

# 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** 2 tracts of land along Smokestown Road (.19 of an acre), East Cocalico Township, Lancaster County, Pennsylvania  
**SELLER** Nevin Schlegel and Carla J. Schlegel

The Real Estate Seller Disclosure Law (68 P.S. §7301 et seq.) requires that a seller of a property must disclose to a buyer all known material defects about the property being sold that are not readily observable. 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 conditions 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. **Any non-exempt seller is obligated to complete the disclosure form even if the seller does not occupy or has never occupied the property.** For a list of exempt sellers, see Information Regarding the Real estate seller's Property Disclosure law found on the last page of this document.

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.

	Yes	No	Unk	N/A
A		✓		
B		✓		
C		✓		

**1. 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 licensee?

**Explain any "yes" answers in section 1:** \_\_\_\_\_

	Yes	No	Unk	N/A
1				
2				
3				
1	✓			
2		✓		
3		✓		
4		✓		
5		✓		
C				
D		✓		

**2. OWNERSHIP/OCCUPANCY**

- (A) **Occupancy**
  - 1. When was the property most recently occupied? vacant land
  - 2. Was the Seller the most recent occupant? If "no," when did the Seller occupy most recently occupy the property? vacant land
  - 3. How many persons most recently occupied the property? no one
- (B) **Role of Individual Completing this Disclosure.** Is the individual completing this form:
  - 1. The owner
  - 2. The executor
  - 3. The administrator
  - 4. The trustee
  - 5. An individual holding power of attorney
- (C) When was the property purchased? May 21, 2020
- (D) Are you aware of any pets having lived in the house or other structures during your ownership?

**Explain Section 2 (if needed):** \_\_\_\_\_

	Yes	No	Unk	N/A
1		✓		
2		✓		
3		✓		
4		✓		
B				✓
C				

**3. CONDOMINIUMS/PLANNED COMMUNITIES/OTHER HOMEOWNERS ASSOCIATIONS**

- (A) **Type.** Is the Property part of a(n):
  - 1. Condominium
  - 2. Homeowners association or planned community
  - 3. Cooperative
  - 4. Other type of association or community \_\_\_\_\_
- (B) If "yes," how much are the fees? \$ \_\_\_\_\_, paid  Monthly  Quarterly  Yearly
- (C) If "yes," are there any community services or systems that the association or community is responsible for supporting or maintaining? Explain: \_\_\_\_\_

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Yes	No	Unk	N/A
			<input checked="" type="checkbox"/>

(D) How much is the capital contribution/initiation fee? \_\_\_\_\_

*Notice to Buyer: A buyer of a resale unit in a condominium, cooperative, or planned community must receive a copy of the declaration (other than the plats and plans), the by-laws, the rules or regulations, and a certificate of resale issued by the association in the condominium, cooperative, or planned community. Buyers may be responsible for capital contributions, initiation fees or similar one-time fees in addition to regular monthly maintenance fees. The buyer will have the option of canceling the agreement with the return of all deposit monies until the certificate has been provided to the buyer and for five days thereafter or until conveyance, whichever occurs first.*

**4. ROOF AND ATTIC**

Yes	No	Unk	N/A
			<input checked="" type="checkbox"/>
			<input checked="" type="checkbox"/>
			<input checked="" type="checkbox"/>
			<input checked="" type="checkbox"/>
			<input checked="" type="checkbox"/>
			<input checked="" type="checkbox"/>

**(A) Installation**

- When was the roof installed? N/A
- Do you have documentation (invoice, work order, warranty, etc.)?

**(B) Repair**

- Has the roof or any portion of it been replaced or repaired during your ownership?
- If it has been replaced or repaired, was the existing roofing material removed?

**(C) Issues**

- Has the roof ever leaked during your ownership?
- Are you aware of any current/past problems with the roof, attic, gutters, flashing or downspouts?

**Explain any "yes" answers in section 4, including the location and extent of any problem(s) and any repair or remediation efforts:** \_\_\_\_\_

**5. BASEMENTS AND CRAWL SPACES**

Yes	No	Unk	N/A
	<input checked="" type="checkbox"/>		
	<input checked="" type="checkbox"/>		
	<input checked="" type="checkbox"/>		
	<input checked="" type="checkbox"/>		
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**(A) Sump Pump**

- Does the property have a sump pit? If yes, how many? \_\_\_\_\_
- Does the property have a sump pump? If yes, how many? \_\_\_\_\_
- If it has a sump pump, has it ever run?
- If it has a sump pump, is the sump pump in working order?

**(B) Water Infiltration**

- Are you aware of any water leakage, accumulation, or dampness within the basement or crawl space?
- Do you know of any repairs or other attempts to control any water or dampness problem in the basement or crawl space?
- Are the downspouts or gutters connected to a public system?

**Explain any "yes" answers in this section, including the location and extent of any problem(s) and any repair or remediation efforts:** \_\_\_\_\_

**6. TERMITES/WOOD-DESTROYING INSECTS, DRYROT, PESTS**

Yes	No	Unk	N/A
	<input checked="" type="checkbox"/>		
	<input checked="" type="checkbox"/>		
	<input checked="" type="checkbox"/>		
	<input checked="" type="checkbox"/>		

**(A) Status**

- Are you aware of any termites/wood-destroying insects, dryrot, or pests affecting the property?
- Are you aware of any damage caused by termites/wood-destroying insects, dryrot, or pests?

**(B) Treatment**

- Is your property currently under contract by a licensed pest control company?
- 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 applicable:** \_\_\_\_\_

**7. STRUCTURAL ITEMS**

Yes	No	Unk	N/A
	<input checked="" type="checkbox"/>		
	<input checked="" type="checkbox"/>		
	<input checked="" type="checkbox"/>		
	<input checked="" type="checkbox"/>		
	<input checked="" type="checkbox"/>		
	<input checked="" type="checkbox"/>		
	<input checked="" type="checkbox"/>		

**(A)** Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, or other structural components?

**(B)** Are you aware of any past or present problems with driveways, walkways, patios, or retaining walls on the property?

**(C)** Are you aware of any past or present water infiltration in the house or other structures, other than the roof, basement or crawl spaces?

**(D) Stucco and Exterior Synthetic Finishing Systems**

- Is your property constructed with stucco?
- Is your property constructed with an Exterior Insulating Finishing System (EIFS), such as Dryvit or synthetic stucco, synthetic brick or synthetic stone?
- If "yes," when was it installed? \_\_\_\_\_

**(E)** Are you aware of any fire, storm, water or ice damage to the property?

**(F)** Are you aware of any defects (including stains) in flooring or floor coverings?

**Explain any "yes" answers in section 7, including the location and extent of any problem(s) and any repair or remediation efforts:** \_\_\_\_\_

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	Yes	No	Unk	N/A
A		✓		
B		✓		

**8. ADDITIONS/ALTERATIONS**

- (A) Have any additions, structural changes, or other alterations been made to the property during your ownership? Itemize and date all additions/alterations below.
- (B) Are you aware of any private or public architectural review control of the property other than zoning codes?

*Note to Buyer: The PA Construction Code Act, 35 P.S. §7210.101 et seq. (effective 2004), and local codes establish standards for building and altering properties. Buyers should check with the municipality to determine if permits and/or approvals were necessary for disclosed work and if so, whether they were obtained. Where required permits were not obtained, the municipality might require the current owner to upgrade or remove changes made by 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.*

	Addition, structural change, or alteration	Approximate date of work	Were permits obtained? (Yes/No/Unknown)	Final inspections/ approvals obtained? (Yes/No/Unknown)
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A sheet describing other additions and alterations is attached.

