

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

301-303 N. First St., Slatington, PA. 18080

2 SELLER

Next Summit, LLC

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.**

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

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 disclosure
36 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

 BM-SIGNED
EV21
109-21 AM EST

Date Jan 18, 2026

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

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	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
B	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
C	<input type="checkbox"/>	<input checked="" type="checkbox"/>		

51 Explain any "yes" answers in Section 1: _____

52 **Property management company is landlord**

53 **2. OWNERSHIP/OCCUPANCY**

54 (A) **Occupancy**

55 1. When was the Property most recently occupied? **Currently**
 56 2. By how many people? _____
 57 3. Was Seller the most recent occupant?
 58 4. If "no," when did Seller most recently occupy the Property? **Never**

	Yes	No	Unk	N/A
A1		<input type="checkbox"/>		
A2			<input checked="" type="checkbox"/>	
A3	<input type="checkbox"/>		<input checked="" type="checkbox"/>	
A4		<input type="checkbox"/>		
B1	<input checked="" type="checkbox"/>		<input type="checkbox"/>	
B2		<input checked="" type="checkbox"/>		
B3		<input checked="" type="checkbox"/>		
B4		<input checked="" type="checkbox"/>		
C			<input type="checkbox"/>	

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? **July 2022**

65 (D) List any animals that have lived in the residence(s) or other structures during your ownership: _____

66 Explain Section 2 (if needed): _____

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 responsible
 79 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)? \$ _____

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?
 94 2. Do you have documentation (invoice, work order, warranty, etc.)?

	Yes	No	Unk	N/A
B1	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
B2		<input checked="" type="checkbox"/>		
B3	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
B4	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
C		<input type="checkbox"/>		<input checked="" type="checkbox"/>
D	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
E1			<input type="checkbox"/>	
E2		<input type="checkbox"/>		
E3		<input type="checkbox"/>		
E4		<input type="checkbox"/>		
F			<input type="checkbox"/>	

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?

	Yes	No	Unk	N/A
A1			<input checked="" type="checkbox"/>	
A2	<input type="checkbox"/>			<input checked="" type="checkbox"/>
B1	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
B2		<input type="checkbox"/>		<input checked="" type="checkbox"/>
C1	<input type="checkbox"/>		<input checked="" type="checkbox"/>	
C2	<input type="checkbox"/>		<input checked="" type="checkbox"/>	
C3	<input type="checkbox"/>	<input checked="" type="checkbox"/>		

103 Seller's Initials  Date Jan 18, 2026

SPD Page 2 of 11

Buyer's Initials _____

Date _____

104 **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
 105 Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

106 **Explain any "yes" answers in Section 4. Include the location and extent of any problem(s) and any repair or remediation efforts,**
 107 **the name of the person or company who did the repairs and the date they were done:** _____

108 **5. BASEMENTS AND CRAWL SPACES**

109 **(A) Sump Pump**

110 1. Does the Property have a sump pit? If "yes," how many? _____
 111 2. Does the Property have a sump pump? If "yes," how many? _____
 112 3. If it has a sump pump, has it ever run? _____
 113 4. If it has a sump pump, is the sump pump in working order? _____

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

114 **(B) Water Infiltration**

115 1. Are you aware of any past or present water leakage, accumulation, or dampness within the base-
 116 ment or crawl space? _____
 117 2. Do you know of any repairs or other attempts to control any water or dampness problem in the
 118 basement or crawl space? _____
 119 3. Are the downspouts or gutters connected to a public sewer system? _____

120 **Explain any "yes" answers in Section 5. Include the location and extent of any problem(s) and any repair or remediation efforts,**
 121 **the name of the person or company who did the repairs and the date they were done:** _____

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

123 **(A) Status**

124 1. Are you aware of past or present dryrot, termites/wood-destroying insects or other pests on the
 125 Property? _____
 126 2. 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"/>	<input type="checkbox"/>		
A2	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
B1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
B2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

