

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 707 Main St. Suites 1-3 724 State Rt. 93, , PA 18249**
2 **SELLER David E. Kite, Carrole A. Kite**

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.

COMMON LAW DUTY TO DISCLOSE

34 Although the provisions of the Real Estate Seller Disclosure Law exclude some transfers from the requirement of completing a disclo-
35 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
36 to avoid fraud, misrepresentation or deceit in the transaction. **This duty continues until the date of settlement.**
37

EXECUTOR, ADMINISTRATOR, TRUSTEE SIGNATURE BLOCK

38 According to the provisions of the Real Estate Seller Disclosure Law, the undersigned executor, administrator or trustee is not required
39 to fill out a Seller's Property Disclosure Statement. **The executor, administrator or trustee, must, however, disclose any known**
40 **material defect(s) of the Property.**

DATE _____

43 Seller's Initials DK Date 6/12/12

SPD Page 1 of 11 Buyer's Initials _____ / _____ Date _____



Lewth & Procton-Hazle Twp, 348 Laurel Mall Hazle Township PA 19202
Carole A. Kite

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rev. 3/21; rel. 7/21

Phone: 5704012201 Fax: 5705948643
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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		X		
B	X			
C	X			

51 Explain any "yes" answers in Section 1: O.A. KITE IS A LICENSED ASSOC. SELLER w/ KATH & FREEMAN

52 **2. OWNERSHIP/OCCUPANCY**

53 (A) Occupancy

- 54 1. When was the Property most recently occupied? 5/20/23
 55 2. By how many people? 1
 56 3. Was Seller the most recent occupant?
 57 4. If "no," when did Seller most recently occupy the Property? NEVER

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

58 (B) Role of Individual Completing This Disclosure. Is the individual completing this form:

- 59 1. The owner
 60 2. The executor or administrator
 61 3. The trustee
 62 4. An individual holding power of attorney

63 (C) When was the Property acquired? _____

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

65 Explain Section 2 (if needed): _____

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

67 (A) Disclosures for condominiums and cooperatives are limited to Seller's particular unit(s). Disclosures
 68 regarding common areas or facilities are not required by the Real Estate Seller Disclosure Law.

69 (B) Type. Is the Property part of a(n):

- 70 1. Condominium
 71 2. Homeowners association or planned community
 72 3. Cooperative
 73 4. Other type of association or community _____

74 (C) If "yes," how much are the fees? \$ _____, paid () Monthly () Quarterly () Yearly

75 (D) If "yes," are there any community services or systems that the association or community is responsible for supporting or maintaining? Explain: _____

76 (E) If "yes," provide the following information:

- 77 1. Community Name _____
 78 2. Contact _____
 79 3. Mailing Address _____
 80 4. Telephone Number _____

81 (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				

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

87 **4. ROOFS AND ATTIC**

88 (A) Installation

- 89 1. When was or were the roof or roofs installed? 2-6 yrs. old
 90 2. Do you have documentation (invoice, work order, warranty, etc.)? RESIDENTIAL UNIT ABOUT 2 YRS OLD

91 (B) Repair

- 92 1. Was the roof or roofs or any portion of it or them replaced or repaired during your ownership?
 93 2. If it or they were replaced or repaired, were any existing roofing materials removed?

94 (C) Issues

- 95 1. Has the roof or roofs ever leaked during your ownership?
 96 2. Have there been any other leaks or moisture problems in the attic?
 97 3. Are you aware of any past or present problems with the roof(s), attic, gutters, flashing or downspouts?

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

98 Seller's Initials DK Date 6/6/23 SPD Page 2 of 11 Buyer's Initials 1 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 _____

109 **5. BASEMENTS AND CRAWL SPACES**

110 **(A) Sump Pump**

- 111 1. Does the Property have a sump pit? If "yes," how many? _____
 112 2. Does the Property have a sump pump? If "yes," how many? 1
 113 3. If it has a sump pump, has it ever run?
 114 4. 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"/>		

115 **(B) Water Infiltration**

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

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

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

126 **(A) Status**

- 127 1. Are you aware of past or present dryrot, termites/wood-destroying insects or other pests on the
 128 Property?
 129 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"/>		
A2		<input checked="" type="checkbox"/>		
B1		<input checked="" type="checkbox"/>		
B2	<input checked="" type="checkbox"/>			

130 **(B) Treatment**

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

133 **Explain any "yes" answers in Section 6. Include the name of any service/treatment provider, if applicable:** _____
 134 HAD SEITZ FOR MAINTENANCE. PRESENTLY NO ONE
 135 IS ON CONTRACT.

136 **7. STRUCTURAL ITEMS**

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

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

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

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

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

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

149 **(F) 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				
D3				
E		<input checked="" type="checkbox"/>		
F		<input checked="" type="checkbox"/>		

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

153 **8. ADDITIONS/ALTERATIONS**

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

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

161 **Seller's Initials** CC CAR **Date** 6/6/23 **SPD Page 3 of 11** **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.

