SELLER'S PROPERTY DISCLOSURE STATEMENT

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

PROPERTY 306 Maple Creek Road, Charleroi, Pennsylvania 15022

SELLER David Sutch

INFORMATION REGARDING THE REAL ESTATE SELLER DISCLOSURE LAW

The Real Estate Seller Disclosure Law (68 P.S. §7301, et seq.) requires that before an agreement of sale is signed, the seller in a residential real estate transfer must disclose all known material defects about the property being sold that are not readily observable. A material defect is a problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is at or beyond the end of its normal useful life is not by itself a material defect.

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

This Statement discloses Seller's knowledge of the condition of the Property as of the date signed by Seller and is not a substitute for any inspections or warranties that Buyer may wish to obtain. This Statement is not a warranty of any kind by Seller or a warranty or representation by any listing real estate broker, any selling real estate broker, or their licensees. Buyer is encouraged to address concerns about the condition of the Property that may not be included in this Statement.

The Law provides exceptions (listed below) where a property disclosure statement does not have to be completed. All other sellers 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 when:
 - a. The buyer has received a one-year warranty covering the construction;
 - b. The building has been inspected for compliance with the applicable building code or, if none, a nationally recognized model building code; and
 - c. A certificate of occupancy or a certificate of code compliance has been issued for the dwelling.

COMMON LAW DUTY TO DISCLOSE

Although the provisions of the Real Estate Seller Disclosure Law exclude some transfers from the requirement of completing a disclosure statement, the Law does not excuse the seller's common law duty to disclose any known material defect(s) of the Property in order to avoid fraud, misrepresentation or deceit in the transaction. **This duty continues until the date of settlement.**

required to fill	to the provision	EXECUTOR, ADMINIST ns of the Real Estate Seller Property Disclosure Statem the property.	Disclosure Law, the un	dersigned executor, adm	ninistrator or	
		F - • F·		DAT	TE	
Seller's Initials	DS/	Date 04/10/2024	SPD Page 1 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. 1. SELLER'S EXPERTISE Yes No Unk N/A (A) Does Seller possess expertise in contracting, engineering, architecture, environmental assessment or other areas related to the construction and conditions of the Property and its improvements? (B) Is Seller the landlord for the Property? (C) Is Seller a real estate licensee? Explain any "yes" answers in section 1: 2. OWNERSHIP/OCCUPANCY No Unk N/A (A) Occupancy 1. When was the Property most recently occupied? Currently occupied business 2. By how many people? Business (Sutch Speed & Performance) 3. Was the Seller the most recent occupant? If "no," when did the Seller most recently occupy the property? 4. If "no," when did Seller most recently occupy the Property? (B) Role of Individual Completing This Disclosure. Is the individual completing this form: 1. The owner v The executor or administrator ~ 3. The trustee ~ 4. An individual holding power of attorney (C) When was the Property acquired? 2012 (D) List any animals that have lived in the residence(s) or other structures during your ownership: CONDOMINIUMS/PLANNED COMMUNITIES/OTHER HOMEOWNERS ASSOCIATIONS No Unk N/A Yes (A) Disclosures for condominiums and cooperatives are limited to Seller's particular unit(s). Disclosures regarding common areas or facilities are not required by the Real Estate Seller Disclosure Law. (B) **Type.** Is the Property part of a(n): 1. Condominium V 2. Homeowners association or planned community 3. Cooperative V 4. Other type of association or community (B) If "yes," how much are the fees? \$, paid (\square Monthly) (\square Quarterly) (\square Yearly) (C) If "yes," are there any community services or systems that the association or community is responsible for supporting or maintaining? Explain: (D) If "yes," provide the following information about the association: 1. Community Name 2. Contact 3. Mailing Address 4. Telephone Number (F) How much is the capital contribution/initiation fee(s)? \$ Notice to Buyer: a copy of the declaration (other than the plats and plans), the by-laws, the rules or regulations, and a certificate A buyer of a resale unit in a condominium, cooperative, or planned community must receive of resale issued by the association in the condominium, cooperative, or planned community. Buyers may be responsible for capital contributions, initiation fees or similar one-time fees in addition to regular monthly maintenance fees. The buyer will have the option of canceling the agreement with the return of all deposit monies until the certificate has been provided to the buyer and for five days thereafter or until conveyance, whichever occurs first.