127 **Explain any "yes" answers in Section 6. Include the name of any service/treatment provider, if applicable:** _____

128 *Initial reports post purchase showed some evidence. The property has been under pest control treatment
 129 since. I am unaware of any damage.*

130 **7. STRUCTURAL ITEMS**

131 (A) Are you aware of any past or present movement, shifting, deterioration, or other problems with walls,
 132 foundations or other structural components? _____
 133 (B) Are you aware of any past or present problems with driveways, walkways, patios or retaining walls on
 134 the Property? _____
 135 (C) Are you aware of any past or present water infiltration in the house or other structures, other than the
 136 roof(s), basement or crawl space(s)? _____

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

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

138 1. Is any part of the Property constructed with stucco or an Exterior Insulating Finishing System
 139 (EIFS) such as Dryvit or synthetic stucco, synthetic brick or synthetic stone? _____
 140 2. If "yes," indicate type(s) and location(s) _____
 141 3. If "yes," provide date(s) installed _____

142 (E) Are you aware of any fire, storm/weather-related, water, hail or ice damage to the Property? _____

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

144 **Explain any "yes" answers in Section 7. Include the location and extent of any problem(s) and any repair or remediation efforts,**
 145 **the name of the person or company who did the repairs and the date the work was done:** _____

146 *Some bowing was observed on the retaining wall. As a condition of purchase, structure was evaluated. No pressing issues identified.*

147 **8. ADDITIONS/ALTERATIONS**

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

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

150 Addition, structural change or alteration 151 (continued on following page)	152 Approximate date 153 of work	154 Were permits 155 obtained? (Yes/No/Unk/NA)	156 Final inspections/ 157 approvals obtained? 158 (Yes/No/Unk/NA)
159			
160			

161 Seller's Initials  Date **Jan 18, 2026** Buyer's Initials _____ Date _____

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.

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
<input type="checkbox"/>	<input type="checkbox"/>		

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):

1. Public
2. A well on the Property
3. Community water
4. A holding tank
5. A cistern
6. A spring
7. Other _____
8. If "Other", explain _____

196 8. If no water service, explain:
197 (B)

197 (B) General
198 1 - Wl

1. When was the water supply last tested?
Test results:

Test results:

200 2. Is the water system shared?
201 2. If "no" in 1, go to 4. (8)

4. Do you have a softener, filter or other

Do you have a softener, filter or other
Inflow fixture?

5. Is the softener, filter or other treatment system leased? From _____
6. If your drinking water source is not public, is the pumping system _____

6. If your drinking water source is not public, is the pumping system in working order?

(C) Range: $Y = \{s \in \mathbb{R} \mid s \geq 0\}$ (Solutions with non-negative square roots)

pass `val`

207 1. Does your water source have a bypass valve?
208 2. If "yes" is the 1, no is 0, 1 is 2

2. If "yes," is the bypass valve working?
Well

210

2. Depth of well _____
3. Gallons per minute: _____, measured on (date) _____
4. Is there a well that is used for something other than the purpose for which it was originally intended? _____
If "yes," explain _____
5. If there is an unused well, is it capped? _____

	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			<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"/>
C1	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
C2	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
D1	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
D2			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
D3			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
D4	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
D5	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>

216 Seller's Initials  Date Jan 18, 2026

SPD Page 4 of 11

Buyer's Initials

217 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
 218 Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

219 (E) Issues

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

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

222 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: _____

223 *All leaks address either pre-purchase or in the course of ownership. I am not aware of any current issue.*

224 10. SEWAGE SYSTEM

225 (A) General

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

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

230 (B) Type Is your Property served by:

- 231 1. Public
- 232 2. Community (non-public)
- 233 3. An individual on-lot sewage disposal system
- 234 4. Other, explain: _____