164	165	166	167	168	169	170	171	172
Addition, structural change or alteration		Approximate date of work	Were permits obtained? (Yes/No/Unk/NA)	Final inspections/ approvals obtained? (Yes/No/Unk/NA)				

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 *vicious 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: _____

- 197 (B) General
- 198 1. When was the water supply last tested? WATER WILL BE TESTED SOMETIME
 - 199 Test results: IN JUNE
 - 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?
 - 203 5. Is the softener, filter or other treatment system leased? From whom? OWNED
 - 204 6. If your drinking water source is not public, is the pumping system in working order? If "no,"
 - 205 explain: ULTRA VIOLET SYSTEM IS BEING INSTALLED.

- 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?

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

216 Seller's Initials AC Date 6/6/23 SPD Page 4 of 11 Buyer's Initials Date

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,
 221 pumping system and related items?
 222 2. Have you ever had a problem with your water supply?

	Yes	No	Unk	N/A
E1		X		
E2		X		

223 Explain any problem(s) with your water supply. Include the location and extent of any problem(s) and any repair or remedia-
 224 tion efforts, the name of the person or company who did the repairs and the date the work was done:
 225 _____

226 10. SEWAGE SYSTEM

227 (A) General

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

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

232 (B) Type Is your Property served by:

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

	Yes	No	Unk	N/A
C1		X		
C2		X		
C3				
C4	X			
C5	X			
C6		X		
C7		X		
C8		X		
C9		X		
C10		X		

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

- 238 1. Is your sewage system within 100 feet of a well?
 239 2. Is your sewage system subject to a ten-acre permit exemption?
 240 3. Does your sewage system include a holding tank?
 241 4. Does your sewage system include a septic tank?
 242 5. Does your sewage system include a drainfield?
 243 6. Does your sewage system include a sandmound?
 244 7. Does your sewage system include a cesspool?
 245 8. Is your sewage system shared?
 246 9. Is your sewage system any other type? Explain: _____
 247 10. Is your sewage system supported by a backup or alternate system?

248 (D) Tanks and Service

- 249 1. Are there any metal/steel septic tanks on the Property?
 250 2. Are there any cement/concrete septic tanks on the Property?
 251 3. Are there any fiberglass septic tanks on the Property?
 252 4. Are there any other types of septic tanks on the Property? Explain _____
 253 5. Where are the septic tanks located? IN FRONT OF UNITS 724 STATE RTE
 254 6. When were the tanks last pumped and by whom? JULY 16, 2023
 255 SAL MEROLA

	Yes	No	Unk	N/A
D1	X			
D2				
D3		X		
D4		X		
D5				
D6				

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

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

	Yes	No	Unk	N/A
E1		X		
E2				X

260 (F) Sewage Pumps

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

	Yes	No	Unk	N/A
F1		X		
F2				
F3				
F4				
F5				

267 (G) Issues

- 268 1. How often is the on-lot sewage disposal system serviced? once / yr
 269 2. When was the on-lot sewage disposal system last serviced and by whom? 7/2023
 270 SAL MEROLA
 271 3. Is any waste water piping not connected to the septic/sewer system?
 272 4. Are you aware of any past or present leaks, backups, or other problems relating to the sewage
 273 system and related items?

	Yes	No	Unk	N/A
G1				
G2				
G3			X	
G4	X			

274 Seller's Initials [Signature] Date 6/1/23 SPD Page 5 of 11 Buyer's Initials 1 Date _____
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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 **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	X			
A2				
A3	X			
A4	X			
A5				
A6	X			
A7				
B		X		

- 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				
A2				
A3	X			
A4				
A5				
A6				
A7				
B1				
B2			X	
B3			X	
C		X		

- 304 (B) **System(s)**
 305 1. How many water heaters are there? _____ /
 306 Tanks _____ 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: _____
 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				
A2				
A3	X			
A4				
A5				
A6				
A7				
A8				
A9				
B1				
B2	X			
B3				
B4				
B5				
B6				
B7				

- 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

333 **Seller's Initials** AK **Date** 4/17/23 **SPD Page 6 of 11** **Buyer's Initials** / **Date** _____
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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.

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- 8. Pellet stove(s)
How many and location? _____
- 9. Wood stove(s)
How many and location? _____
- 10. Coal stove(s)
How many and location? _____
- 11. Wall-mounted split system(s)
How many and location? _____
- 12. Other: _____
- 13. If multiple systems, provide locations _____

	Yes	No	Unk	N/A
B8		<input checked="" type="checkbox"/>		
B9		<input checked="" type="checkbox"/>		
B10		<input checked="" type="checkbox"/>		
B11		<input checked="" type="checkbox"/>		
B12				
B13				

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(C) Status

- 1. Are there any areas of the house that are not heated?
If "yes," explain: ATTIC
- 2. How many heating zones are in the Property? 2
- 3. When was each heating system(s) or zone installed? _____
- 4. When was the heating system(s) last serviced? 2022
- 5. Is there an additional and/or backup heating system? If "yes," explain: _____
- 6. Is any part of the heating system subject to a lease, financing or other agreement?
If "yes," explain: _____

