ·	When was the Property most recently occupied? currtly occupied	A1	Tes	110	UIK	N/A
56		By how many people? 1	AI A2				
57		Was Seller the most recent occupant?	A3	X			
58		If "no," when did Seller most recently occupy the Property?	A3 A4				
59		le of Individual Completing This Disclosure. Is the individual completing this form:	2.4.1				
60		The owner	B1	Х			
61	2.	The executor or administrator	B2		Х		
62	3.	The trustee	B3		Х		
63		An individual holding power of attorney	B 4		Х		
64		nen was the Property acquired? August 2008	С				
65	· · ·	at any animals that have lived in the residence(s) or other structures during your ownership:					
66 67		is, Horses					
68							
69		OMINIUMS/PLANNED COMMUNITIES/HOMEOWNERS ASSOCIATIONS					
70 71	reg	sclosures for condominiums and cooperatives are limited to Seller's particular unit(s). Disclosures garding common areas or facilities are not required by the Real Estate Seller Disclosure Law.					
72	• •	pe. Is the Property part of a(n):		Yes	No	Unk	N/A
73		Condominium	B1		Х		
74		Homeowners association or planned community	B2		Х		
75	3.	Cooperative	B3		Х		
76	4.	Other type of association or community, paid (Monthly)(Quarterly)(Yearly)	B 4		Х		X
77	(\mathbf{C}) II	yes, now much are the lees? 5, paid (Monthly)(Quarterly)(Yearly)	С				Х
78 79	(D) II ble	'yes," are there any community services or systems that the association or community is responsi- for supporting or maintaining? Explain:	D				X
80		'yes," provide the following information:	D				
81		Community Name	E1				Х
82		Contact	E2				X
83		Mailing Address	E3				x
84		Telephone Number	E4				x
85	(F) Ho	w much is the capital contribution/initiation fee(s)? \$	F				Х
86		Buyer: A buyer of a resale unit in a condominium, cooperative, or planned community must rece	ive a co	pv of th	ie dec	laratio	 n
87		an the plats and plans), the by-laws, the rules or regulations, and a certificate of resale issued by t					
88		ive, or planned community. Buyers may be responsible for capital contributions, initiation fees or					
89		r maintenance fees. The buyer will have the option of canceling the agreement with the return of c		sit mon	ies un	til the	cer-
90	•	as been provided to the buyer and for five days thereafter or until conveyance, whichever occurs f	irst.				
91		TS AND ATTIC		N7	N	T T 1	DT/A
92	. ,	stallation		Yes	No	Unk	N/A
93		When was or were the roof or roofs installed?	A1			Х	X
94 05		Do you have documentation (invoice, work order, warranty, etc.)?	A2				Х
95 96	(B) Re	Was the roof or roofs or any portion of it or them replaced or repaired during your ownership?	75-4	X			
90 97		If it or they were replaced or repaired, were any existing roofing materials removed?	B1		х		
98	(C) Iss		B2		^		
99		Has the roof or roofs ever leaked during your ownership?	C1		х		
100		Have there been any other leaks or moisture problems in the attic?	C1 C2		X		
101		Are you aware of any past or present problems with the roof(s), attic, gutters, flashing or down-	0.4				
102		spouts?	C3		Х		
103	Seller's	Initials Date ^{2/10/2023} SPD Page 2 of 11 Buyer's Initials	/	Date _			