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

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

- 236 1. Is your sewage system within 100 feet of a well?
- 237 2. Is your sewage system subject to a ten-acre permit exemption?
- 238 3. Does your sewage system include a holding tank?
- 239 4. Does your sewage system include a septic tank?
- 240 5. Does your sewage system include a drainfield?
- 241 6. Does your sewage system include a sandmound?
- 242 7. Does your sewage system include a cesspool?
- 243 8. Is your sewage system shared?
- 244 9. Is your sewage system any other type? Explain: _____
- 245 10. 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 type="checkbox"/>	<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"/>

246 (D) Tanks and Service

- 247 1. Are there any metal/steel septic tanks on the Property?
- 248 2. Are there any cement/concrete septic tanks on the Property?
- 249 3. Are there any fiberglass septic tanks on the Property?
- 250 4. Are there any other types of septic tanks on the Property? Explain _____
- 251 5. Where are the septic tanks located? _____
- 252 6. When were the tanks last pumped and by whom? _____

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

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

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

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

256 (F) Sewage Pumps

- 257 1. Are there any sewage pumps located on the Property?
- 258 2. If "yes," where are they located? _____
- 259 3. What type(s) of pump(s)? _____
- 260 4. Are pump(s) in working order?
- 261 5. Who is responsible for maintenance of sewage pumps? _____

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

262 (G) Issues

- 263 1. How often is the on-lot sewage disposal system serviced? _____
- 264 2. When was the on-lot sewage disposal system last serviced and by whom? _____
- 265 3. Is any waste water piping not connected to the septic/sewer system?
- 266 4. 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		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
G2		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
G3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
G4	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>

274 **BM-SIGNED**
EV7
09:49 AM EST

Seller's Initials Date Jan 18, 2026

SPD Page 5 of 11

Buyer's Initials Date _____

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 forts, the name of the person or company who did the repairs and the date the work was done: _____
279

280 11. PLUMBING SYSTEM

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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
A2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
A3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
A4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
A5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
A6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
A7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
B	<input checked="" type="checkbox"/>	<input 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: _____

Some leaks, all addressed

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"/>	<input type="checkbox"/>		
A2	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
A3	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
A4	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
A5	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
A6	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
A7	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
B1		<input type="checkbox"/>		
B2			<input checked="" type="checkbox"/>	
B3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
C	<input type="checkbox"/>		<input checked="" type="checkbox"/>	

304 (B) System(s)

- 305 1. How many water heaters are there? _____ **3**
- 306 Tanks **3** Tankless _____
- 307 2. When were they installed? _____
- 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: _____

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"/>	<input type="checkbox"/>		
A2	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
A3	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
A4	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
A5	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
A6	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
A7	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
A8	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
A9	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
B1		<input checked="" type="checkbox"/>		
B2		<input checked="" type="checkbox"/>		
B3		<input checked="" type="checkbox"/>		
B4	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
B5	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
B6	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
B7	<input type="checkbox"/>	<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

BM-SIGNED
EV2
RENTAL

333 Seller's Initials Date **Jan 18, 2026**

SPD Page 6 of 11

Buyer's Initials Date _____

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.

336 8. Pellet stove(s)
 337 How many and location? _____
 338 9. Wood stove(s)
 339 How many and location? _____
 340 10. Coal stove(s)
 341 How many and location? _____
 342 11. Wall-mounted split system(s)
 343 How many and location? _____
 344 12. Other: _____
 345 13. If multiple systems, provide locations _____

	Yes	No	Unk	N/A
B8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B10	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B13			<input type="checkbox"/>	<input type="checkbox"/>
C1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C2			<input checked="" type="checkbox"/>	<input type="checkbox"/>
C3			<input checked="" type="checkbox"/>	<input type="checkbox"/>
C4			<input checked="" type="checkbox"/>	<input type="checkbox"/>
C5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D3			<input checked="" type="checkbox"/>	<input type="checkbox"/>
D4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D6			<input type="checkbox"/>	<input type="checkbox"/>
D7			<input checked="" type="checkbox"/>	<input type="checkbox"/>
D8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E2		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E3		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
F	<input type="checkbox"/>	<input type="checkbox"/>		
A1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1a			<input type="checkbox"/>	<input checked="" type="checkbox"/>
1b			<input type="checkbox"/>	<input checked="" type="checkbox"/>
1c			<input type="checkbox"/>	<input checked="" type="checkbox"/>
A2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