C1	<input checked="" type="checkbox"/>			
C2				
C3			<input checked="" type="checkbox"/>	
C4				
C5		<input checked="" type="checkbox"/>		
C6		<input checked="" type="checkbox"/>		

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(D) Fireplaces and Chimneys

- 1. Are there any fireplaces? How many? 0
- 2. Are all fireplaces working?
- 3. Fireplace types (wood, gas, electric, etc.): _____
- 4. Was the fireplace(s) installed by a professional contractor or manufacturer's representative?
- 5. Are there any chimneys (from a fireplace, water heater or any other heating system)?
- 6. How many chimneys? 1
- 7. When were they last cleaned? _____
- 8. Are the chimneys working? If "no," explain: _____

D1				
D2				
D3				
D4				
D5				
D6				
D7			<input checked="" type="checkbox"/>	
D8				

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(E) 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: _____

E1		<input checked="" type="checkbox"/>		
E2				
E3				

372
373

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

F		<input checked="" type="checkbox"/>		
---	--	-------------------------------------	--	--

14. AIR CONDITIONING SYSTEM

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382
383
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(A) Type(s). Is the air conditioning (check all that apply):

- 1. Central air
 - a. How many air conditioning zones are in the Property? _____
 - b. When was each system or zone installed? _____
 - c. When was each system last serviced? _____
- 2. Wall units
How many and the location? _____
- 3. Window units
How many? _____
- 4. Wall-mounted split units
How many and the location? _____
- 5. Other _____
- 6. None

A1				
1a				<input checked="" type="checkbox"/>
1b				
1c				
A2				
A3				
A4				
A5				
A6				

386
387

(B) Are there any areas of the house that are not air conditioned? If "yes," explain: ALL

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

388
389

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

C				
---	--	--	--	--

390

Seller's Initials DC/CAK **Date** 6/16/23 **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: _____

401 (B) What is the system amperage? 100

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: _____
 404 _____

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

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				Pool/spa heater			
Attic fan(s)				Range/oven		X	
Awnings				Refrigerator(s)		X	
Carbon monoxide detectors		X		Satellite dish			
Ceiling fans				Security alarm system			
Deck(s)				Smoke detectors		X	
Dishwasher				Sprinkler automatic timer			
Dryer				Stand-alone freezer			
Electric animal fence				Storage shed		X	
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.			

431 (C) Explain any "yes" answers in Section 16: _____
 432 _____

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.)?

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: _____
 448 _____

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

449 Seller's Initials DCR Date 6/6/05 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**

453 (A) Have any windows or skylights been replaced during your ownership of the Property?

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

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: REPLACE
 457 MENT WINDOWS PUT IN

458 **19. LAND/SOILS**

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?

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

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)
- 475 2. Open Space Act - 16 P.S. §11941, et seq.
- 476 3. Agricultural Area Security Law - 3 P.S. §901, et seq. (Development Rights)
- 477 4. Any other law/program: _____

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

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
- 485 2. Coal
- 486 3. Oil
- 487 4. Natural gas
- 488 5. Mineral or other rights (such as farming rights, hunting rights, quarrying rights) Explain:
 489 _____

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

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**

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 perma-
 504 nently 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?

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

508 Seller's Initials CE, CRK Date 6/6/13 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

514 **(B) Boundaries**

- 515 1. Are you aware of encroachments, boundary line disputes, or easements affecting the Property? B1

		X		
--	--	---	--	--
- 516 2. Is the Property accessed directly (without crossing any other property) by or from a public road? B2

X				
---	--	--	--	--
- 517 3. Can the Property be accessed from a private road or lane? B3

		X		
--	--	---	--	--
- 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 maintenance agreements? B4

--	--	--	--	--

522 *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.*

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

		X		
--	--	---	--	--
- 531 2. Other than general household cleaning, have you taken any efforts to control or remediate mold or mold-like substances in the Property? A2

		X		
--	--	---	--	--

533 *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.*

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

		X		
--	--	---	--	--
- 539 2. If "yes," provide test date and results _____ B2

--	--	--	--	--
- 540 3. Are you aware of any radon removal system on the Property? B3

		X		
--	--	---	--	--

541 **(C) Lead Paint**

- 542 **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.**
- 544 1. Are you aware of any lead-based paint or lead-based paint hazards on the Property? C1

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

		X		
--	--	---	--	--

547 **(D) Tanks**

- 548 1. Are you aware of any existing underground tanks? *See Property Info, Sheet* D1

X				
---	--	--	--	--
- 549 2. Are you aware of any underground tanks that have been removed or filled? D2

X				
---	--	--	--	--

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

551 If "yes," location: _____ E

		X		
--	--	---	--	--

552 **(F) Other**

- 553 1. Are you aware of any past or present hazardous substances on the Property (structure or soil) such as, but not limited to, asbestos or polychlorinated biphenyls (PCBs)? F1