4. ROOFS AND (A) Installation	ATTIC					Yes	No	Unk	N/A
1. When was or wer installed?	e the roof or roofs							~	
Seller's Initials	/	Date 04/10/2024	SPD Page 2 of 11	Buyer's Initials	/		Date		
		Pro Pro	epared with Sellers Shi	eld					

2. Do you have documentation (invoice, work order, warranty, etc.)?				
(B) Repair				
1. Was the roof or roofs or any portion of it or them replaced or repaired during your ownership?	~			
2. If it or they were replaced or repaired, were any existing roofing materials removed?	~			
(C) Issues				
1. Has the roof or roofs ever leaked during your ownership?	~			
2. Have there been any other leaks or moisture problems in the attic?		~		
3. Are you aware of any past or present problems with the roof(s), attic, gutters, flashing or down-spouts?		~		
Explain any "yes" answers in Section 4. Include the location and extent of any problem(s) and any repair or remedi	ation			
efforts, the name of the person or company who did the repairs and the date they were done:			1	
Roof upstairs leaked and repaired 2024				
5. BASEMENTS AND CRAWL SPACES	Yes	No	Unk	N/A
(A) Sump Pump				
1. Does the Property have a sump pit? If yes, how many?		~		
2. Does the Property have a sump pump? If yes, how many?		~		
3. If it has a sump pump, has it ever run?				~
4. If it has a sump pump, is the sump pump in working order?				~
(B) Water Infiltration				
1. Are you aware of any past or present water leakage, accumulation, or dampness within the base-ment or crawl				
space?		~		
2. Do you know of any repairs or other attempts to control any water or dampness problem in the basement or crawl				~
space?				
3. Are the downspouts or gutters connected to a public sewer system?	<u> </u>	~		
Explain any "yes" answers in Section 5. Include the location and extent of any problem(s) and any repair or remedi	ation			
efforts, the name of the person or company who did the repairs and the date they were done:			1	
6. TERMITES/WOOD-DESTROYING INSECTS, DRYROT, PESTS	Yes	No	Unk	N/A
(A) Status				
1. Are you aware of past or present dryrot, termites/wood-destroying insects or other pests on the Property?		~		
2. Are you aware of any damage caused by dryrot, termites/wood-destroying insects or other pests?		~		
(B) Treatment				
1. Is the Property currently under contract by a licensed pest control company?		~		
2. Are you aware of any termite/pest control reports or treatments for the Property?		~		
Explain any "yes" answers in Section 6. Include the name of any service/treatment provider, if applicable:			I	
			ĺ	
			1	
7. STRUCTURAL ITEMS	Yes	No	Unk	N/A
7. STRUCTURAL ITEMS(A) Are you aware of any past or present movement, shifting, deterioration, or other problems with walls,	Yes		Unk	N/A
(A) Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, or other structural components?	Yes	No v	Unk	N/A
(A) Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, or other structural components?(B) Are you aware of any past or present problems with driveways, walkways, patios, or retaining walls on the	Yes	•	Unk	N/A
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Addition, structural change, or alteration	Approximate date of work	Were permits obtained? (Yes/No/Unknown)	appro	ovals	ection obtain Jnknov	ed?
☐ A sheet describing of	her additions and alterati	ons is attached.	Yes	No	Unk	N/A
B. Are you aware of any private or public architectural review c explain: _	ontrol of the Property other t	han zoning codes? If "yes,"		~		
Note to Buyer: The PA Construction Code Act, 35 P.S.§7210.	.101 et seq. (effective 2004)), and local codes establish	standar	rds fo	r build	ling
and altering properties. Buyers should check with the municip	pality to de- termine if pern	nits and/or approvals were	necessa	ry for	· discle	osed
work and if so, whether they were obtained. obtained. Where	required permits were not	obtained, the municipality i	might re	quire	the cu	ırrent
owner to upgrade or remove changes made by prior owners. I	Buyers can have the proper	rty inspected by an expert i	n codes	comp	liance	to
determine if issues exist. Expanded title insurance policies ma	ay be available for Buyers i	to cover the risk of work do	ne to the	e prop	erty b	'y
previous owners without a permit or approval.						
Note to Buyer: According to the PA Stormwater Management	t Act, each municipality mi	ist enact a Storm Water Ma	ınageme	nt Pla	an for	
drainage control and flood reduction. The municipality where	e the property is located mo	ay impose restrictions on in	ıperviou	is or s	semi-	
pervious surfaces added to the property. Buyers should contain	ct the local office charged	with overseeing the Stormw	ater Mo	anage	ment I	Plan
to determine if the prior addition of impervious or semi-pervi	ous areas, such as walkway	vs, decks, and swimming po	ols, mig	ht aff	ect you	ur
ability to make future changes.						
O. WATER SUPPLY			Yes	No	Unk	N/A
A) Source. Is the source of your drinking water (check all that ap	pply):					
1. Public			~			
2. A well on the property				~		
3. Community water				~		
4. A holding tank				~		
5. A cistern				V		
6. A spring 7. Other				V		
8. If no water service, explain:				~		
(B) General						
1. When was the water supply last tested?					~	
Test Results					~	<u> </u>
2. Is the water systems shared				~		
3. If "yes," is there a written agreement?						
4. Do you have a softener, filter or other conditioning system				~		
5. Is the softener, filter or other treatment system leased? From						~
6. If your drinking water source is not public, is the pumping	system in					~
working order? If "no," explain: (C) Bypass Valve (for properties with multiple sources of water)						
1. Does your water source have a bypass valve?						V
2. If "yes," is the bypass valve working?						V
D) Well						
1. Has your well ever run dry?						~
2. Depth of Well						~
	red on (date)					~
4. Is there a well that is used for something other than the primary source of drinking water? If "yes," explain						~
5. If there is an unused well, is it capped?						
(E) Issues						
 Are you aware of any leaks or other problems, past or pres pumping system, and related items? 	sent, relating to the water sup	ply,		~		
Seller's Initials DS / Date 04/10/2024	SPD Page 4 of 11 B	Buyer's Initials /		Date		