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	Yes	No	Unk	N/A
1		✓		
2		✓		
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1				✓
2				✓
3				✓
4				✓
5				✓
1				✓
2				✓
3				✓
1				✓
2				✓

**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): vacant land

(B) **Bypass 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 \_\_\_\_\_
3. Gallons per minute \_\_\_\_\_, measured on (date) \_\_\_\_\_
4. 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 leased? From whom? \_\_\_\_\_

(E) **General**

1. When was your water last tested? \_\_\_\_\_ Test results: \_\_\_\_\_
2. Is the water system shared? With whom? \_\_\_\_\_

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	Yes	No	Unk	N/A
1		<input checked="" type="checkbox"/>		
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**(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: \_\_\_\_\_

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	Yes	No	Unk	N/A
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2				<input checked="" type="checkbox"/>
3				<input checked="" type="checkbox"/>

**10. SEWAGE SYSTEM**

**(A) General**

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 E, F and G below)
2. Community (non-public)
3. An individual on-lot sewage disposal system
4. Other, explain: \_\_\_\_\_

**(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 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? \_\_\_\_\_
6. How often is the on-lot sewage disposal system serviced? \_\_\_\_\_
7. When was the on-lot sewage disposal system last serviced? \_\_\_\_\_

**(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?
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 repair or remediation efforts: \_\_\_\_\_

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	Yes	No	Unk	N/A
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B		<input checked="" type="checkbox"/>		

**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 polyethylene (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: \_\_\_\_\_

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**12. DOMESTIC WATER HEATING**

(A) **Type(s)**. Is your water heating (check all that apply): N/A  
 1. Electric  
 2. Natural gas  
 3. Fuel oil  
 4. Propane  
 5. Solar  
 6. Geothermal  
 7. Other \_\_\_\_\_  
 8. Is your water heating a summer-winter hook-up (integral system, hot water from the boiler, etc.)?  
 (B) How many water heaters are there? \_\_\_\_\_ When were they installed? \_\_\_\_\_  
 (C) Are you aware of any problems with any water heater or related equipment?  
 If "yes," explain: \_\_\_\_\_

**13. HEATING SYSTEM**

(A) **Fuel Type(s)**. Is your heating source (check all that apply): N/A  
 1. Electric  
 2. Natural gas  
 3. Fuel oil  
 4. Propane  
 5. Geothermal  
 6. Coal  
 7. Wood  
 8. Other \_\_\_\_\_  
 (B) **System Type(s)** (check all that apply): N/A  
 1. Forced hot air  
 2. Hot water  
 3. Heat pump  
 4. Electric baseboard  
 5. Steam  
 6. Radiant  
 7. Wood stove(s) How many? \_\_\_\_\_  
 8. Coal stove(s) How many? \_\_\_\_\_  
 9. Other \_\_\_\_\_  
 (C) **Status** N/A  
 1. When was your heating system(s) installed? \_\_\_\_\_  
 2. When was the heating system(s) last serviced? \_\_\_\_\_  
 3. How many heating zones are in the property? \_\_\_\_\_  
 4. Is there an additional and/or backup heating system? Explain: \_\_\_\_\_  
 (D) **Fireplaces**  
 1. Are there any fireplace(s)? How many? \_\_\_\_\_  
 2. Are all fireplace(s) working? \_\_\_\_\_  
 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) (from a fireplace, water heater or any other heating system)?  
 6. How many chimney(s)? \_\_\_\_\_ When were they last cleaned? \_\_\_\_\_  
 7. Are the chimney(s) working? If "no," explain: \_\_\_\_\_  
 (E) List any areas of the house that are not heated: \_\_\_\_\_  
 (F) **Heating Fuel Tanks**  
 1. Are you aware of any heating fuel tank(s) on the property?  
 2. Location(s), including underground tank(s): \_\_\_\_\_  
 3. If you do not own the tank(s), explain: \_\_\_\_\_

Are you aware of any problems or repairs needed regarding any item in section 13? If "yes," explain: \_\_\_\_\_

**14. AIR CONDITIONING SYSTEM** N/A

(A) **Type(s)**. Is the air conditioning (check all that apply):  
 1. Central air  
 2. Wall units  
 3. Window units  
 4. Other \_\_\_\_\_  
 5. None

	Yes	No	Unk	N/A
1				
2				
3				
4				
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	Yes	No	Unk	N/A
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296				<input checked="" type="checkbox"/>
297				<input checked="" type="checkbox"/>
298				<input checked="" type="checkbox"/>
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**(B) Status**

1. When was the central air conditioning system installed? \_\_\_\_\_
2. When was the central air conditioning system last serviced? \_\_\_\_\_
3. How many air conditioning zones are in the property? \_\_\_\_\_

(C) List any areas of the house that are not air conditioned: \_\_\_\_\_

Are you aware of any problems with any item in section 14? If "yes," explain: \_\_\_\_\_

	Yes	No	Unk	N/A
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**15. ELECTRICAL SYSTEM** *N/A*

**(A) Type(s)**

1. Does the electrical system have fuses?
2. Does the electrical system have circuit breakers?

(B) What is the system amperage? \_\_\_\_\_

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

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

**16. OTHER EQUIPMENT AND APPLIANCES**

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

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

	Yes	No	Unk	N/A
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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?

	Yes	No	Unk	N/A
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344		<input checked="" type="checkbox"/>		
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347		<input checked="" type="checkbox"/>		
348		<input checked="" type="checkbox"/>		

349 Seller's Initials NS, CGS Date 2/17/24 SPD Page 6 of 9 Buyer's Initials \_\_\_\_\_ / \_\_\_\_\_ Date \_\_\_\_\_

	Yes	No	Unk	N/A
350				
351		✓		
352				
353				
354				
355				
356				
357				
358				
359				
360				
361				
362	1		✓	
363	2		✓	
364	3		✓	
365	4		✓	
366				
367				
368				
369				
370				
371				
372				
373	1		✓	
374	2		✓	
375	3		✓	
376	4		✓	
377	5		✓	
378				

4. Are you aware of any existing, past or proposed mining, strip-mining, or any other excavations that might affect this property?

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

**(B) Preferential Assessment and Development Rights**

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

1. Farmland and Forest Land Assessment Act - 72 P.s. §5490.1 et seq. (Clean and Green Program)
2. Open Space Act - 16 P.s. §11941 et seq.
3. Agricultural Area Security law - 3 P.s. §901 et seq. (Development Rights)
4. Any other law/program: \_\_\_\_\_

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

**(C) Property Rights**

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

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

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

Explain any "yes" answers in section 17: \_\_\_\_\_

**18. FLOODING, DRAINAGE AND BOUNDARIES**

**(A) Flooding/Drainage**

1. Is any part of this property located in a wetlands area?
2. Is any part of this property located in a FEMA flood zone?
3. Are you aware of any past or present drainage or flooding problems affecting the property?
4. Are you aware of any drainage or flooding mitigation on the property?

Explain any "yes" answers in section 18(A), including dates and extent of flooding: \_\_\_\_\_

**(B) Boundaries**

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

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

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

Explain any "yes" answers in section 18(B): \_\_\_\_\_

	Yes	No	Unk	N/A
387				
388	1		✓	
389	2		✓	
390	3		✓	
391	4		✓	
392				
393				

	Yes	No	Unk	N/A
394				
395	1		✓	
396				
397				
398				
399				
400				
401				
402				
403	2		✓	
404	3			
405	4		✓	
406				
407				
408				
409				

410 Seller's Initials NS / CS Date 2/17/24 SPD Page 7 of 9 Buyer's Initials \_\_\_\_\_ / \_\_\_\_\_ Date \_\_\_\_\_





	Yes	No	Unk	N/A
475				
476		✓		
477		✓		
478				
479				
480		✓		
481				

**(C) Legal**

1. Are you aware of any violations of federal, state, or local laws or regulations relating to this 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 are not disclosed elsewhere on this form?

*Note to Buyer: 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.*

2. After completing this form, if Seller becomes aware of additional information about the property, including through inspection reports from a buyer, the Seller must update the Seller's Property Disclosure Statement and/or attach the inspection(s). These inspection reports are for informational purposes only.