		X		
--	--	---	--	--
- 555 2. Are you aware of any other hazardous substances or environmental concerns that may affect the Property? F2

		X		
--	--	---	--	--
- 557 3. If "yes," have you received written notice regarding such concerns? F3

		X		
--	--	---	--	--
- 558 4. Are you aware of testing on the Property for any other hazardous substances or environmental concerns? F4

		X		
--	--	---	--	--

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

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

		X		
--	--	---	--	--
- 565 2. Are you aware of any historic preservation restriction or ordinance or archeological designation associated with the Property? A2

		X		
--	--	---	--	--

567 **Seller's Initials** EC, CA, V **Date** 4/6/20 **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		X		
B1		X		
B2		X		
B3		X		
C1		X		
C2		X		
D1		X		

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** _____ **David E. Kite** **DATE** 6/6/23
 609 **SELLER** _____ **Carrole A. Kite** **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** _____

COMMERCIAL PROPERTY INFORMATION SHEET

CPI

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

1 PROPERTY 707 Main Street, Suites 1-3 & 724 State Route 93 Suites 1-3

3 OWNER David E. Kite, Carrole A. Kite

4 Owner is providing information to help Broker market the Property. This Statement is not a substitute for any inspections or warranties that a buyer may wish to obtain. This Statement is not a warranty of any kind by Owner or a warranty or representation by any listing real estate broker (Agent for Owner), any real estate broker, or their agents.

7 Property Type: Office Retail Industrial Multi-family Land Institutional
Hospitality Other: Commercial Multi-Unit

9 1. OWNER'S EXPERTISE Owner does not possess expertise in contracting, engineering, environmental assessment, architecture, or other areas related to the construction and conditions of the Property and its improvements, except as follows: One Owner is a Licensed Pa. Realtor.

12 2. OCCUPANCY Do you, Owner, currently occupy the Property? Yes No
If no, when did you last occupy the Property?

14 3. DESCRIPTION

15 (A) Land Area:

16 (B) Dimensions: .615 Acre

17 (C) Shape:

18 (D) Building Square Footage: 3700

19 4. PHYSICAL CONDITION

20 (A) Age of Property: Approx. 1950 Additions:

21 (B) Roof

22 1. Age of roof(s): 2-6 years old Unknown

23 2. Type of roof(s): Architectural Comp.

24 3. Has the roof been replaced or repaired during your ownership? Yes No

25 4. Has the roof ever leaked during your ownership? Yes No

26 5. Do you know of any problems with the roof, gutters, or downspouts? Yes No

27 Explain any yes answers you give in this section: All 3 Roofs are between 2-6 years old.

30 (C) Structural Items, Basements and Crawl Spaces

31 1. Are you aware of any water leakage, accumulation, or dampness in the building or other structures? Yes No

32 2. Does the Property have a sump pump? Yes No

33 3. Do you know of any repairs or other attempts to control any water or dampness problem in the building or other structures?

34 Yes No

35 4. Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, floors, or other structural components? Yes No

36 Explain any yes answers that you give in this section, describing the location and, if applicable, the extent of the problem and the date and person by whom any repairs were done, if known: A Dewatering System was installed.

37

38

39

40

41 (D) Mechanical Systems

42 1. Type of heating: Forced Air Hot Water Steam Radiant

43 Other: Radiators in 707 Bldg. Forced Air in 724 Bldg.

44 2. Type of heating fuel: Electric Fuel Oil Natural Gas Propane (on-site) Central Plant

45 Other types of heating systems or combinations:

46 3. Are there any chimneys? Yes No If yes, how many? 1

47 Are they working? Yes No When were they last cleaned?

48 4. List any buildings (or are as in any buildings) that are not heated:

49

50 5. Type of water heater: Electric Gas Oil Capacity:

51 Other:

52 Buyer Initials:

CPI Page 1 of 7

Owner Initials:



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- 6. Type of plumbing: Copper Galvanized Lead PVC Unknown
 Other: _____
- 7. Are you aware of any problems with plumbing or heating systems or fixtures on the Property? Yes No
If yes, explain: _____
- 8. Type of air conditioning: Central Electric Central Gas Wall None Capacity: _____
List any buildings (or areas of any buildings) that are not air conditioned: 724 Bldg. has central air
- 9. Type of electric service: 100 AMP 220 Volt 3-phase 1-phase KVA: _____
 Other: _____
Transformers: _____ Type: _____
Are you aware of any problems or repairs needed in the electrical system? Yes No
If yes, explain: _____
- 10. Are you aware of any problems with any item in this section that has not already been disclosed? Yes No
If yes, explain: _____

(E) Site Improvements

- 1. Are you aware of any problems with storm-water drainage? Yes No
- 2. Are you aware of any past or present problems with driveways, parking areas, sidewalks, curbs, other paved surfaces, or retaining walls on the Property? Yes No
- 3. Explain any yes answers that you give in this section, describing the location and, if applicable, the extent of the problem and the date and person by whom any repairs were done, if known: _____