forts, the name of the person or company who did the repairs and th	e date the work was done:				
EWAGE SYSTEM		Yes	No	Unk	N
eneral					
Is the Property served by a sewage system (public, private or community	y)?	~			4
If "no," is it due to unavailability or permit limitations?	_				
When was the sewage system installed (or date of connection, if public)					+
Name of current service provider, if any:	Authority of the Boro of Charleroi				
ype Is your Property served by:	Charteron				
Public (if "yes," continue to E, F and G below)		~			T
Community (non-public)					T
An individual on-lot sewage disposal system					T
Other, explain:					T
-					
dividual On-lot Sewage Disposal System. (check all that apply):					Ħ
Is your sewage system within 100 feet of a well?				~	Т
Is your sewage system subject to a ten-acre permit exemption?			~		T
Does your sewage system include a holding tank?			~		T
Does your sewage system include a septic tank?			~		t
Does your sewage system include a drainfield?			~		+
Does your sewage system include a sandmound?			~		$^{+}$
Does your sewage system include a cesspool?			~		+
Is your sewage system shared?			~		+
Is your sewage system any other type? Explain:					+
is your sewage system any outer type: Explain.			·		
). Is your sewage system supported by a backup or alternate system?			~		+
anks and Service					t
			~		۳
Are there any metal/steel septic tanks on the Property?					+
Are there any cement/concrete septic tanks on the Property?			/		+
Are there any fiberglass septic tanks on the Property?			~		+
Are there any other types of septic tanks on the Property?			~		
xplain:					+
Where are the septic tanks located?				~	+
When were the tanks last pumped and by whom?					┸
bandoned Individual On-lot Sewage Disposal Systems and Septic					1
Are you aware of any abandoned septic systems or cesspools on your Pr			~		
If "yes," have these systems, tanks or cesspools been closed in accordan-	ce with the municipality's				
dinance?					┸
ewage Pumps					
Are there any sewage pumps located on the Property?			~		
If "yes," where are they					
cated?					1
What type(s) of pump(s)?					
Are pump(s) in working order?					
Who is responsible for maintenance of sewage pumps?					
sues					
How often is the on-lot sewage disposal system serviced? <u>Unknown</u>	1				
When was the on-lot sewage disposal system last serviced					
d by whom? Unknown	1				\perp
Is any waste water piping not connected to the septic/sewer system?				~	
Are you aware of any past or present leaks, backups, or other problems	relating to the sewage		~		
system and related items?	f any much lam(s) as I				
in any "yes" answers in Section 10. Include the location and extent o the name of the person or company who did the repairs and the date		neulation (:1-		
are name of the person of company who aid the repairs and the date	the work was done.				