491 Explain any "yes" answers in section 20: \_\_\_\_\_  
 492 \_\_\_\_\_  
 493 \_\_\_\_\_  
 494 \_\_\_\_\_  
 495 \_\_\_\_\_

**21. ATTACHMENTS**

**(A) The following are part of this Disclosure if checked:**

- Seller's Property Disclosure Statement Addendum (PAR Form SDA)
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

502 The undersigned Seller represents that the information set forth in this disclosure statement is accurate and complete to the best  
 503 of Seller's knowledge. Seller hereby authorizes the Listing Broker to provide this information to prospective buyers of  
 504 the property and to other real estate licensees. SELLER ALONE IS RESPONSIBLE FOR THE ACCURACY OF THE  
 505 INFORMATION CONTAINED IN THIS STATEMENT. Seller shall cause Buyer to be notified in writing of any information  
 506 supplied on this form which is rendered inaccurate by a change in the condition of the property following completion of  
 507 this form.

508 SELLER *[Signature]* DATE 2/17/24  
 NEVIN SCHLEGEL

509 SELLER *[Signature]* DATE 2/17/24  
 CARLA J. SCHLEGEL

510 SELLER \_\_\_\_\_ DATE \_\_\_\_\_

**INFORMATION REGARDING THE REAL ESTATE SELLER DISCLOSURE LAW**

**EXECUTOR, ADMINISTRATOR, TRUSTEE SIGNATURE BLOCK**

513 According to the provisions of the Real Estate Seller Disclosure Law, the undersigned executor, administrator or trustee is not required  
 514 to fill out a Seller's Property Disclosure Statement. The executor, administrator or trustee, must, however, disclose any known mate-  
 515 rial defect(s) of the property.

516 \_\_\_\_\_ DATE \_\_\_\_\_

**RECEIPT AND ACKNOWLEDGEMENT BY BUYER**

518 The undersigned Buyer acknowledges receipt of this Disclosure Statement. Buyer acknowledges that this Statement is not a  
 519 warranty and that, unless stated otherwise in the sales contract, Buyer is purchasing this property in its present condition. It  
 520 is Buyer's responsibility to satisfy himself or herself as to the condition of the property. Buyer may request that the property  
 521 be inspected, at Buyer's expense and by qualified professionals, to determine the condition of the structure or its components.

522 BUYER \_\_\_\_\_ DATE \_\_\_\_\_

523 BUYER \_\_\_\_\_ DATE \_\_\_\_\_

524 BUYER \_\_\_\_\_ DATE \_\_\_\_\_

Generally speaking, the Real estate seller Disclosure law 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.
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;
  - 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.

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.

Seller's Initials NS / OS Date 2/17/24 SPD Notices Page 1 of 1 Buyer's Initials \_\_\_\_\_ / \_\_\_\_\_ Date \_\_\_\_\_

RESIDENTIAL LEAD-BASED PAINT HAZARDS DISCLOSURE FORM

LPD

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

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

1 PROPERTY 699 Smokestown Road Denver PA 17517
2 SELLER L. Eugene Wenger

3 LEAD WARNING STATEMENT

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

11 SELLER'S DISCLOSURE

12 [X] Seller has no knowledge of the presence of lead-based paint and/or lead-based paint hazards in or about the Property.
13 \_\_\_/\_\_\_ Seller has knowledge of the presence of lead-based paint and/or lead-based paint hazards in or about the Property. (Provide the
14 basis for determining that lead-based paint and/or hazards exist, the location(s), the condition of the painted surfaces, and other
15 available information concerning Seller's knowledge of the presence of lead-based paint and/or lead-based paint hazards.)

17 SELLER'S RECORDS/REPORTS

18 [X] Seller has no records or reports pertaining to lead-based paint and/or lead-based paint hazards in or about the Property.
19 \_\_\_/\_\_\_ Seller has provided Buyer with all available records and reports regarding lead-based paint and/or lead-based paint hazards in
20 or about the Property. (List documents):

22 Seller certifies that to the best of Seller's knowledge the above statements are true and accurate.

23 SELLER [Signature] DATE 1-23-24
24 SELLER DATE
25 SELLER DATE

26 BUYER

27 DATE OF AGREEMENT

28 BUYER'S ACKNOWLEDGMENT

29 \_\_\_/\_\_\_ Buyer has received the pamphlet Protect Your Family from Lead in Your Home and has read the Lead Warning Statement.
30 \_\_\_/\_\_\_ Buyer has reviewed Seller's disclosure of known lead-based paint and/or lead-based paint hazards and has received the records
31 and reports regarding lead-based paint and/or lead-based paint hazards identified above.

32 Buyer has (initial one):

33 \_\_\_/\_\_\_ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of
34 lead-based paint and/or lead-based paint hazards; or
35 \_\_\_/\_\_\_ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based
36 paint hazards.

37 Buyer certifies that to the best of Buyer's knowledge the statements contained in Buyer's acknowledgement are true and accurate.

38 BUYER DATE
39 BUYER DATE
40 BUYER DATE

41 AGENT ACKNOWLEDGEMENT AND CERTIFICATION

42 \_\_\_ Agent/Licensee represents that Agent has informed Seller of Seller's obligations under the Residential Lead-Based-Paint
43 Hazard Reduction Act, 42 U.S.C. §4852(d), and is aware of Agent's responsibility to ensure compliance.

44 The following have reviewed the information above and certify that the Agent statements are true to the best of their knowledge and belief.
45 Seller Agent and Buyer Agent must both sign this form.

46 BROKER FOR SELLER (Company Name)
47 LICENSEE DATE

48 BROKER FOR BUYER (Company Name)
49 LICENSEE DATE



Pennsylvania Association of Realtors®

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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).

1 **PROPERTY** 699 Smoketown Road Denver PA 17517  
2 **SELLER** L. Eugene Wenger

3 **INFORMATION REGARDING THE REAL ESTATE SELLER DISCLOSURE LAW**

4 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  
5 real estate transfer must disclose all known **material defects** about the property being sold that are not readily observable. A **material defect**  
6 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  
7 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  
8 of its normal useful life is not by itself a material defect.

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

13 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**  
14 **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-**  
15 **resentation by any listing real estate broker, any selling real estate broker, or their licensees.** Buyer is encouraged to address concerns  
16 about the condition of the Property that may not be included in this Statement.

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

- 19 1. Transfers by a fiduciary during the administration of a decedent estate, guardianship, conservatorship or trust.
- 20 2. Transfers as a result of a court order.
- 21 3. Transfers to a mortgage lender that results from a buyer's default and subsequent foreclosure sales that result from default.
- 22 4. Transfers from a co-owner to one or more other co-owners.
- 23 5. Transfers made to a spouse or direct descendant.
- 24 6. Transfers between spouses as a result of divorce, legal separation or property settlement.
- 25 7. Transfers by a corporation, partnership or other association to its shareholders, partners or other equity owners as part of a plan of
- 26 liquidation.
- 27 8. Transfers of a property to be demolished or converted to non-residential use.
- 28 9. Transfers of unimproved real property.
- 29 10. Transfers of new construction that has never been occupied and:
  - 30 a. The buyer has received a one-year warranty covering the construction;
  - 31 b. The building has been inspected for compliance with the applicable building code or, if none, a nationally recognized model
  - 32 building code; and
  - 33 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** L E W **Date** JAN 31-2024 **SPD Page 1 of 11** **Buyer's Initials**     /     **Date**     /    /

44 **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  
 45 Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

46 **1. SELLER'S EXPERTISE**

- 47 (A) Does Seller possess expertise in contracting, engineering, architecture, environmental assessment or  
 48 other areas related to the construction and conditions of the Property and its improvements?  
 49 (B) Is Seller the landlord for the Property?  
 50 (C) Is Seller a real estate licensee?