(F) Other Equipment

- 1. Exterior Signs: Yes No How many? 5 Number Illuminated: 0
- 2. Elevators: Yes No How many? _____ Cable Hydraulic rail
Working order? Yes No Certified through (date) _____
Date last serviced _____
- 3. Skylights: Yes No How many? _____
- 4. Overhead Doors: Yes No How many? _____ Size: _____
- 5. Loading Docks: Yes No How many? _____ Levelers: Yes No
- 6. At grade doors: Yes No How many? _____
- 7. Are you aware of any problems with the equipment listed in this section? Yes No
If yes, explain: _____

(G) Fire Damage

- 1. To your knowledge, was there ever a fire on the Property? Yes No
- 2. Are you aware of any unrepaired fire damage to the Property and any structures on it? Yes No
If yes, explain location and extent of damage: _____

(H) Are you aware of any problems with water and sewer lines servicing the Property? Yes No

If yes, explain: _____

(I) Alarm/Safety Systems

- 1. Fire: Yes No In working order? Yes No
If yes, connected to: Fire Department Yes No Monitoring Service: Yes No
- 2. Fire extinguishers: Yes No
- 3. Smoke: Yes No In working order? Yes No
- 4. Sprinkler: Yes No Inspected/certified? Yes No
 Wet Dry Flow rate: _____
- 5. Security: Yes No In working order? Yes No
If yes, connected to: Police Department Yes No Monitoring Service Yes No
- 6. Are there any areas of the Property that are not serviced by the systems in this section? Yes No
If yes, explain: _____

109 Buyer Initials: _____

Owner Initials: 

110 5. ENVIRONMENTAL

111 (A) Soil Conditions

- 112 1. Are you aware of any fill or expansive soil on the Property? Yes No
 113 If yes, were soil compaction tests done? Yes No If yes, by whom? _____
 114 2. Are you aware of any sliding, settling, earthmovement, upheaval, subsidence, or earth stability problems that have
 115 occurred on or affect the Property? Yes No
 116 3. Are you aware of any existing or proposed mining, strip-mining, or any other excavations that might affect the Property?
 117 Yes No

118 Explain any yes answers you give in this section: _____
119 _____
120 _____

121 (B) Hazardous Substances

- 122 1. Are you aware of the presence of any of the following on the Property?
 123 Asbestos material: Yes No
 124 Formaldehyde gas and/or ureaformaldehyde foam insulation (UFFI): Yes No
 125 Discoloring of soil or vegetation: Yes No
 126 Oil sheen in wet areas: Yes No
 127 Contamination of well or other water supply: Yes No
 128 Proximity to current or former waste disposal sites: Yes No
 129 Proximity to current or former commercial or industrial facilities: Yes No
 130 Proximity to current, proposed, or former mines or gravel pits: Yes No
 131 Radon levels above 4 pico curies per liter: Yes No
 132 Use of lead-based paint: Yes No

133 **Note:** If Property contains a residence with one to four dwelling units, and the structure was constructed, or construction began,
134 before 1978, you must disclose any knowledge of lead-based paint and any reports and/or records of lead-based paint on the
135 Property.

136 Are you aware of any lead-based paint or lead-based paint hazards on the Property? Yes No
137 If yes, explain how you know of it, where it is, and the condition of those lead-based paint surfaces: _____
138 _____

139 Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on the Property? Yes No
140 If yes, list all available reports and records: _____
141 _____
142 _____

- 143
144 2. To your knowledge, has the Property been tested for any hazardous substances? Yes No
 145 3. Are you aware of any storage tanks on the Property? Yes No Aboveground Underground
 146 Total number of storage tanks on the Property: _____ Aboveground 2 Underground
 147 Are all storage tanks registered with the Pennsylvania Department of Environmental Protection? Yes No
 148 If no, identify any unregistered storage tanks: _____
 149 Has any storage tank permit ever been revoked pursuant to a federal or state law regulating storage tanks? Yes No
 150 Have you ever been ordered to take corrective action by a federal or state agency citing a release, or danger of release, from a storage
 151 tank? Yes No
 152 Do methods and procedures exist for the operation of tanks and for the operator's/owner's maintenance of a leak
 153 detection system, an inventory control system, and a tank testing system? Yes No Explain: **tanks were**
 154 **drained, and filled with sand, many years ago. This was the standard procedure at that time. there have**
 155 **never been any problems.**
 156 Has there been any release or any corrective action taken in response to a release from any of the storage tanks on the Property?
 157 Yes No
 158 If yes, have you reported the release to and corrective action to any governmental agency? Yes No
 159 Explain: _____
 160 _____
 161 _____

- 162 4. Do you know of any other environmental concerns that may have an impact on the Property? Yes No
 163 Explain any yes answers you give in this section: _____
 164 _____
 165 _____