	UMBING SYSTEM ovio (s) A restland by the plantage of the second of the complexity of the plantage of the plantage of the second of the complexity of the complexity of the second of the complexity o	Yes	No	Unk	N/A
1. Co	erial(s). Are the plumbing materials (check all that apply):	~			
	alvanized		~		
3. Lea			~		
4. PV		~			
	olybutylene pipe (PB)		~		
	ross-linked polyethylene (PEX)		~		
7. Otl				~	
(B) Are y	you aware of any past or present problems with any of your plumbing fixtures (e.g., including but not limited		.,		
	itchen, laundry, or bathroom fixtures; wet bars; exterior faucets; etc.)?		~		
If "yes," e	explain:				
12 DOM	MESTIC WATER HEATING	Yes	No	Unk	NI/A
	(s). Is your water heating (check all that apply):	1 65	110	UIIK	IV/A
	ectric		~		
	atural gas	~			
3. Fu	•		~		
	opane		~		
	es," is the tank owned by Seller?		~		
5. Sol			~		
	es," is the system owned by Seller?		~		
	eothermal		~		
7. Otl			~		
(B) Syster					
	many water heaters are there?				
Tank					
2 When	en where they installed? unknown				
3 Is you	our water heater a summer/winter hook-up (integral system, hot water from the boiler, etc.)?		~		
	view eviewe of early much lamp with early vieter heaten or related equipment? If "view" evinting		~		
(C) Are y	you aware of any problems with any water heater or related equipment? If "yes," explain:		•		
(C) Are y	you aware of any problems with any water heater of related equipment? If yes, explain.				
		Yes		Unk	N/A
13. HEA	ATING SYSTEM	Yes		Unk	N/A
13. HEA (A) Fuel		Yes		Unk	N/A
13. HEA (A) Fuel 1. Ele	ATING SYSTEM Type(s). Is your heating source (check all that apply):: ectric			Unk	N/A
13. HEA (A) Fuel 1. Ele	ATING SYSTEM Type(s). Is your heating source (check all that apply):: ectric atural gas	V		Unk	N/A
13. HEA (A) Fuel 1. Ele 2. Na 3. Fue	ATING SYSTEM Type(s). Is your heating source (check all that apply):: ectric atural gas ael oil	V	No	Unk	N/A
13. HEA (A) Fuel 1. Ele 2. Na 3. Fue 4. Pro	ATING SYSTEM Type(s). Is your heating source (check all that apply):: ectric atural gas	V	No	Unk	N/A
13. HEA (A) Fuel 1. Ele 2. Na 3. Fue 4. Pro If "ye	ATING SYSTEM Type(s). Is your heating source (check all that apply):: ectric attural gas alel oil opane	V	No v	Unk	N/A
13. HEA (A) Fuel 1. Ele 2. Na 3. Fue 4. Pro If "ye	ATING SYSTEM Type(s). Is your heating source (check all that apply):: ectric atural gas ael oil opane es," is the tank owned by Seller? eothermal	V	No V	Unk	N/A
13. HEA (A) Fuel 1. Ele 2. Na 3. Fue 4. Pro If "ye 5. Ge	ATING SYSTEM Type(s). Is your heating source (check all that apply):: ectric atural gas ael oil opane es," is the tank owned by Seller? eothermal	V	No V	Unk	N/A