	Yes	No	Unk	N/A
A		✓		
B	✓			
C		✓		

51 Explain any "yes" answers in Section 1: \_\_\_\_\_  
 52 \_\_\_\_\_

53 **2. OWNERSHIP/OCCUPANCY**

- 54 (A) **Occupancy**  
 55 1. When was the Property most recently occupied? About Aug 2022  
 56 2. By how many people? 2 to 3  
 57 3. Was Seller the most recent occupant?  
 58 4. If "no," when did Seller most recently occupy the Property? Never  
 59 (B) **Role of Individual Completing This Disclosure.** Is the individual completing this form:  
 60 1. The owner  
 61 2. The executor or administrator  
 62 3. The trustee  
 63 4. An individual holding power of attorney  
 64 (C) When was the Property acquired? 2016  
 65 (D) List any animals that have lived in the residence(s) or other structures during your ownership: \_\_\_\_\_  
 66 Dogs

	Yes	No	Unk	N/A
A1				
A2				
A3		✓		
A4				
B1	✓			
B2		✓		
B3		✓		
B4		✓		
C				

67 Explain Section 2 (if needed): \_\_\_\_\_  
 68 \_\_\_\_\_

69 **3. CONDOMINIUMS/PLANNED COMMUNITIES/HOMEOWNERS ASSOCIATIONS**

- 70 (A) Disclosures for condominiums and cooperatives are limited to Seller's particular unit(s). Disclosures  
 71 regarding common areas or facilities are not required by the Real Estate Seller Disclosure Law.  
 72 (B) **Type.** Is the Property part of a(n):  
 73 1. Condominium  
 74 2. Homeowners association or planned community  
 75 3. Cooperative  
 76 4. Other type of association or community \_\_\_\_\_  
 77 (C) If "yes," how much are the fees? \$ \_\_\_\_\_, paid ( Monthly)( Quarterly)( Yearly)  
 78 (D) If "yes," are there any community services or systems that the association or community is responsi-  
 79 ble for supporting or maintaining? Explain: \_\_\_\_\_  
 80 (E) If "yes," provide the following information:  
 81 1. Community Name \_\_\_\_\_  
 82 2. Contact \_\_\_\_\_  
 83 3. Mailing Address \_\_\_\_\_  
 84 4. Telephone Number \_\_\_\_\_  
 85 (F) How much is the capital contribution/initiation fee(s)? \$ \_\_\_\_\_

	Yes	No	Unk	N/A
B1		✓		
B2		✓		
B3		✓		
B4		✓		
C				✓
D				✓
E1				✓
E2				✓
E3				✓
E4				✓
F				✓

86 **Notice to Buyer:** A buyer of a resale unit in a condominium, cooperative, or planned community must receive a copy of the declaration  
 87 (other than the plats and plans), the by-laws, the rules or regulations, and a certificate of resale issued by the association, condominium,  
 88 cooperative, or planned community. Buyers may be responsible for capital contributions, initiation fees or similar one-time fees in addition  
 89 to regular maintenance fees. The buyer will have the option of canceling the agreement with the return of all deposit monies until the cer-  
 90 tificate has been provided to the buyer and for five days thereafter or until conveyance, whichever occurs first.

91 **4. ROOFS AND ATTIC**

- 92 (A) **Installation**  
 93 1. When was or were the roof or roofs installed? 2020 with double bubble  
 94 2. Do you have documentation (invoice, work order, warranty, etc.)?  
 95 (B) **Repair**  
 96 1. Was the roof or roofs or any portion of it or them replaced or repaired during your ownership?  
 97 2. If it or they were replaced or repaired, were any existing roofing materials removed?  
 98 (C) **Issues**  
 99 1. Has the roof or roofs ever leaked during your ownership?  
 100 2. Have there been any other leaks or moisture problems in the attic?  
 101 3. Are you aware of any past or present problems with the roof(s), attic, gutters, flashing or down-  
 102 spouts? Some gutters or downspouts may need repair or cleaning

about 3/4" below Roof

	Yes	No	Unk	N/A
A1			✓	
A2				
B1	✓			
B2		✓		
C1	✓			
C2	✓			
C3	✓			

103 Seller's Initials LEW Date 7-31-2024 SPD Page 2 of 11 Buyer's Initials 1 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.

Explain any "yes" answers in Section 4. 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 they were done: all root leaks stopped when New roof was put on. Some gutter may leak  
The gutter near the lane may leak

5. BASEMENTS AND CRAWL SPACES

(A) Sump Pump

- Does the Property have a sump pit? If "yes," how many? \_\_\_\_\_
- Does the Property have a sump pump? If "yes," how many? \_\_\_\_\_
- If it has a sump pump, has it ever run? pump stopped working
- If it has a sump pump, is the sump pump in working order? \_\_\_\_\_

	Yes	No	Unk	N/A
A1	<input checked="" type="checkbox"/>			
A2		<input checked="" type="checkbox"/>		
A3	<input checked="" type="checkbox"/>			
A4		<input checked="" type="checkbox"/>		
B1	<input checked="" type="checkbox"/>			
B2	<input checked="" type="checkbox"/>			
B3		<input checked="" type="checkbox"/>		

(B) Water Infiltration

- Are you aware of any past or present water leakage, accumulation, or dampness within the basement or crawl space?
- Do you know of any repairs or other attempts to control any water or dampness problem in the basement or crawl space?
- 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 efforts, the name of the person or company who did the repairs and the date they were done: when we get heavy rain the crawl space may get wet. New spout and down spout helped reduce wet crawl space

6. TERMITES/WOOD-DESTROYING INSECTS, DRYROT, PESTS

(A) Status

- Are you aware of past or present dryrot, termites/wood-destroying insects or other pests on the Property?
- Are you aware of any damage caused by dryrot, termites/wood-destroying insects or other pests?

	Yes	No	Unk	N/A
A1	<input checked="" type="checkbox"/>			
A2	<input checked="" type="checkbox"/>			
B1		<input checked="" type="checkbox"/>		
B2		<input checked="" type="checkbox"/>		

(B) Treatment

- Is the Property currently under contract by a licensed pest control company?
- Are you aware of any termite/pest control reports or treatments for the Property?

Explain any "yes" answers in Section 6. Include the name of any service/treatment provider, if applicable: It appear mice and maybe chipmunks may be under and/or inside house.

7. STRUCTURAL ITEMS

- Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, or other structural components?
- Are you aware of any past or present problems with driveways, walkways, patios or retaining walls on the Property?
- 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)?
- Stucco and Exterior Synthetic Finishing Systems
  - Is any part of the Property constructed with stucco or an Exterior Insulating Finishing System (EIFS) such as Dryvit or synthetic stucco, synthetic brick or synthetic stone?
  - If "yes," indicate type(s) and location(s) \_\_\_\_\_
  - If "yes," provide date(s) installed \_\_\_\_\_
- Are you aware of any fire, storm/weather-related, water, hail or ice damage to the Property?
- Are you aware of any defects (including stains) in flooring or floor coverings?

	Yes	No	Unk	N/A
A		<input checked="" type="checkbox"/>		
B		<input checked="" type="checkbox"/>		
C		<input checked="" type="checkbox"/>		
D1		<input checked="" type="checkbox"/>		
D2				<input checked="" type="checkbox"/>
D3				<input checked="" type="checkbox"/>
E	<input checked="" type="checkbox"/>			
F	<input checked="" type="checkbox"/>			

Explain any "yes" answers in Section 7. 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: floor boards are bad in hall way, near fireplace and possibly other places

8. ADDITIONS/ALTERATIONS

- Have any additions, structural changes or other alterations (including remodeling) been made to the Property during your ownership? Itemize and date all additions/alterations below.