	eck yes, no, unknown (unk) or not applicable (N/A) for each q operty. Check unknown when the question does apply to the Proper							
	Explain any "yes" answers in Section 4. Include the location a the name of the person or company who did the repairs and	nd extent of any prob	lem(s) and any r	-				
	Roof were painted with metal paint serval times to maintain them last serving was by Robert White							
5.	BASEMENTS AND CRAWL SPACES							
	(A)Sump Pump				Yes	No	Unk	N/A
	1. Does the Property have a sump pit? If "yes," how many?			A1	Х			
	2. Does the Property have a sump pump? If "yes," how man	ny? _1		A2	Х			
	3. If it has a sump pump, has it ever run?	2		A3		X		
	4 If it has a sump pump, is the sump pump in working orde	er?		A4				Х
	(B) Water Infiltration1. Are you aware of any past or present water leakage, accum	nulation or dompnoses	within the base					
	ment or crawl space?			B1	Χ			
	2. Do you know of any repairs or other attempts to control a basement or crawl space?	any water or dampness	s problem in the	B2				Х
	3. Are the downspouts or gutters connected to a public sew	•		B3		х		
	Explain any "yes" answers in Section 5. Include the location a						tion eff	orts,
	the name of the person or company who did the repairs and	the date they were do	One: Crawl space has c	lampnes	s durning	rain		
	Water has never been seen in the basement							
(TEDMITERAWOOD DESTDOVING INSECTS DDVDOT	DECTC						
6.	TERMITES/WOOD-DESTROYING INSECTS, DRYROT, (A) Status	LT919			Yes	No	Unk	N/A
	1. Are you aware of past or present dryrot, termites/wood-d	lestroving insects or of	her nests on the		1 65	110	UIK	IN/A
	Property?			A1		X		
	2. Are you aware of any damage caused by dryrot, termites/v	wood-destroying insects	s or other pests?	A2		X		
	(B) Treatment							
	(D) Treatment							
	1. Is the Property currently under contract by a licensed pes			B1	х			
		tments for the Property		B2		X		
_	 Is the Property currently under contract by a licensed pes Are you aware of any termite/pest control reports or treat Explain any "yes" answers in Section 6. Include the name of Pest control every three months by Seitz Brothers Exterminating Inc 	tments for the Property		B2	ble: _	I		
7.	 Is the Property currently under contract by a licensed pes Are you aware of any termite/pest control reports or treat Explain any "yes" answers in Section 6. Include the name of Pest control every three months by Seitz Brothers Exterminating Inc STRUCTURAL ITEMS 	tments for the Property any service/treatmen	it provider, if ap	B2		× No	Unk	N/A
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7.	 Is the Property currently under contract by a licensed pes Are you aware of any termite/pest control reports or treat Explain any "yes" answers in Section 6. Include the name of Pest control evey three months by Seltz Brothers Exterminating Inc STRUCTURAL ITEMS (A) Are you aware of any past or present movement, shifting, deter foundations, or other structural components? (B) Are you aware of any past or present problems with driveways, the Property? 	tments for the Property any service/treatmen erioration, or other prob walkways, patios or ret	olems with walls, aining walls on	B2 oplica	ble: _	No	Unk	N/A
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161 Seller's Initials M_{S} / Date²/

Date²/10/2023

SPD Page 3 of 11 Buyer's Initials /

_Date _

New Listing

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162 163	Check yes, no, unknown (unk) or not applicat Property. Check unknown when the question doe								
164 165 166	Addition, structural change or alter	ation	Approximate date of work	Were permit obtained? (Yes/No/Unk/N		ap	proval	spectio s obtain /Unk/N	ned?
167 168				(100,100,0111,1	(11)				(11)
169									
170									
						_			
171						-			
172			•			N/	N	T T 1	DT/A
173	(B) Are you aware of any private or public and			her than zoning	-	Yes	No	Unk	N/A
174 175	codes? If "yes," explain:		nuor of the Property of		в		X		
176 177 178 179 180 181 182 183	Note to Buyer: The PA Construction Code Act, 3 altering properties. Buyers should check with the and if so, whether they were obtained. Where rea grade or remove changes made by the prior owne if issues exist. Expanded title insurance policies is owners without a permit or approval. Note to Buyer: According to the PA Stormwater drainage control and flood reduction. The munic	municipality to deten uired permits were n rs. Buyers can have th nay be available for f Management Act, eac ipality where the Pro	rmine if permits and/o ot obtained, the munic te Property inspected b Buyers to cover the ris ch municipality must e perty is located may in	r approvals were sipality might req by an expert in cod of work done to nact a Storm Wa mpose restriction	neces uire ti les co o the l ter Ma s on i	ssary he cui mplia Prope anage mperv	for dis rrent o nce to rty by ement vious o	sclosed wner to determ previou Plan fo or semi-	work o up- nine us r -per-
184 185 186 187	 vious surfaces added to the Property. Buyers sho to determine if the prior addition of impervious of ability to make future changes. 9. WATER SUPPLY 								
188	(A) Source. Is the source of your drinking w	vater (check all that ap	oply):		Г	Yes	No	Unk	N/A
189	1. Public				A1		Х		
190	2. A well on the Property				A2	Х			
191	3. Community water				A3		х		
192	4. A holding tank				A4		Х		
193	5. A cistern				A5		х		
194	6. A spring				A6		х		
195	7. Other				A7		Х		
196	8. If no water service, explain:								
197	(B) General								
198	1. When was the water supply last test	ed? March 2004 by MA	RTIN APPLIANCE WATI	ER	B1				
199	Test results: No findings								
200	2. Is the water system shared?				B2		Х		
201	If "yes," is there a written agreemen	?			B3				
202	4. Do you have a softener, filter or othe	er conditioning system	n?		B4	Х			
203	5. Is the softener, filter or other treatme	ent system leased? Fro	om whom?		B5		х		
204 205	6. If your drinking water source is not explain:			rder? If "no,"	B6	Х			
206	(C) Bypass Valve (for properties with multi	ple sources of water)							
207	1. Does your water source have a bypa				C1				Х
208	2. If "yes," is the bypass valve working	;?			C2				Х
209	(D) Well								
210	1. Has your well ever run dry?				D1		Х		
211	2. Depth of well 40- 60, new well pump p	out in august 2022	_		D1 D2				
212	3. Gallons per minute:	measured on (date)			D2			Х	
213	4. Is there a well that is used for somet			ing water?	D4	х			
214	If "yes," explain Second well for upper	e 1	-	-	~				
215	5. If there is an unused well, is it capped				D5		Х		