347 **(C) Status**

348 1. Are there any areas of the house that are not heated?
 349 If "yes," explain: _____
 350 2. How many heating zones are in the Property? _____
 351 3. When was each heating system(s) or zone installed? _____
 352 4. When was the heating system(s) last serviced? _____
 353 5. Is there an additional and/or backup heating system? If "yes," explain: _____
 354
 355 6. Is any part of the heating system subject to a lease, financing or other agreement?
 356 If "yes," explain: _____

357 **(D) Fireplaces and Chimneys**

358 1. Are there any fireplaces? How many? _____
 359 2. Are all fireplaces working?
 360 3. Fireplace types (wood, gas, electric, etc.): _____
 361 4. Was the fireplace(s) installed by a professional contractor or manufacturer's representative?
 362 5. Are there any chimneys (from a fireplace, water heater or any other heating system)?
 363 6. How many chimneys? _____ **2**
 364 7. When were they last cleaned?
 365 8. Are the chimneys working? If "no," explain: _____

366 **(E) Fuel Tanks**

367 1. Are you aware of any heating fuel tank(s) on the Property?
 368 2. Location(s), including underground tank(s): _____
 369 3. If you do not own the tank(s), explain: _____

370 **(F) Are you aware of any problems or repairs needed regarding any item in Section 13? If "yes," explain:**

372 **14. AIR CONDITIONING SYSTEM**

373 **(A) Type(s).** Is the air conditioning (check all that apply):

374 1. Central air
 375 a. How many air conditioning zones are in the Property? _____
 376 b. When was each system or zone installed? _____
 377 c. When was each system last serviced? _____
 378 2. Wall units
 379 How many and the location? _____
 380 3. Window units
 381 How many?
 382 4. Wall-mounted split units
 383 How many and the location? _____
 384 5. Other _____
 385 6. None

386 **(B) Are there any areas of the house that are not air conditioned?**

387 If "yes," explain: _____

388 **(C) Are you aware of any problems with any item in Section 14? If "yes," explain:** _____

390 Seller's Initials  Date Jan 18, 2026

SPD Page 7 of 11

Buyer's Initials

Date _____

391 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
 392 Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

393 15. ELECTRICAL SYSTEM

394 (A) Type(s)

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

	Yes	No	Unk	N/A
A1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
A2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
A3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3a	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3b	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

401 (B) What is the system amperage? Unknown

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

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

405 16. OTHER EQUIPMENT AND APPLIANCES

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

410 (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	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Pool/spa heater	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Attic fan(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Range/oven	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Awnings	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Refrigerator(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Carbon monoxide detectors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Satellite dish	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ceiling fans	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Security alarm system	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Deck(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Smoke detectors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Dishwasher	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sprinkler automatic timer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Dryer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Stand-alone freezer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Electric animal fence	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Storage shed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Electric garage door opener	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Trash compactor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Garage transmitters	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Washer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Garbage disposal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Whirlpool/tub	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
In-ground lawn sprinklers	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Intercom	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Interior fire sprinklers	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Keyless entry	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Microwave oven	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pool/spa accessories	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pool/spa cover	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

431 (C) Explain any "yes" answers in Section 16: Answered no to all. I am unaware of any problems.