166 Buyer Initials: _____

Owner Initials: CAZ

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(C) Wood Infestation

1. Are you aware of any termites/wood-destroying insects, dry rot, or pests affecting the Property? Yes No
2. Are you aware of any damage to the Property caused by termites/wood-destroying insects, dryrot, or pests? Yes No
3. Is the Property currently under contract by a licensed pest control company? Yes No
4. Are you aware of any termite/pest control reports or treatments for the Property in the last five years? Yes No
Explain any yes answers you give in this section: _____

(D) Natural Hazards/Wetlands

1. To your knowledge, is this Property, or part of it, located in a flood zone or wetlands area? Yes No
2. Do you know of any past or present drainage or flooding problems affecting the Property? Yes No
3. To your knowledge, is this Property, or part of it, located in an earthquake or other natural hazard zone? Yes No
Explain any yes answers you give in this section: _____

6. UTILITIES

(A) Water

1. What is the source of your drinking water? Public Community System Well on Property
 Other: _____
2. If the Property's source of water is not public:
When was the water last tested? _____
What was the result of the test? _____
Is the pumping system in working order? Yes No
If no, explain: _____
3. Is there a softener, filter, or other purification system? Yes No
If yes, is the system: Leased Owned
4. Are you aware of any problems related to the water service? Yes No
If yes, explain: **See # 2**

(B) Sewer/Septic

1. What is the type of sewage system? Public Sewer Community Sewer On-site (or Individual) sewage system
If on-site, what type? Cesspool Drainfield Unknown
 Other (specify): _____
2. Is there a septic tank on the Property? Yes No Unknown
If yes, what is the type of tank? Metal/steel Cement/concrete Fiberglass Unknown
 Other (specify): _____
3. When was the on-site sewage disposal system last serviced? February 15, 2022
4. Is there a sewage pump? Yes No
If yes, is it in working order? Yes No
5. Are you aware of any problems related to the sewage system? Yes No
If yes, explain: _____

(C) Other Utilities

The Property is serviced by the following: Natural Gas Electricity Telephone
 Other: _____

7. TELECOMMUNICATIONS

- (A) Is a telephone system included with the sale of the Property? Yes No
If yes, type: _____
(B) Are ISDN lines included with the sale of the Property? Yes No
(C) Is the Property equipped with satellite dishes? Yes No
If yes, how many? _____
Location: _____
(D) Is the Property equipped forcable TV? Yes No
If yes, number of hook-ups: _____
Location: _____
(E) Are there fiber optics available to the Property? Yes No Is the building wired for fiber optics? Yes No
Does the Property have T1 or other capability? Yes No

Buyer Initials: _____

Owner Initials: 

225 8. GOVERNMENTAL ISSUES/ZONING/USE/CODES

226 (A) Compliance, Building Codes & OSHA

- 227 1. Do you know of any violations of federal (including ADA), state, or local laws or regulations relating to this Property? Yes No
- 228 Yes No
- 229 2. Do you know of any violations of building codes or municipal ordinances concerning this Property? Yes No
- 230 3. Do you know of any health, fire, or safety violations concerning this Property? Yes No
- 231 4. Do you know of any OSHA violations concerning this Property? Yes No
- 232 5. Do you know of any improvements to the Property that were done without building or other required permits? Yes No
- 233 Explain any yes answers you give in this section: _____
- 234 _____
- 235 _____

236 (B) Condemnation or Street Widening

- 237 1. To your knowledge, is the Property located in an area where public authorities are contemplating proceedings for highway, thoroughfare, rail, or utility construction, a redevelopment project, street widening or lighting, or other similar public projects? Yes No
- 238 Yes No
- 239 If yes, explain: _____
- 240 _____
- 241 _____

242 (C) Zoning

- 243 1. The Property is currently zoned C-1 by the (county, ZIP) Luzerne 18249
- 244 2. Current use is: conforming non-conforming permitted by variance permitted by special exception
- 245 3. Do you know of any pending or proposed changes in zoning? Yes No
- 246 If yes, explain: _____
- 247 _____
- 248 _____

249 (D) Is there an occupancy permit for the Property? Yes No

250 (E) Is there a Labor and Industry Certificate for the Property? Yes No

251 If yes, Certificate Number is: _____

252 (F) Is the Property a designated historic or archeological site? Yes No

253 If yes, explain: _____

254 9. LEGAL/TITLE ISSUES

- 255 (A) Are you aware of any encroachments or boundary line disputes regarding the Property? Yes No
- 256 (B) Are you aware of any recorded encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements, licenses, liens, charges, agreements, or other matters which affect the title of the Property? Yes No
- 257 (C) Are you aware of any encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements, licenses, liens, charges, agreements, or other matters which affect the title of the Property that have not been recorded in the official records of the county recorder where the Property is located? Yes No
- 258 (D) Are you aware of any public improvement, condominium, or owner association assessments against the Property that remain unpaid? Yes No
- 259 (E) Are you aware of any existing or threatened action, suit, or government proceeding relating to the Property? Yes No
- 260 (F) Are you aware of any reason, including a defect in title, that would prevent you from conveying title to the Property? Yes No
- 261 (G) Are you aware of any judgment, encumbrance, lien (for example co-maker or equity loan) or other debt against the Property that cannot be satisfied by the proceeds of this sale? Yes No
- 262 (H) Are you aware of any insurance claims filed relating to the Property? Yes No
- 263 Explain any yes answers you give in this section: _____
- 264 _____
- 265 _____
- 266 _____
- 267 _____
- 268 _____
- 269 _____
- 270 _____
- 271 _____