216 Seller's Initials MS /

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Buyer's Initials

Date 2/10/2023

New Listing

Date _

/

Explain any problem(s) with your water supply. Include the location and extent of any problem(s) and any repair or remedition efforts, the name of the provo or company who did the repairs and the date the work was done: 10. SEWAGE SYSTEM (A) General 1. Is the Property served by a sewage system (public, private or community)? 4. Name of current service provider, if any: (B) Type Is your Property served by: 1. Public 2. Ormunity (non-public) 3. An individual on-lot sewage disposal system 4. Out explain any problem(s) 3. An individual on-lot sewage disposal system 4. Out explain any located a seque target of the approximation of the seque system subject to a ten-acre permit exemption? 1. Is your sewage system include a holding tank? 3. Does your sewage system include a loging tank? 4. Out explain: 5. Does your sewage system include a loging tank? 6. Sour sewage system include a loging tank? 6. Does your sewage system include a loging tank? 6. Does your sewage system include a loging tank? 6. Does your sewage system include a caspool? 6. Ja your sewage system subject to a ten-acre permit? 7. Does your sewage system include a scappool and the property? 7. Does your sewage system include a scappool and the property? 8. Is your sewage system subject to the none to Property? 7. Are there any metal/steel septic tanks on the Property? 8. Is your sewage system subject of tawas on the Property? 8. Sour sewage system subje		(E) Iss	ues		Yes	No	Unk	N
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6 (E) Abandoned Individual On-lot Sewage Disposal Systems and Septic 0 0 0 1 Are you aware of any abandoned septic systems or cesspools on the Property? E1 X 0 2 If "yes," have these systems, tanks or cesspools been closed in accordance with the municipality's ordinance? E2 0 0 0 3 Are there any sewage pumps located on the Property? F1 X 0				D5				
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1. Are you aware of any abandoned septic systems or cesspools on the Property? E1 X 2. If "yes," have these systems, tanks or cesspools been closed in accordance with the municipality's ordinance? E2 E2 (F) Sewage Pumps F1 X E2 1. Are there any sewage pumps located on the Property? F1 X E2 2. If "yes," where are they located? Basement F2 E3 E4 3. What type(s) of pump(s)? grinder pump, new pump installed august 2022 F3 E4 X E4 5. Who is responsible for maintenance of sewage pumps? Honey dipper F5 F5 F5 F6 6. How often is the on-lot sewage disposal system serviced? every 3 years G1 G1 G2 G2 3. Is any waste water piping not connected to the septic/sewer system? G3 X G1 G2		(E) A ł	andoned Individual On-lot Sewage Disposal Systems and Sentic	D6				
2. If "yes," have these systems, tanks or cesspools been closed in accordance with the municipality's ordinance? E2 (F) Sewage Pumps 1. Are there any sewage pumps located on the Property? F1 X 2. If "yes," where are they located? Basement F2 Image: Comparison of the property? 3. What type(s) of pump(s)? grinder pump, new pump installed august 2022 F3 F4 X 4. Are pump(s) in working order? F4 X Image: Comparison of the property? F5 5. Who is responsible for maintenance of sewage pumps? Honey dipper F5 Image: Comparison of the property? F4 6. Older Sewage 1. How often is the on-lot sewage disposal system serviced? every 3 years G1 Image: Comparison of the property? 3. Is any waste water piping not connected to the septic/sewer system? G2 X Image: Comparison of the property?				E1		X		
(F) Sewage Pumps 1. Are there any sewage pumps located on the Property? 2. If "yes," where are they located? Basement 3. What type(s) of pump(s)? grinder pump, new pump installed august 2022 4. Are pump(s) in working order? 5. Who is responsible for maintenance of sewage pumps? Honey dipper 6. (G) Issues 1. How often is the on-lot sewage disposal system serviced? every 3 years 2. When was the on-lot sewage disposal system last serviced and by whom? August 2022 by honey dipper 3. Is any waste water piping not connected to the septic/sewer system?				E1				
(F) Sewage Pumps Image: sewage pumps located on the Property? F1 X Image: sewage pumps located? 1. Are there any sewage pumps located? Basement F2 Image: sewage pumps located? F2 Image: sewage pumps located? 2. If "yes," where are they located? Basement F2 Image: sewage pumps located? F3 Image: sewage pumps located? F3 Image: sewage pumps located? F3 Image: sewage pumps located? F4 X Image: sewage pumps located? F5 Image: sewage located? Image: sewage pumps located? F5 Image: sewage located pump located p		2.		E2				2
1. Are there any sewage pumps located on the Property? F1 X I 2. If "yes," where are they located? Basement F2 I I 3. What type(s) of pump(s)? grinder pump, new pump installed august 2022 F3 F4 X I 4. Are pump(s) in working order? F4 X I </td <td></td> <td>(F) Se</td> <td>wage Pumps</td> <td></td> <td></td> <td></td> <td></td> <td></td>		(F) Se	wage Pumps					
 2. If "yes," where are they located? Basement 3. What type(s) of pump(s)? grinder pump, new pump installed august 2022 4. Are pump(s) in working order? 5. Who is responsible for maintenance of sewage pumps? Honey dipper (G) Issues 1. How often is the on-lot sewage disposal system serviced? every 3 years 2. When was the on-lot sewage disposal system last serviced and by whom? August 2022 by honey dipper 3. Is any waste water piping not connected to the septic/sewer system? 				F 1	Х			
3. What type(s) of pump(s)? grinder pump, new pump installed august 2022 F3 4. Are pump(s) in working order? F4 5. Who is responsible for maintenance of sewage pumps? Honey dipper F5 (G) Issues F5 1. How often is the on-lot sewage disposal system serviced? every 3 years G1 2. When was the on-lot sewage disposal system last serviced and by whom? August 2022 by honey dipper G2 3. Is any waste water piping not connected to the septic/sewer system? G3								
4. Are pump(s) in working order? F4 X X 5. Who is responsible for maintenance of sewage pumps? Honey dipper F5 F6 F6 (G) Issues F5 G1 G1 G1 2. When was the on-lot sewage disposal system last serviced and by whom? August 2022 by honey dipper G2 G3 X								\vdash
5. Who is responsible for maintenance of sewage pumps? Honey dipper (G) Issues 1. How often is the on-lot sewage disposal system serviced? every 3 years 2. When was the on-lot sewage disposal system last serviced and by whom? August 2022 by honey dipper 3. Is any waste water piping not connected to the septic/sewer system? 3. Is any waste water piping not connected to the septic/sewer system? 5. Who is responsible for maintenance of sewage pumps? Honey dipper 6. Content of the septic/sewer system? 6. Content of t					х			\vdash
(G) Issues F5 1. How often is the on-lot sewage disposal system serviced? every 3 years G1 2. When was the on-lot sewage disposal system last serviced and by whom? August 2022 by honey dipper G2 3. Is any waste water piping not connected to the septic/sewer system? G3				1.4				\vdash
(G) Issues 1. How often is the on-lot sewage disposal system serviced? every 3 years G1 G1 G1 2. When was the on-lot sewage disposal system last serviced and by whom? August 2022 by honey dipper G2 G3 C 3. Is any waste water piping not connected to the septic/sewer system? G3 X C		0.		F5				
2. When was the on-lot sewage disposal system last serviced and by whom? August 2022 by honey dipper 3. Is any waste water piping not connected to the septic/sewer system? G2 G3 X		(G) Iss	ues					
3. Is any waste water piping not connected to the septic/sewer system? G2 G2 G3 X G3				G1				
3. Is any waste water piping not connected to the septic/sewer system?		2.	When was the on-lot sewage disposal system last serviced and by whom? August 2022 by honey dipper					
		~	T , , ''' , . 1, 1 ,'' / . A					
				G3		X		-
4. Are you aware of any past or present leaks, backups, or other problems relating to the sewage system and related items?		4.	Are you aware of any past or present leaks, backups, or other problems relating to the sewage system and related items?	~		X		

