

**SUPPLEMENTAL EXPLANATIONS TO SPD**

PROPERTY: 31 S. Sterley St., Shillington, PA 19607 (UNIT 100, 101, 500)

SELLER: FRANK W. LOTT, SUSAN LOTT

**4. ROOFS & ATTIC**

The roof leaked in 2013 upon purchase and was then completely replaced.

**5. BASEMENTS AND CRAWLSPACES**

The building has a sump pump in the elevator shaft for precautionary measures. We had sewer backup a few years back during a heavy storm of which we installed a plumbing back flow preventer which has since resolved the issue.

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

We have the building treated regularly by a pest control company to ensure we never have any pest issues. There has not been any pest issues and there are currently no pest issues.

**7. STRUCTURAL ITEMS**

There was a small fire in (1) garage many years back before we purchased the building. We painted the garages and replaced a section of the roof since our ownership.

**8. ADDITIONALS/ALTERATIONS**

We have completely remodeled and renovated all units in this building upon purchasing. These units were all originally shells of which we finished and furnished to how they currently look.

11. PLUMBING SYSTEM

The building has a sump pump in the elevator shaft for precautionary measures. We had sewer backup a few years back during a heavy storm of which we installed a back flow preventer which has since resolved the issue.

18. WINDOWS

We replaced many but not all of the old windows when we purchased this building for economical reasons and appearance.

19. LAND/SOILS

A few years back we had some soil settling under the street in the alley way between us and the neighbor on Cathernine St. due to water erosion from an old storm drain. We excavated and refilled it with stone and repaved it to allow for proper drainage and resolve this issue. Since then we have had no more settling or disturbances.

20. FLOODING, DRAINAGE AND BOUNDARIES

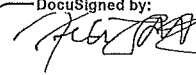
See answer to #19

more settling or disturbances.

22. MISCELLANEOUS

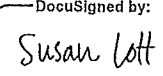
We filed an insurance claim when we had the sewer backup to renovate the space effected.

Frank W Lott

DocuSigned by:  
  
B1F4F23CFA8D4AE...

10/25/2022 | 9:18 AM PDT

Susan Lott

DocuSigned by:  
  
91690C94D438400...

10/28/2022 | 4:56 PM EDT