	Yes	No	Unk	N/A
		<input checked="" type="checkbox"/>		

Addition, structural change or alteration (continued on following page)	Approximate date of work	Were permits obtained? (Yes/No/Unk/NA)	Final inspections/ approvals obtained? (Yes/No/Unk/NA)

Seller's Initials LEW

Date 1-31-2024

SPD Page 3 of 11

162 **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  
 163 Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

Addition, structural change or alteration	Approximate date of work	Were permits obtained? (Yes/No/Unk/NA)	Final inspections/ approvals obtained? (Yes/No/Unk/NA)
		ADT	

173  A sheet describing other additions and alterations is attached.

174 (B) Are you aware of any private or public architectural review control of the Property other than zoning  
 175 codes? If "yes," explain: \_\_\_\_\_

Yes	No	Unk	N/A
	✓		

176 **Note to Buyer:** The PA Construction Code Act, 35 P.S. §7210 et seq. (effective 2004), and local codes establish standards for building and  
 177 altering properties. Buyers should check with the municipality to determine if permits and/or approvals were necessary for disclosed work  
 178 and if so, whether they were obtained. Where required permits were not obtained, the municipality might require the current owner to up-  
 179 grade or remove changes made by the prior owners. Buyers can have the Property inspected by an expert in codes compliance to determine  
 180 if issues exist. Expanded title insurance policies may be available for Buyers to cover the risk of work done to the Property by previous  
 181 owners without a permit or approval.

182 **Note to Buyer:** According to the PA Stormwater Management Act, each municipality must enact a Storm Water Management Plan for  
 183 drainage control and flood reduction. The municipality where the Property is located may impose restrictions on impervious or semi-per-  
 184 vious surfaces added to the Property. Buyers should contact the local office charged with overseeing the Stormwater Management Plan  
 185 to determine if the prior addition of impervious or semi-pervious areas, such as walkways, decks, and swimming pools, might affect your  
 186 ability to make future changes.

187 **9. WATER SUPPLY**

188 (A) **Source.** Is the source of your drinking water (check all that apply):

- 189 1. Public
- 190 2. A well on the Property
- 191 3. Community water
- 192 4. A holding tank
- 193 5. A cistern
- 194 6. A spring
- 195 7. Other \_\_\_\_\_
- 196 8. If no water service, explain: \_\_\_\_\_

	Yes	No	Unk	N/A
A1		✓		
A2	✓			
A3		✓		
A4		✓		
A5		✓		
A6		✓		
A7		✓		
B1			✓	
B2		✓		
B3				✓
B4	✓			
B5		✓		
B6	✓			
C1			✓	
C2				
D1			✓	
D2			✓	
D3			✓	
D4		✓		
D5				✓

197 (B) **General**

- 198 1. When was the water supply last tested? \_\_\_\_\_  
 199 Test results: \_\_\_\_\_
- 200 2. Is the water system shared?
- 201 If "yes," is there a written agreement?
- 202 4. Do you have a softener, filter or other conditioning system? filter
- 203 5. Is the softener, filter or other treatment system leased? From whom? \_\_\_\_\_
- 204 6. If your drinking water source is not public, is the pumping system in working order? If "no,"  
 205 explain: \_\_\_\_\_

206 (C) **Bypass Valve** (for properties with multiple sources of water)

- 207 1. Does your water source have a bypass valve?
- 208 2. If "yes," is the bypass valve working?

209 (D) **Well**

- 210 1. Has your well ever run dry?
- 211 2. Depth of well \_\_\_\_\_
- 212 3. Gallons per minute: \_\_\_\_\_, measured on (date) \_\_\_\_\_
- 213 4. Is there a well that is used for something other than the primary source of drinking water?  
 214 If "yes," explain \_\_\_\_\_
- 215 5. If there is an unused well, is it capped?

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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.

(E) Issues

- Are you aware of any leaks or other problems, past or present, relating to the water supply, pumping system and related items?
- Have you ever had a problem with your water supply?

	Yes	No	Unk	N/A
E1		<input checked="" type="checkbox"/>		
E2		<input checked="" type="checkbox"/>		

Explain any problem(s) with your water supply. 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:

10. SEWAGE SYSTEM

(A) General

- Is the Property served by a sewage system (public, private or community)?
- If "no," is it due to unavailability or permit limitations?
- When was the sewage system installed (or date of connection, if public)?
- Name of current service provider, if any:

	Yes	No	Unk	N/A
A1	<input checked="" type="checkbox"/>			
A2				<input checked="" type="checkbox"/>
A3			<input checked="" type="checkbox"/>	
A4				<input checked="" type="checkbox"/>

(B) Type Is your Property served by:

- Public
- Community (non-public)
- An individual on-lot sewage disposal system
- Other, explain:

	Yes	No	Unk	N/A
B1		<input checked="" type="checkbox"/>		
B2		<input checked="" type="checkbox"/>		
B3	<input checked="" type="checkbox"/>			
B4		<input checked="" type="checkbox"/>		

(C) Individual On-lot Sewage Disposal System. (check all that apply):

- Is your sewage system within 100 feet of a well?
- Is your sewage system subject to a ten-acre permit exemption?
- Does your sewage system include a holding tank?
- Does your sewage system include a septic tank?
- Does your sewage system include a drainfield?
- Does your sewage system include a sandmound?
- Does your sewage system include a cesspool?
- Is your sewage system shared?
- Is your sewage system any other type? Explain:
- Is your sewage system supported by a backup or alternate system?

	Yes	No	Unk	N/A
C1			<input checked="" type="checkbox"/>	
C2		<input checked="" type="checkbox"/>		
C3	<input checked="" type="checkbox"/>			
C4	<input checked="" type="checkbox"/>			
C5			<input checked="" type="checkbox"/>	
C6		<input checked="" type="checkbox"/>		
C7			<input checked="" type="checkbox"/>	
C8		<input checked="" type="checkbox"/>		
C9		<input checked="" type="checkbox"/>		
C10		<input checked="" type="checkbox"/>		

(D) Tanks and Service

- Are there any metal/steel septic tanks on the Property?
- Are there any cement/concrete septic tanks on the Property?
- Are there any fiberglass septic tanks on the Property?
- Are there any other types of septic tanks on the Property? Explain
- Where are the septic tanks located? Beside the house
- When were the tanks last pumped and by whom? About or in June 2022

	Yes	No	Unk	N/A
D1			<input checked="" type="checkbox"/>	
D2	<input checked="" type="checkbox"/>			
D3			<input checked="" type="checkbox"/>	
D4			<input checked="" type="checkbox"/>	
D5				
D6				

(E) Abandoned Individual On-lot Sewage Disposal Systems and Septic

- Are you aware of any abandoned septic systems or cesspools on the Property?
- If "yes," have these systems, tanks or cesspools been closed in accordance with the municipality's ordinance?

	Yes	No	Unk	N/A
E1		<input checked="" type="checkbox"/>		
E2				<input checked="" type="checkbox"/>

(F) Sewage Pumps

- Are there any sewage pumps located on the Property?
- If "yes," where are they located?
- What type(s) of pump(s)?
- Are pump(s) in working order?
- Who is responsible for maintenance of sewage pumps?

	Yes	No	Unk	N/A
F1		<input checked="" type="checkbox"/>		
F2				<input checked="" type="checkbox"/>
F3				<input checked="" type="checkbox"/>
F4				<input checked="" type="checkbox"/>
F5				<input checked="" type="checkbox"/>

(G) Issues

- How often is the on-lot sewage disposal system serviced? Never since about June 2022
- When was the on-lot sewage disposal system last serviced and by whom?
- Is any waste water piping not connected to the septic/sewer system?
- Are you aware of any past or present leaks, backups, or other problems relating to the sewage system and related items?

	Yes	No	Unk	N/A
G1				
G2				<input checked="" type="checkbox"/>
G3	<input checked="" type="checkbox"/>			
G4	<input checked="" type="checkbox"/>			

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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.