275 Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the 276 Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered. Explain any "yes" answers in Section 10. Include the location and extent of any problem(s) and any repair or remediation ef-277 278 forts, the name of the person or company who did the repairs and the date the work was done: _ 279 11. PLUMBING SYSTEM 280 281 (A) Material(s). Are the plumbing materials (check all that apply): Yes No Unk N/A 282 1. Copper Х A1 283 2. Galvanized Х A2 3. Lead A3 Х 285 4. PVC Х A4 286 5. Polybutylene pipe (PB) Х A5 6. Cross-linked polyethyline (PEX) 287 Х A6 288 7. Other A7 (B) Are you aware of any past or present problems with any of your plumbing fixtures (e.g., including but 289 Χ 290 not limited to: kitchen, laundry, or bathroom fixtures; wet bars; exterior faucets; etc.)? В 291 If "yes," explain: 292 293 12. DOMESTIC WATER HEATING 294 (A) **Type(s).** Is your water heating (check all that apply): Unk Yes No N/A 295 1. Electric Х A1 296 Х 2. Natural gas A2 297 3. Fuel oil Х A3 298 4. Propane Х A4 299 If "yes," is the tank owned by Seller? Х 300 5. Solar Х A5 If "yes," is the system owned by Seller? 301 Х 302 6. Geothermal Х A6 7. Other Α7 Х 304 (B) System(s) 1. How many water heaters are there? 1 305 **B1** Tankless 306 Tanks 1 307 2. When were they installed? ~2013 **B2** 3. Is your water heater a summer/winter hook-up (integral system, hot water from the boiler, etc.)? **B**3 (C) Are you aware of any problems with any water heater or related equipment? 309 Х C 310 If "yes," explain: _ 311 312 13. HEATING SYSTEM (A) **Fuel Type(s).** Is your heating source (check all that apply): Yes No Unk | N/A 314 1. Electric Х A1 2. Natural gas Х A2 3. Fuel oil 316 Х A3 Х 317 4. Propane $\mathbf{A4}$ 318 If "yes," is the tank owned by Seller? Х 5. Geothermal 319 Х A5 6. Coal Х A6 7. Wood Х A7 322 8. Solar shingles or panels Х A8 If "yes," is the system owned by Seller? Х 9. Other: 234 A9 Х (B) System Type(s) (check all that apply): 1. Forced hot air Х **B1** 2. Hot water Х **B2** 328 3. Heat pump Х **B3** 329 4. Electric baseboard Х **B4** 330 5. Steam Х **B5** 6. Radiant flooring Х **B6** х 332 7. Radiant ceiling **B7** Date^{2/10/2023} SPD Page 6 of 11 Seller's Initials MS / **Buyer's Initials** Date Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com New Listing