432 *Selecting no, likely means i've selected no to items that are non-existent.*

433 17. POOLS, SPAS AND HOT TUBS

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

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

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

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

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

447 (C) Explain any problems in Section 17: _____

BM-SIGNED
EVZ
BETZ AM BEST

449 Seller's Initials EVZ Date Jan 18, 2026

SPD Page 8 of 11

Buyer's Initials

Date _____

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	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
B	<input type="checkbox"/>	<input checked="" type="checkbox"/>		

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 or
456 remediation efforts, the name of the person or company who did the repairs and the date the work was done:** _____

458 **19. LAND/SOILS**

459 **(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?
4. Have you received written notice of sewage 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?

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

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

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

464 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:

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

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

468 **(C) Property Rights**

469 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. Mineral or other rights (such as farming rights, hunting rights, quarrying rights) Explain: _____

	Yes	No	Unk	N/A
C1	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
C2	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
C3	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
C4	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
C5	<input type="checkbox"/>	<input checked="" type="checkbox"/>		

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

474 **Explain any “yes” answers in Section 19:** _____

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

497 **(A) Flooding/Drainage**

1. Is any part of this Property located in a wetlands area?
2. Is the Property, or any part of it, designated a Special Flood Hazard Area (SFHA)?
3. Do you maintain flood insurance on this Property?
4. Are you aware of any past or present drainage or flooding problems affecting the Property?
5. Are you aware of any drainage or flooding mitigation on the Property?
6. Are you aware of the presence on the Property of any man-made feature that temporarily or permanently conveys or manages storm water, including any basin, pond, ditch, drain, swale, culvert, pipe or other feature?
7. If “yes,” are you responsible for maintaining or repairing that feature which conveys or manages storm water for the Property?

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

508 Seller's Initials 

Date Jan 18, 2026

SPD Page 9 of 11

Buyer's Initials 

Date _____

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 **(B) Boundaries**

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

	Yes	No	Unk	N/A
B1	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
B2	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
B3	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
3a	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
3b	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
B4	<input type="checkbox"/>	<input checked="" type="checkbox"/>		

521 *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.*

522 Explain any "yes" answers in Section 20(B): _____

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

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

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

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

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

529 **(B) Radon**

530 1. Are you aware of any tests for radon gas that have been performed in any buildings on the Property?
531 2. If "yes," provide test date and results _____
532 3. Are you aware of any radon removal system on the Property?

533 **(C) Lead Paint**

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

535 1. Are you aware of any lead-based paint or lead-based paint hazards on the Property?
536 2. Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on
537 the Property?

538 **(D) Tanks**

539 1. Are you aware of any existing underground tanks?
540 2. Are you aware of any underground tanks that have been removed or filled?

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

542 If "yes," location: _____

543 **(F) Other**

544 1. Are you aware of any past or present hazardous substances on the Property (structure or soil)
545 such as, but not limited to, asbestos or polychlorinated biphenyls (PCBs)?
546 2. Are you aware of any other hazardous substances or environmental concerns that may affect the
547 Property?
548 3. If "yes," have you received written notice regarding such concerns?
549 4. Are you aware of testing on the Property for any other hazardous substances or environmental
550 concerns?

	Yes	No	Unk	N/A
C1	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
C2	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
D1	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
D2	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
E	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
F1	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
F2	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
F3	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
F4	<input type="checkbox"/>	<input checked="" type="checkbox"/>		

551 Explain any "yes" answers in Section 21. Include test results and the location of the hazardous substance(s) or environmental issue(s): _____

552 **22. MISCELLANEOUS**

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

554 1. Are there any deed restrictions or restrictive covenants that apply to the Property?
555 2. Are you aware of any historic preservation restriction or ordinance or archeological designation
556 associated with the Property?

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

557 Seller's Initials  _____

Date Jan 18, 2026

SPD Page 10 of 11

Buyer's Initials _____

Date _____

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	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
B1	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
B2	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
B3	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
C1	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
C2	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
D1	<input type="checkbox"/>	<input checked="" type="checkbox"/>		

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: _____

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. BM-SIGNED

608 SELLER	<u>Erick van Zanten</u>	DATE	Jan 18, 2026
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	