277 Explain any "yes" answers in Section 10. Include the location and extent of any problem(s) and any repair or remediation ef-  
 278 ferts, the name of the person or company who did the repairs and the date the work was done: Tanks was full  
 279 when 2 to 5 tenants were there. About 2 years prior 2 tenants were there

280 **11. PLUMBING SYSTEM** Sewer system never needed pumped  
 281 (A) Material(s). Are the plumbing materials (check all that apply):

- 282 1. Copper
- 283 2. Galvanized
- 284 3. Lead
- 285 4. PVC
- 286 5. Polybutylene pipe (PB)
- 287 6. Cross-linked polyethylene (PEX)
- 288 7. Other \_\_\_\_\_

	Yes	No	Unk	N/A
A1	<input checked="" type="checkbox"/>			
A2	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
A3			<input checked="" type="checkbox"/>	
A4	<input checked="" type="checkbox"/>			
A5			<input checked="" type="checkbox"/>	
A6	<input checked="" type="checkbox"/>			
A7				
B		<input checked="" type="checkbox"/>		

289 (B) Are you aware of any past or present problems with any of your plumbing fixtures (e.g., including but  
 290 not limited to: kitchen, laundry, or bathroom fixtures; wet bars; exterior faucets; etc.)?  
 291 If "yes," explain: \_\_\_\_\_  
 292 \_\_\_\_\_

293 **12. DOMESTIC WATER HEATING**

- 294 (A) Type(s). Is your water heating (check all that apply):
- 295 1. Electric
  - 296 2. Natural gas
  - 297 3. Fuel oil
  - 298 4. Propane
  - 299 If "yes," is the tank owned by Seller?
  - 300 5. Solar
  - 301 If "yes," is the system owned by Seller?
  - 302 6. Geothermal
  - 303 7. Other \_\_\_\_\_

	Yes	No	Unk	N/A
A1	<input checked="" type="checkbox"/>			
A2		<input checked="" type="checkbox"/>		
A3		<input checked="" type="checkbox"/>		
A4		<input checked="" type="checkbox"/>		
A5				<input checked="" type="checkbox"/>
A6		<input checked="" type="checkbox"/>		
A7		<input checked="" type="checkbox"/>		
B1				
B2				
B3		<input checked="" type="checkbox"/>		
C		<input checked="" type="checkbox"/>		

- 304 (B) System(s)
- 305 1. How many water heaters are there? 1
  - 306 Tanks 1 Tankless \_\_\_\_\_
  - 307 2. When were they installed? used water heater installed about 2021
  - 308 3. Is your water heater a summer/winter hook-up (integral system, hot water from the boiler, etc.)?

309 (C) Are you aware of any problems with any water heater or related equipment?  
 310 If "yes," explain: \_\_\_\_\_  
 311 \_\_\_\_\_

312 **13. HEATING SYSTEM**

- 313 (A) Fuel Type(s). Is your heating source (check all that apply):
- 314 1. Electric
  - 315 2. Natural gas
  - 316 3. Fuel oil
  - 317 4. Propane
  - 318 If "yes," is the tank owned by Seller?
  - 319 5. Geothermal
  - 320 6. Coal
  - 321 7. Wood
  - 322 8. Solar shingles or panels
  - 323 If "yes," is the system owned by Seller?
  - 324 9. Other: \_\_\_\_\_

	Yes	No	Unk	N/A
A1	<input checked="" type="checkbox"/>			
A2		<input checked="" type="checkbox"/>		
A3		<input checked="" type="checkbox"/>		
A4		<input checked="" type="checkbox"/>		
A5				<input checked="" type="checkbox"/>
A6		<input checked="" type="checkbox"/>		
A7		<input checked="" type="checkbox"/>		
A8		<input checked="" type="checkbox"/>		
A9		<input checked="" type="checkbox"/>		
B1		<input checked="" type="checkbox"/>		
B2		<input checked="" type="checkbox"/>		
B3		<input checked="" type="checkbox"/>		
B4		<input checked="" type="checkbox"/>		
B5		<input checked="" type="checkbox"/>		
B6		<input checked="" type="checkbox"/>		
B7		<input checked="" type="checkbox"/>		

- 325 (B) System Type(s) (check all that apply):
- 326 1. Forced hot air
  - 327 2. Hot water
  - 328 3. Heat pump
  - 329 4. Electric baseboard
  - 330 5. Steam
  - 331 6. Radiant flooring
  - 332 7. Radiant ceiling

334 **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  
 335 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	N/A
336	8. Pellet stove(s)	<input checked="" type="checkbox"/>			
337	How many and location? _____				<input checked="" type="checkbox"/>
338	9. Wood stove(s)		<input checked="" type="checkbox"/>		
339	How many and location? _____				<input checked="" type="checkbox"/>
340	10. Coal stove(s)		<input checked="" type="checkbox"/>		
341	How many and location? _____				<input checked="" type="checkbox"/>
342	11. Wall-mounted split system(s)		<input checked="" type="checkbox"/>		
343	How many and location? _____				<input checked="" type="checkbox"/>
344	12. Other: _____		<input checked="" type="checkbox"/>		
345	13. If multiple systems, provide locations _____				<input checked="" type="checkbox"/>
346					
347	<b>(C) Status</b>				
348	1. Are there any areas of the house that are not heated? <i>They can be heated w/ portable heater</i>	<input checked="" type="checkbox"/>			
349	If "yes," explain: <i>I believe living room has an electric heater</i>				<input checked="" type="checkbox"/>
350	2. How many heating zones are in the Property? <i>1</i>				
351	3. When was each heating system(s) or zone installed? _____			<input checked="" type="checkbox"/>	
352	4. When was the heating system(s) last serviced? _____			<input checked="" type="checkbox"/>	
353	5. Is there an additional and/or backup heating system? If "yes," explain: _____				<input checked="" type="checkbox"/>
354					
355	6. Is any part of the heating system subject to a lease, financing or other agreement?		<input checked="" type="checkbox"/>		
356	If "yes," explain: _____				<input checked="" type="checkbox"/>
357	<b>(D) Fireplaces and Chimneys</b>				
358	1. Are there any fireplaces? How many? <i>1</i>	<input checked="" type="checkbox"/>			
359	2. Are all fireplaces working?		<input checked="" type="checkbox"/>		
360	3. Fireplace types (wood, gas, electric, etc.): <i>wood</i>				
361	4. Was the fireplace(s) installed by a professional contractor or manufacturer's representative?			<input checked="" type="checkbox"/>	
362	5. Are there any chimneys (from a fireplace, water heater or any other heating system)?		<input checked="" type="checkbox"/>		
363	6. How many chimneys? <i>0</i>				
364	7. When were they last cleaned? _____			<input checked="" type="checkbox"/>	
365	8. Are the chimneys working? If "no," explain: <i>Chimney was capped when new roof was installed</i>		<input checked="" type="checkbox"/>		
366	<b>(E) Fuel Tanks</b>				
367	1. Are you aware of any heating fuel tank(s) on the Property?		<input checked="" type="checkbox"/>		
368	2. Location(s), including underground tank(s): _____				<input checked="" type="checkbox"/>
369	3. If you do not own the tank(s), explain: _____				<input checked="" type="checkbox"/>
370	<b>(F) Are you aware of any problems or repairs needed regarding any item in Section 13? If "yes,"</b>		<input checked="" type="checkbox"/>		
371	<b>explain:</b> _____				
372	<b>14. AIR CONDITIONING SYSTEM</b>				
373	<b>(A) Type(s).</b> Is the air conditioning (check all that apply):				
374	1. Central air		<input checked="" type="checkbox"/>		
375	a. How many air conditioning zones are in the Property? <i>2</i>				<input checked="" type="checkbox"/>
376	b. When was each system or zone installed? _____			<input checked="" type="checkbox"/>	
377	c. When was each system last serviced? _____			<input checked="" type="checkbox"/>	
378	2. Wall units	<input checked="" type="checkbox"/>			
379	How many and the location? <i>1 in front bedroom</i>				
380	3. Window units		<input checked="" type="checkbox"/>		
381	How many? _____				<input checked="" type="checkbox"/>
382	4. Wall-mounted split units		<input checked="" type="checkbox"/>		
383	How many and the location? _____				<input checked="" type="checkbox"/>
384	5. Other _____		<input checked="" type="checkbox"/>		
385	6. None	<input checked="" type="checkbox"/>			
386	<b>(B) Are there any areas of the house that are not air conditioned?</b>	<input checked="" type="checkbox"/>			
387	If "yes," explain: <i>all except the bedroom</i>				
388	<b>(C) Are you aware of any problems with any item in Section 14? If "yes," explain:</b> _____		<input checked="" type="checkbox"/>		
389					

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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.