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334 335	Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a query. Check unknown when the question does apply to the Property but you are not sure of the answer. All					
			Yes	No	Unk	N/A
336	8. Pellet stove(s)	B8		Х		
337	How many and location?	-				Х
38	9. Wood stove(s)	B9		Х		
39	How many and location?	-				Х
40	10. Coal stove(s)	B10		Х		
41	How many and location?	-				Х
42	11. Wall-mounted split system(s)	B11	Х			
43	How many and location? 4, 2 on 1st floor and 2 on the 2nd floor	_				
44	12. Other: Baseboard electric heat in basement	B12	Х			
45	13. If multiple systems, provide locations					X
46		B13				
47	(C) Status					
48	1. Are there any areas of the house that are not heated?	C1		Х		
49	If "yes," explain:					Х
50	2. How many heating zones are in the Property? 1	C2				
51	3. When was each heating system(s) or zone installed? ~2013	C3				
52	4. When was the heating system(s) last serviced? 4/2021 by Brubaker heating colling plumbing	C4				
53	5. Is there an additional and/or backup heating system? If "yes," explain: Heat pump with 4 duckless heaters		X			
54	Baseboard heat in basement	C5				
55	6. Is any part of the heating system subject to a lease, financing or other agreement?	C6		Х		
356	If "yes," explain:					Х
857	(D) Fireplaces and Chimneys					<u> </u>
358	1. Are there any fireplaces? How many? 1	D1	Х			
359	2. Are all fireplaces working?	D2		Х		
60	3. Fireplace types (wood, gas, electric, etc.):	D3				X
61	4. Was the fireplace(s) installed by a professional contractor or manufacturer's representative?	D4			Х	
62	5. Are there any chimneys (from a fireplace, water heater or any other heating system)?	D5	Х			
63	6. How many chimneys? 1	D6				L
864	7. When were they last cleaned?	D7				X
365	8. Are the chimneys working? If "no," explain: Use just for furnace	D8		Х		
66	(E) Fuel Tanks					
867	1. Are you aware of any heating fuel tank(s) on the Property?	$\mathbb{E}1$	Х			
368	2. Location(s), including underground tank(s): Lower barn	E2				
69	3. If you do not own the tank(s), explain:	E3				Х
70 71	(F) Are you aware of any problems or repairs needed regarding any item in Section 13? If "yes," explain:			Х		
72	14. AIR CONDITIONING SYSTEM	F				
573	(A) Type(s). Is the air conditioning (check all that apply):					
73 74	(A) Type(s). Is the air conditioning (check all that apply): 1. Central air			v		
		A1		Х		~
75	a. How many air conditioning zones are in the Property?	1a				X
76	b. When was each system or zone installed?	1b				X
77	c. When was each system last serviced?	1c	v			X
878	2. Wall units	A2	Х			
879	How many and the location? <u>5, 2 on the 1st floor and 2 on the 2nd floor, 1 in the attic</u>	-				
80	3. Window units	A3		Х		
81	How many?					Х
82	4. Wall-mounted split units	A4		Х		
883	How many and the location?	-				Х
84	5. Other	A5		X		
885	6. None	A6		Х		
86	(B) Are there any areas of the house that are not air conditioned?	В	Х			
87	If "yes," explain: Basement, not needed					
88 89	(C) Are you aware of any problems with any item in Section 14? If "yes," explain:	C		Х		
		C				
90	Seller's Initials Date ² /10/2023 SPD Page 7 of 11 Buyer's Initials	/	_Dat	e		_