272 10. RESIDENTIAL UNITS

273 (A) Is there a residential dwelling unit located on the Property? Yes No

274 If yes, number of residential dwelling units: 1

275 Note: If one to four residential dwelling units are to be sold with, or as part of, the Property, Owner must complete a Seller's Property Disclosure Statement, as required by the Pennsylvania Real Estate Seller's Disclosure Law (68 P.S. §7301 et. seq.).

276 11. TENANCY ISSUES

- 277 (A) Are you aware of any existing leases, subleases or other tenancy agreements affecting the Property? Yes No
- 278 (B) Are there any verbal agreements or understandings with tenants that are not specifically recorded in the lease (e.g., a promise not to increase rent, an implied agreement to let tenant end lease early, a first right of refusal on adjoining space)? Yes No
- 279 (C) Are there any tenants for whom you do not currently have a security deposit? Yes No
- 280 (D) Are there any tenants who have been 5 or more days late with their rent payment more than once this year? Yes No
- 281 _____
- 282 _____

283 Buyer Initials: _____

Owner Initials: AK

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- (E) Are there any tenants who are currently more than 30 days behind in paying rent, cam, or tax charges? Yes No
 - (F) Are there any tenants who are in default of the lease for other than monetary reasons (e.g., failure to comply with rules, regulations, lease terms, etc.)? Yes No
 - (G) Are there any tenants that you have reason to believe are likely to fall into default of their lease within the next six months? Yes No
 - (H) Is there any tenant that you would consider evicting or not offering an opportunity for renewal? Yes No
 - (I) Are you currently involved in any type of dispute with any tenant? Yes No
- Explain any yes answers you give in this section, providing names of tenants where applicable. Attach additional sheet if necessary:
-
-

12. DOMESTIC SUPPORT LIEN LEGISLATION

- (A) Has any Owner, at any time, on or since January 1, 1998, been obligated to pay support under an order that is on record in a domestic relations office in any Pennsylvania county? Yes No
- If yes, list name and social security numbers of Owner(s) obligated to pay, the county, and the Domestic Relations File or docket number:
-

13. LAND USE RESTRICTIONS OTHER THAN ZONING

- (A) Is the Property, or a portion of it, preferentially assessed for tax purposes under the Farmland and Forest Land Assessment Act (72 P.S. §5490.1 et seq.) (Clean and Green Program)? Yes No
 Note: An Owner of Property enrolled in the Clean and Green Program must submit notice of the sale and any proposed changes in the use of Owner's remaining enrolled Property to the County Assessor 30 days before the transfer of title to Buyer. The sale of Property enrolled in the Clean and Green Program may result in the loss of program enrollment and the loss of preferential tax assessment for the Property and/or the land of which it is a part and from which it is being separated. Removal from enrollment in the Clean and Green Program may result in the charge of roll-back taxes and interest. A roll-back tax is the difference in the amount of taxes paid under the program and the taxes that would have been paid in the absence of Clean and Green enrollment. The roll-back taxes are charged for each year that the Property was enrolled in the program, limited to the past 7 years.
 - (B) Is the Property, or a portion of it, preferentially assessed for tax purposes under the Open Space Act (16 P.S. §11941 et seq.) (an Act enabling certain counties of the Commonwealth to covenant with landowners for preservation of land in farm, forest, water supply, or open spaces uses)? Yes No
 Note: This Act enables counties to enter into covenants with owners of land designated as farm, forest, water supply, or open space land on an adopted municipal, county or regional plan for the purpose of preserving the land as open space. A covenant between the owner and county is binding upon any Buyer of the Property during the period of time that the covenant is in effect (5 or 10 years). Covenants automatically renew at the end of the covenant period unless specific termination notice procedures are followed. When a breach of the covenant occurs, the then-owner is required to pay roll-back taxes and interest. A roll-back tax is the difference in the amount of taxes paid and the taxes that would have been paid in the absence of the covenant. The roll-back taxes are charged for each year that the Property was subject to the covenant, limited to the past 5 years.
 - (C) Is the Property, or a portion of it, preferentially assessed for tax purposes or enrolled in any program, other than Clean & Green and Open Space, that contains any covenants, subdivision restrictions, or other restrictions affecting the Property? Yes No
- Explain any yes answers you give in this section:
-
-