15. ELECTRICAL SYSTEM

(A) Type(s)

1. Does the electrical system have fuses?
2. Does the electrical system have circuit breakers?
3. Is the electrical system solar powered?
  - a. If "yes," is it entirely or partially solar powered? \_\_\_\_\_
  - b. If "yes," is any part of the system subject to a lease, financing or other agreement? If "yes," explain: \_\_\_\_\_

(B) What is the system amperage? 60

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

(D) Are you aware of any problems or repairs needed in the electrical system? If "yes," explain: Not all outside light works, may be some other lights and receptacles

	Yes	No	Unk	N/A
A1			✓	
A2	✓			
A3		✓		
3a				✓
				✓
3b				
B				
C		✓		
D	✓			

16. OTHER EQUIPMENT AND APPLIANCES

(A) THIS SECTION IS INTENDED TO IDENTIFY PROBLEMS OR REPAIRS and must be completed for each item that will, or may, be included with the Property. The terms of the Agreement of Sale negotiated between Buyer and Seller will determine which items, if any, are included in the purchase of the Property. **THE FACT THAT AN ITEM IS LISTED DOES NOT MEAN IT IS INCLUDED IN THE AGREEMENT OF SALE.**

(B) Are you aware of any problems or repairs needed to any of the following:

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

(C) Explain any "yes" answers in Section 16: I believe the electrical in the garage don't work

17. POOLS, SPAS AND HOT TUBS

(A) Is there a swimming pool on the Property? If "yes,":

1. Above-ground or in-ground? \_\_\_\_\_
2. Saltwater or chlorine? \_\_\_\_\_
3. If heated, what is the heat source? \_\_\_\_\_
4. Vinyl-lined, fiberglass or concrete-lined? \_\_\_\_\_
5. What is the depth of the swimming pool? \_\_\_\_\_
6. Are you aware of any problems with the swimming pool?
7. Are you aware of any problems with any of the swimming pool equipment (cover, filter, ladder, lighting, pump, etc.)?

(B) Is there a spa or hot tub on the Property?

1. Are you aware of any problems with the spa or hot tub?
2. Are you aware of any problems with any of the spa or hot tub equipment (steps, lighting, jets, cover, etc.)?

(C) Explain any problems in Section 17: \_\_\_\_\_

	Yes	No	Unk	N/A
A		✓		
A1				✓
A2				✓
A3				✓
A4				✓
A5				✓
A6				✓
A7				
B		✓		
B1				✓
B2				✓

450 **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  
 451 Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

452 **18. WINDOWS**

	Yes	No	Unk	N/A
A		✓		
B		✓		

- 453 (A) Have any windows or skylights been replaced during your ownership of the Property?  
 454 (B) Are you aware of any problems with the windows or skylights?

455 **Explain any "yes" answers in Section 18. Include the location and extent of any problem(s) and any repair, replacement**  
 456 **or remediation efforts, the name of the person or company who did the repairs and the date the work was done:** \_\_\_\_\_  
 457 \_\_\_\_\_

458 **19. LAND/SOILS**

	Yes	No	Unk	N/A
A1		✓		
A2		✓		
A3		✓		
A4		✓		
A5		✓		

- 459 (A) **Property**  
 460 1. Are you aware of any fill or expansive soil on the Property?  
 461 2. Are you aware of any sliding, settling, earth movement, upheaval, subsidence, sinkholes or earth  
 462 stability problems that have occurred on or affect the Property?  
 463 3. Are you aware of sewage sludge (other than commercially available fertilizer products) being  
 464 spread on the Property?  
 465 4. Have you received written notice of sewage sludge being spread on an adjacent property?  
 466 5. Are you aware of any existing, past or proposed mining, strip-mining, or any other excavations on  
 467 the Property?

468 *Note to Buyer: The Property may be subject to mine subsidence damage. Maps of the counties and mines where mine subsidence*  
 469 *damage may occur and further information on mine subsidence insurance are available through Department of Environmental*  
 470 *Protection Mine Subsidence Insurance Fund, (800) 922-1678 or ra-epmsi@pa.gov.*

471 (B) **Preferential Assessment and Development Rights**

- 472 Is the Property, or a portion of it, preferentially assessed for tax purposes, or subject to limited devel-  
 473 opment rights under the:  
 474 1. Farmland and Forest Land Assessment Act - 72 P.S. §5490.1, et seq. (Clean and Green Program) B1  
 475 2. Open Space Act - 16 P.S. §11941, et seq. B2  
 476 3. Agricultural Area Security Law - 3 P.S. §901, et seq. (Development Rights) B3  
 477 4. Any other law/program: \_\_\_\_\_ B4

	Yes	No	Unk	N/A
B1		✓		
B2		✓		
B3		✓		
B4			✓	

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

481 (C) **Property Rights**

- 482 Are you aware of the transfer, sale and/or lease of any of the following property rights (by you or a  
 483 previous owner of the Property):  
 484 1. Timber C1  
 485 2. Coal C2  
 486 3. Oil C3  
 487 4. Natural gas C4  
 488 5. Mineral or other rights (such as farming rights, hunting rights, quarrying rights) Explain: C5

	Yes	No	Unk	N/A
C1		✓		
C2		✓		
C3		✓		
C4		✓		
C5		✓		

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

494 **Explain any "yes" answers in Section 19:** \_\_\_\_\_  
 495 \_\_\_\_\_

496 **20. FLOODING, DRAINAGE AND BOUNDARIES**

	Yes	No	Unk	N/A
A1		✓		
A2		✓		
A3		✓		
A4		✓		
A5		✓		
A6		✓		
A7				✓

- 497 (A) **Flooding/Drainage**  
 498 1. Is any part of this Property located in a wetlands area?  
 499 2. Is the Property, or any part of it, designated a Special Flood Hazard Area (SFHA)?  
 500 3. Do you maintain flood insurance on this Property?  
 501 4. Are you aware of any past or present drainage or flooding problems affecting the Property?  
 502 5. Are you aware of any drainage or flooding mitigation on the Property?  
 503 6. Are you aware of the presence on the Property of any man-made feature that temporarily or per-  
 504 manently conveys or manages storm water, including any basin, pond, ditch, drain, swale, culvert,  
 505 pipe or other feature?  
 506 7. If "yes," are you responsible for maintaining or repairing that feature which conveys or manages  
 507 storm water for the Property?