15.	ELECTRICAL SYSTEM (A) Type(s)						Ē	Yes	No	Unk	Т
	1. Does the electrical system h	nave fus	es?				41	105	X		t
	2. Does the electrical system h			eakers?			42	Х			T
	3. Is the electrical system sola	r power	ed?				43		х		Γ
	a. If "yes," is it entirely or	partiall	y solar	powered			3a				
		he syste	m subj	ect to a le	se, financing or other agreement? If	'yes,"					
	explain:						3b				╞
	(B) What is the system amperage?		 .	(1 D			В				╞
	(C) Are you aware of any knob and		-	-	-		С		X		╀
	(D) Are you aware of any problems	s or repa	urs nee	ded in the	electrical system? If "yes," explain:		D		X		
16.	OTHER EQUIPMENT AND AP	PLIAN	CES				D				-
10.				TIFY PR	OBLEMS OR REPAIRS and must	he comple	ted fo	or ead	ch iter	n that	
	will, or may, be included with t	the Prop	erty. T	he terms	f the Agreement of Sale negotiated b	etween Bi	iyer a	and S	eller v	will det	ιe
	mine which items, if any, are in	cluded	in the p	ourchase o	f the Property. THE FACT THAT A	N ITEM	<u>ÍS L</u>	ISTI	ED D	<u>DES N</u>	(
	MEAN IT IS INCLUDED IN										
	(B) Are you aware of any problems		1	1 1	-		N T	N T (4	_		
	Item	Yes	No	N/A	Item	Yes	No	N/A	\		
	A/C window units Attic fan(s)			X X	Pool/spa heater Range/oven	+	х	Х			
	Awnings			X	Refrigerator(s)		X		_		
	Carbon monoxide detectors		x	~	Satellite dish		~	х	_		
	Ceiling fans		x		Security alarm system			X			
	Deck(s)		X		Smoke detectors		Х				
	Dishwasher		x		Sprinkler automatic timer			Х			
	Dryer		Х		Stand-alone freezer			Х			
	Electric animal fence		Х		Storage shed		Х				
	Electric garage door opener		Х		Trash compactor			Х			
	Garage transmitters		Х		Washer		Х				
	Garbage disposal			X	Whirlpool/tub			Х			
	In-ground lawn sprinklers			Х	Other:			Х	_		
	Intercom			X	1.				_		
	Interior fire sprinklers			X	2.						
	Keyless entry Microwave oven		X X		4.				_		
	Pool/spa accessories			x	5.				_		
	Pool/spa cover			X	6.						
	(C) Explain any "yes" answers in	Section	n 16:			1 1					
17.	POOLS, SPAS AND HOT TUBS						Γ	Yes	No	Unk	
	(A) Is there a swimming pool on th						Α		Х		-
	1. Above-ground or in-ground	l?					A1				ļ
	2. Saltwater or chlorine?	0					42				╞
	3. If heated, what is the heat s	ource?					43				╞
	4. Vinyl-lined, fiberglass of co	oncrete-	lined?				44				╀
	 6. Are you aware of any probl 				noo19		A5				ł
	• • • •			-	nming pool equipment (cover, filter,		46				┢
	lighting, pump, etc.)?	CIIIS WI	III ally C	JI LIC SWI	mining poor equipment (cover, inter,		47				
	(B) Is there a spa or hot tub on the I	Property	/?			1	B		x		t
	1. Are you aware of any probl			pa or hot	ub?	1	B1				ſ
	2. Are you aware of any probl			*	or hot tub equipment (steps, lighting,						t
	cover, etc.)?		-			1	B2				
	(C) Evolain any problems in Sect	ion 17:							_	_	