14. SERVICE PROVIDER/CONTRACTOR INFORMATION

- (A) Provide the names, addresses and phone numbers of the service providers for any Maintenance Contracts on the Property (e.g., elevators, other equipment, pest control). Attach additional sheet if necessary: _____

- (B) Provide the names, addresses and phone numbers of the service providers for any Alarm/Safety Contracts on the Property (e.g., security alarm system, sprinkler system, fire/smoke). Attach additional sheet if necessary: _____

- (C) Provide the names, addresses and phone numbers of the service providers for any utilities on the Property (e.g., water, water softener, sewage, on-site sewage service, natural gas, electric, telephone). Attach additional sheet if necessary: _____

Buyer Initials: _____

Owner Initials: 

343 The undersigned Owner represents that the information set forth in this document is accurate and complete to the best of Owner's
344 knowledge. Owner permits Broker to share information contained in this document with prospective buyers/tenants and other real
345 estate licensees. OWNER ALONE IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED IN
346 THIS STATEMENT. Owner will notify Broker in writing of any information supplied on this form which is rendered inaccurate
347 by a change in the condition of the Property following completion of this form.

348 OWNER  _____ DATE 10/6/23

349 OWNER  _____ DATE _____
350 Carrole A. Kite

350 OWNER _____ DATE _____

351 BUYER _____ DATE _____

352 BUYER _____ DATE _____

353 BUYER _____ 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

PROPERTY 707 Main St. Suites 1-3 724 State Rt. 93, , PA 18249

SELLER David E. Kite, Carrole A. Kite

LEAD WARNING STATEMENT

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

SELLER'S DISCLOSURE

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

SELLER'S RECORDS/REPORTS

Seller has no records or reports pertaining to lead-based paint and/or lead-based paint hazards in or about the Property.
 Seller has provided Buyer with all available records and reports regarding lead-based paint and/or lead-based paint hazards in or about the Property. (List documents): _____

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

SELLER David E. Kite DATE 6/6/23
SELLER Carrole A. Kite DATE _____
SELLER _____ DATE _____

BUYER

DATE OF AGREEMENT

BUYER'S ACKNOWLEDGMENT

/ Buyer has received the pamphlet *Protect Your Family from Lead in Your Home* and has read the Lead Warning Statement.
 / Buyer has reviewed Seller's disclosure of known lead-based paint and/or lead-based paint hazards and has received the records and reports regarding lead-based paint and/or lead-based paint hazards identified above.
Buyer has (initial one):
 / received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
 / waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

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

BUYER _____ DATE _____
BUYER _____ DATE _____
BUYER _____ DATE _____

AGENT ACKNOWLEDGEMENT AND CERTIFICATION

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

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

BROKER FOR SELLER (Company Name) Lewith & Freeman-Hazle Twp
LICENSEE Carrole A. Kite Carrole A. Kite DATE _____

BROKER FOR BUYER (Company Name) _____
LICENSEE _____ DATE _____



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10/16

KITE – COMMERCIAL ZONED 6 UNIT, CONSISTING OF 5 COMMERCIAL UNITS AND 1 RESIDENTIAL.

SMALLER 3-UNIT BUILDING IS 1080 SQ. FT.

LARGER BUILDING IS 2586 SQ. FT. (DRAWING AVAILABLE).

THERE IS A 2 STALL GARAGE AND 3 PARKING LOTS WITH APPROX 18-20 SPACES. PROPERTY IS ON 0.615 OF AN ACRE.

RENTS ARE NOT AT MARKET VALUE.

UNIT 707-1, COMPLETELY REMODELED RESIDENTIAL UNIT IS \$1450.

UNIT 707-2 IS DAVE KITE, PUBLIC ACCOUNTANT IS \$550. MONTH-TO-MONTH LEASE.

UNIT 707-3 IS AT \$285. LEASE ENDS 1/31/24. TENANT ALSO OCCUPIES UNIT 724-2 (INCLUDES 2 GARAGES) AT \$415.

UNIT 724-1 IS \$600. LEASE ENDS 2/1/27.

UNIT 724-3 IS \$390. LEASE STARTED 2014 AUTO RENEWAL.

MONTHLY TOTAL IS \$3740 (\$46,680/YR).

PROJECTED MARKET VALUE RENTALS WOULD RAISE RENTS TO \$52,380/YR. THERE IS ALSO GREAT POTENTIAL FOR LEASING GROUND AND POLE SIGNS AT AN ESTIMATED \$300-\$400/MONTH. BRINGING THE TOTAL PROJECTION TO \$55,980, DEPENDING ON NUMBER OF SIGNS. (I USED 4). ADDITIONAL LAND IN REAR CAN ALSO BE UTILIZED.

ALL 3 ROOFS ARE BETWEEN 2-6 YEARS OLD. ALL UNITS ARE REMODELED.

EXPENSES:

TAXES: \$3,095

OIL: \$2,500

PP&L: \$1,000

INSURANCE: \$2,600