508 **Seller's Initials** \_\_\_\_\_ / \_\_\_\_\_ **Date** \_\_\_\_\_ **SPD Page 9 of 11** \_\_\_\_\_ / \_\_\_\_\_

509 **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  
 510 Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

511 **Explain any "yes" answers in Section 20(A). Include dates, the location and extent of flooding and the condition of any man-**  
 512 **made storm water management features:** \_\_\_\_\_  
 513

514 **(B) Boundaries**

- 515 1. Are you aware of encroachments, boundary line disputes, or easements affecting the Property? B1  
 516 2. Is the Property accessed directly (without crossing any other property) by or from a public road? B2  
 517 3. Can the Property be accessed from a private road or lane? B3  
 518 a. If "yes," is there a written right of way, easement or maintenance agreement? 3a  
 519 b. If "yes," has the right of way, easement or maintenance agreement been recorded? 3b  
 520 4. Are you aware of any shared or common areas (driveways, bridges, docks, walls, etc.) or mainte-  
 521 nance agreements? B4

Yes	No	Unk	N/A
	<input checked="" type="checkbox"/>		
<input checked="" type="checkbox"/>			
	<input checked="" type="checkbox"/>		
			<input checked="" type="checkbox"/>
			<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>		

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

526 **Explain any "yes" answers in Section 20(B):** \_\_\_\_\_  
 527

528 **21. HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES**

529 **(A) Mold and Indoor Air Quality (other than radon)**

- 530 1. Are you aware of any tests for mold, fungi, or indoor air quality in the Property? A1  
 531 2. Other than general household cleaning, have you taken any efforts to control or remediate mold or  
 532 mold-like substances in the Property? A2

Yes	No	Unk	N/A
	<input checked="" type="checkbox"/>		
	<input checked="" type="checkbox"/>		

533 *Note to Buyer: Individuals may be affected differently, or not at all, by mold contamination. If mold contamination or indoor air*  
 534 *quality is a concern, buyers are encouraged to engage the services of a qualified professional to do testing. Information on this*  
 535 *issue is available from the United States Environmental Protection Agency and may be obtained by contacting IAQ INFO, P.O. Box*  
 536 *37133, Washington, D.C. 20013-7133, 1-800-438-4318.*

537 **(B) Radon**

- 538 1. Are you aware of any tests for radon gas that have been performed in any buildings on the Property? B1  
 539 2. If "yes," provide test date and results \_\_\_\_\_ B2  
 540 3. Are you aware of any radon removal system on the Property? B3

Yes	No	Unk	N/A
	<input checked="" type="checkbox"/>		
			<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>		

541 **(C) Lead Paint**

542 If the Property was constructed, or if construction began, before 1978, you must disclose any knowl-  
 543 edge of, and records and reports about, lead-based paint on the Property on a separate disclosure form.

- 544 1. Are you aware of any lead-based paint or lead-based paint hazards on the Property? C1  
 545 2. Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on  
 546 the Property? C2

Yes	No	Unk	N/A
	<input checked="" type="checkbox"/>		
	<input checked="" type="checkbox"/>		

547 **(D) Tanks**

- 548 1. Are you aware of any existing underground tanks? D1  
 549 2. Are you aware of any underground tanks that have been removed or filled? D2

Yes	No	Unk	N/A
	<input checked="" type="checkbox"/>		
	<input checked="" type="checkbox"/>		

550 **(E) Dumping.** Has any portion of the Property been used for waste or refuse disposal or storage? E

551 If "yes," location: \_\_\_\_\_

Yes	No	Unk	N/A
			<input checked="" type="checkbox"/>

552 **(F) Other**

- 553 1. Are you aware of any past or present hazardous substances on the Property (structure or soil)  
 554 such as, but not limited to, asbestos or polychlorinated biphenyls (PCBs)? F1  
 555 2. Are you aware of any other hazardous substances or environmental concerns that may affect the  
 556 Property? F2  
 557 3. If "yes," have you received written notice regarding such concerns? F3  
 558 4. Are you aware of testing on the Property for any other hazardous substances or environmental  
 559 concerns? F4

Yes	No	Unk	N/A
	<input checked="" type="checkbox"/>		
	<input checked="" type="checkbox"/>		
			<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>		

560 **Explain any "yes" answers in Section 21. Include test results and the location of the hazardous substance(s) or environmental**  
 561 **issue(s):** \_\_\_\_\_  
 562

562 **22. MISCELLANEOUS**

563 **(A) Deeds, Restrictions and Title**

- 564 1. Are there any deed restrictions or restrictive covenants that apply to the Property? A1  
 565 2. Are you aware of any historic preservation restriction or ordinance or archeological designation  
 566 associated with the Property? A2

Yes	No	Unk	N/A
	<input checked="" type="checkbox"/>		
	<input checked="" type="checkbox"/>		

568 **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  
 569 **Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.**

570 3. Are you aware of any reason, including a defect in title or contractual obligation such as an option  
 571 or right of first refusal, that would prevent you from giving a warranty deed or conveying title to the  
 572 Property?

	Yes	No	Unk	N/A
A3		✓		
B1		✓		
B2		✓		
B3		✓		
C1		✓		
C2		✓		
D1		✓		

573 (B) Financial

- 574 1. Are you aware of any public improvement, condominium or homeowner association assessments  
 575 against the Property that remain unpaid or of any violations of zoning, housing, building, safety or  
 576 fire ordinances or other use restriction ordinances that remain uncorrected?
- 577 2. Are you aware of any mortgages, judgments, encumbrances, liens, overdue payments on a support  
 578 obligation, or other debts against this Property or Seller that cannot be satisfied by the proceeds of  
 579 this sale?
- 580 3. Are you aware of any insurance claims filed relating to the Property during your ownership?

581 (C) Legal

- 582 1. Are you aware of any violations of federal, state, or local laws or regulations relating to this Prop-  
 583 erty?
- 584 2. Are you aware of any existing or threatened legal action affecting the Property?

585 (D) Additional Material Defects

- 586 1. Are you aware of any material defects to the Property, dwelling, or fixtures which are not dis-  
 587 closed elsewhere on this form?

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

- 592 2. After completing this form, if Seller becomes aware of additional information about the Property, including through  
 593 inspection reports from a buyer, the Seller must update the Seller's Property Disclosure Statement and/or attach the  
 594 inspection report(s). These inspection reports are for informational purposes only.

595 Explain any "yes" answers in Section 22: \_\_\_\_\_  
 596 \_\_\_\_\_

597 23. ATTACHMENTS

598 (A) The following are part of this Disclosure if checked:

- 599  Seller's Property Disclosure Statement Addendum (PAR Form SDA)  
 600 \_\_\_\_\_  
 601 \_\_\_\_\_  
 602 \_\_\_\_\_

603 The undersigned Seller represents that the information set forth in this disclosure statement is accurate and complete to the best  
 604 of Seller's knowledge. Seller hereby authorizes the Listing Broker to provide this information to prospective buyers of the prop-  
 605 erty and to other real estate licensees. SELLER ALONE IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMA-  
 606 TION CONTAINED IN THIS STATEMENT. If any information supplied on this form becomes inaccurate following comple-  
 607 tion of this form, Seller shall notify Buyer in writing.

608 SELLER L. Eugene Wenger DATE Jan 31 2024  
 609 SELLER \_\_\_\_\_ DATE \_\_\_\_\_  
 610 SELLER \_\_\_\_\_ DATE \_\_\_\_\_  
 611 SELLER \_\_\_\_\_ DATE \_\_\_\_\_  
 612 SELLER \_\_\_\_\_ DATE \_\_\_\_\_  
 613 SELLER \_\_\_\_\_ DATE \_\_\_\_\_

614 RECEIPT AND ACKNOWLEDGEMENT BY BUYER

615 The undersigned Buyer acknowledges receipt of this Statement. Buyer acknowledges that this Statement is not a warranty and  
 616 that, unless stated otherwise in the sales contract, Buyer is purchasing this property in its present condition. It is Buyer's re-  
 617 sponsibility to satisfy himself or herself as to the condition of the property. Buyer may request that the property be inspected, at  
 618 Buyer's expense and by qualified professionals, to determine the condition of the structure or its components.

619 BUYER \_\_\_\_\_ DATE \_\_\_\_\_  
 620 BUYER \_\_\_\_\_ DATE \_\_\_\_\_  
 621 BUYER \_\_\_\_\_ DATE \_\_\_\_\_