1. Are you aware of any fill or expansive soil on the Property? Are you aware of any fill or expansive soil on the Property? Are you aware of any sliding, setting, earth movement, upheaval, subsidence, sinkholes or earth stability problems that have occurred on or affect the Property? Are you aware of sewage sludge (other than commercially available fertilizer products) being spread on the Property? Are you aware of any existing, past or proposed mining, strip-mining, or any other excavations on the Property? Are you aware of any existing, past or proposed mining, strip-mining, or any other excavations on the Property? Note to Buyer: The Property may be subject to mine subsidence damage. Maps of the counties and mines where mine subsiden damage may occur and further information on mine subsidence insurance are available through Department of Environmental Protection Mine Subsidence Insurance Fund, (800) 922-1678 or ra-epmsi@pa.gov. (B) Preferential Assessment and Development Rights Ist 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) Intervent is in the assessment Act - 72 P.S.§5490.1, et seq. (Clean and Green Program) 2. Open Space Act - 16 P.S. §11941, et seq. S. gricultural Area Security Law - 3 P.S. §901, et seq. (Development Rights) 3. Agricultural Area Security Law - 3 P.S. §901, et seq. (Development Rights) Interventer area agricultural operations may be subject to mine subsiden or ordinances. Buyers are encouraged to investigate whether ar agricultural operations may be subject to unisance suits or ordinan		DOWS		Yes	No	Unk	
Lackude the location and extent of any problem(s) and any repair, replacement or remediation efforts, the name of the person or company who did the repairs and the date the work was door: INTERCISENTING CONTROL SUPPORT Any you aware of any fill or expansive soil on the Property? 1. Are you aware of any sliding, settling, carth movement, upheaval, subsidence, sinkholes or earning stability problems that have occurred on or affect the Property? Image: Control of the Property? 2. Are you aware of aware of any sliding, settling, carth movement, upheaval, subsidence, sinkholes or earning spread on the Property? Image: Control of the Property? 3. Are you aware of away sliding being spread on an adjacent property? Image: Control of the Property and be subject to mine subsidence damage. Maps of the counties and mines where mine subsidence damage. Maps of the counties and mines where mine subsidence insurance and (2009 22-1058 or responsible for Broagen Land Assessment Act - 72 P.S §490.1, et seq. (Clean and Green Program) 1. Forming and Forces thand Assessment Act - 72 P.S §490.1, et seq. (Clean and Green Program) Image: Control of the Property and a be assessed for tax purposes, or subject to limited development rights under the: 1. Forming and Forces thand be assessment Act - 72 P.S §490.1, et seq. (Clean and Green Program) Image: Control of the Progerty: 2. Open Space Act - 16 P.S §11941, et seq. Image: Control of the Progerty: 3. Aritical Bayer: Permisynamic has enacted the Right to Farm Act (3P.S § \$951-957) in an effort to limit the circumstances under which	(A) H	lave any windows or skylights been replaced during your ownership of the Property?	Α		х		
remediation efforts, the name of the person or company who did the repairs and the date the work was done: 19. LANDSOLLS (A)Property 1. Are you aware of any fill or expansive soil on the Property? 2. Are you aware of any sliding, earth movement, upheaval, subsidence, sinkholes or earth stability problems that have occurred on or affect the Property? 3. Are you aware of any existing, past or proposed mining, strip-mining, or any other excavations on the Property? 4. Have your received written notice of swage sludge being spread on an adjacent property? 5. Are you aware of any existing, past or proposed mining, strip-mining, or any other excavations on the Property? A. Have your received written notice of swage sludge being spread on an adjacent property? A. Have your avare of any existing, past or proposed mining, strip-mining, or any other excavations on 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) Interview the Act operate in the vicinity of the Property. 2. Open Space Act - 16 P.S. §1914, et seq. Interview are accurated the Right of Promety. Interview and the transfer, sale and/or lease of any of the following property. Work to Buyer: Premyrybrain has encated the Right of Parm Act (3 P.S. § 951-957) in an effort to interviewing the schepter before encourged to investigate the terms af escale and there are arguing the schepter are arguing the schepter before encourged to investigate the	(B) A	re you aware of any problems with the windows or skylights?	В		Х		
IANDSOILS (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, uphaval, subsidence, sinkholes or earth stability problems that have occurred on or affect the Property?						ment o	r
(A) Property 1. Are you aware of any fill or expansive soil on the Property? 1. Are you aware of any sliding, setting, carth movement, upheaval, subsidence, sinkholes or carth stability problems that have occurred on or affect the Property? 1. Are you aware of any sliding, setting, carth movement, upheaval, subsidence, sinkholes or carth stability problems that have occurred on or affect the Property? 1. Are you aware of any existing, past or proposed mining, srip-mining, or any other excavations on the Property? 1. Are you aware of any existing, past or proposed mining, srip-mining, or any other excavations on the Property? 1. Are you aware of any existing, past or proposed mining, srip-mining, or any other excavations on the Property? 1. Are you aware of any existing, past or proposed mining, srip-mining, or any other excavations on the Property? 1. Are you aware of any existing past or proposed mining, srip-mining, or any other excavations on the Property? 1. Are you aware of any existing past or proposed mining, srip-mining, or any other excavations on the Property? 1. Are you aware of any existing past or proposed mining, srip-mining, or any other excavations on the Property? 1. Are you aware of the Property may be subject to mine subsidence damage. Maps of the counties and mines where mine subsidence damage. Maps of the counties and mines where mine subsidence opment rights under the: 1. Farmland and Forest 1 and Assessment Act - 72 P.S §3490.1, et seq. (Clean and Green Program) 11. If Xin III Area Security Law - 3 P.S. §901, et seq. (Development Rights) 11. If Xin III Area Security Law - 3 P.S. §901, et seq. (Development Rights) 11. If Xin III Area Security Law - 3 P.S. §901, et seq. (Development Rights) 11. III Xin IIII Area Secure Cove	reme	diation efforts, the name of the person or company who did the repairs and the date the work v	was	done:			
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New Listing

	eck yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a qu perty. Check unknown when the question does apply to the Property but you are not sure of the answer. All c				
	Explain any "yes" answers in Section 20(A). Include dates, the location and extent of flooding and t made storm water management features:	<u> </u>			
				i	
(B) Boundaries		Yes	No	Unk
	1. Are you aware of encroachments, boundary line disputes, or easements affecting the Property?	B1		Х	
	2. Is the Property accessed directly (without crossing any other property) by or from a public road?	B2	X		
	3. Can the Property be accessed from a private road or lane?	B3		Х	
	a. If "yes," is there a written right of way, easement or maintenance agreement?	3a			
	b. If "yes," has the right of way, easement or maintenance agreement been recorded?	3b			
	4. Are you aware of any shared or common areas (driveways, bridges, docks, walls, etc.) or mainte- nance agreements?	B4		Х	
	Note to Buyer: Most properties have easements running across them for utility services and other real ments do not restrict the ordinary use of the property, and Seller may not be readily aware of them. B the existence of easements and restrictions by examining the property and ordering an Abstract of Till the Office of the Recorder of Deeds for the county before entering into an agreement of sale.	Buyer	s may 1	wish t	o deteri
	Explain any "yes" answers in Section 20(B):				
21.	HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES				
	(A)Mold and Indoor Air Quality (other than radon)		Yes	No	Unk
	1. Are you aware of any tests for mold, fungi, or indoor air quality in the Property?	A1		Х	
	2. Other than general household cleaning, have you taken any efforts to control or remediate mold or mold-like substances in the Property?	A2			Х
	Note to Buyer: Individuals may be affected differently, or not at all, by mold contamination. If mold c quality is a concern, buyers are encouraged to engage the services of a qualified professional to do to issue is available from the United States Environmental Protection Agency and may be obtained by c 37133, Washington, D.C. 20013-7133, 1-800-438-4318.	esting	g. Infor	matio	n on th
	(B) Radon		Yes	No	Unk
	1. Are you aware of any tests for radon gas that have been performed in any buildings on the Property?	104	1 05	X	UIIK
	 Are you aware of any tests for radion gas that have been performed in any buildings on the Property? If "yes," provide test date and results 	B1		^	
	3. Are you aware of any radon removal system on the Property?	B2		Х	
	(C) Lead Paint	B3		^	
	If the 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 on a separate disclosure form.				
	1. Are you aware of any lead-based paint or lead-based paint on the Property on a separate discussive form.	64		Х	
		C1		^	
	2. Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on the Property?	C2		Χ	
	(D) Tanks				
	1. Are you aware of any existing underground tanks?	D1		X	
	2. Are you aware of any underground tanks that have been removed or filled?	D2		X	
	(E) Dumping. Has any portion of the Property been used for waste or refuse disposal or storage? If "yes," location:	E		X	
	(F) Other				
	1. Are you aware of any past or present hazardous substances on the Property (structure or soil) such as, but not limited to, asbestos or polychlorinated biphenyls (PCBs)?	F1		Х	
	2. Are you aware of any other hazardous substances or environmental concerns that may affect the Property?	F2		X	
	 If "yes," have you received written notice regarding such concerns? 	F2 F3			
	 Are you aware of testing on the Property for any other hazardous substances or environmental 	1.2			
	concerns?	F4		X	
	Explain any "yes" answers in Section 21. Include test results and the location of the hazardous su issue(s):	ibsta	nce(s)	or en	vironm
22	MISCELLANEOUS				
	(A) Deeds, Restrictions and Title		Yes	No	Unk
		A1		х	
	 Are there any deed restrictions or restrictive covenants that apply to the Property? Are you aware of any historic preservation restriction or ordinance or archeological designation 				

					nswer	vu.
			Yes N	0 1	Unk	N/
3.	Are you aware of any reason, including a defect in title or contractual obligation such as an option					
	or right of first refusal, that would prevent you from giving a warranty deed or conveying title to the		X			
	Property?	A3	_	_		
	nancial					
1.	Are you aware of any public improvement, condominium or homeowner association assessments			-		
	against the Property that remain unpaid or of any violations of zoning, housing, building, safety or fire ordinances or other use restriction ordinances that remain uncorrected?	B1	X	<u>-</u>		
	Are you aware of any mortgages, judgments, encumbrances, liens, overdue payments on a support	ВІ				
۷.	obligation, or other debts against this Property or Seller that cannot be satisfied by the proceeds of		X	-		
	this sale?	B2	1			
3.	Are you aware of any insurance claims filed relating to the Property during your ownership?	B3	×			
(C) Le						
	Are you aware of any violations of federal, state, or local laws or regulations relating to this Prop-			-		
	erty?	C1	X	<u>-</u>		
2.	Are you aware of any existing or threatened legal action affecting the Property?	C2	X			
(D) A	dditional Material Defects					
1.	Are you aware of any material defects to the Property, dwelling, or fixtures which are not dis-		X	-		
	closed elsewhere on this form?	D1		`		
	Note to Buyer: A material defect is a problem with a residential real property or any portion of i					
	adverse impact on the value of the property or that involves an unreasonable risk to people on the					
	structural element, system or subsystem is at or beyond the end of the normal useful life of such a subsystem is not by itself a material defect.	i structi	iral elen	ient,	syste	m c
2	After completing this form, if Seller becomes aware of additional information about the Pro	noutr	includi	a th		հ
2.	inspection reports from a buyer, the Seller must update the Seller's Property Disclosure Sta					
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