13. HEA (A) Fuel 1. Ele 2. Na 3. Fue 4. Pro 1f "ye 5. Ge 6. Co 7. Wo	ATING SYSTEM Type(s). Is your heating source (check all that apply):: ectric atural gas ael oil opane es," is the tank owned by Seller? eothermal	V	No V V V V V	Unk	N/A
13. HEA (A) Fuel 1. Ele 2. Na 3. Fue 4. Pro 1f "ye 5. Ge 6. Co 7. Wo 8. Sol	ATING SYSTEM I Type(s). Is your heating source (check all that apply):: ectric atural gas uel oil copane es," is the tank owned by Seller? eothermal oal	V	No V V V V V V V V V V V V V V V V V V V	Unk	N/A
13. HEA (A) Fuel 1. Ele 2. Na 3. Fue 4. Pro 1f "ye 5. Ge 6. Co 7. Wo 8. Sol 1f "ye 9. Otl	ATING SYSTEM (Type(s). Is your heating source (check all that apply):: ectric atural gas nel oil opane es," is the tank owned by Seller? ecthermal oal food olar shingles or panels es," is the system owned by Seller? ther	V	No V V V V V V V V V V V V V V V V V V V	Unk	N/A
13. HEA (A) Fuel 1. Ele 2. Na 3. Fue 4. Pro 1f "ye 5. Ge 6. Co 7. Wo 8. Sol 1f "ye 9. Otl (B) Syste	ATING SYSTEM Type(s). Is your heating source (check all that apply):: ectric atural gas nel oil opane es," is the tank owned by Seller? eothermal oal food olar shingles or panels es," is the system owned by Seller? ther em Type(s). (check all that apply):	V	No V V V V V V V V V V V V V V V V V V V	Unk	N/A
13. HEA (A) Fuel 1. Ele 2. Na 3. Fue 4. Pro 1f "ye 5. Ge 6. Co 7. Wo 8. Sool 1f "ye 9. Otl (B) Syste 1. For	ATING SYSTEM I Type(s). Is your heating source (check all that apply):: ectric attural gas alel oil opane es," is the tank owned by Seller? eothermal oal food olar shingles or panels es," is the system owned by Seller? ther em Type(s). (check all that apply): orced hot air	V V	No V V V V V V V V V V V V V V V V V V V	Unk	N/A
13. HEA (A) Fuel 1. Ele 2. Na 3. Fue 4. Pro 1f "ye 5. Ge 6. Co 7. Wo 8. Sol 1f "ye 9. Otl (B) Syste 1. Fol 2. Ho	ATING SYSTEM Type(s). Is your heating source (check all that apply):: ectric atural gas el oil opane es," is the tank owned by Seller? eothermal oal food olar shingles or panels es," is the system owned by Seller? ther em Type(s). (check all that apply): orced hot air ot water	<i>V V</i>	No	Unk	N/A
13. HEA (A) Fuel 1. Ele 2. Na 3. Fue 4. Pro 1f "ye 5. Ge 6. Co 7. Wo 8. Sol 1f "ye 9. Otl 1. For 2. Ho 3. He	ATING SYSTEM Type(s). Is your heating source (check all that apply):: ectric atural gas el oil opane es," is the tank owned by Seller? eothermal oal food olar shingles or panels es," is the system owned by Seller? ther em Type(s). (check all that apply): orced hot air ot water eat pump	V V V V V V V V V V V V V V V V V V V	No V V V V V V V V V V V V V V V V V V V	Unk	N/A
13. HEA (A) Fuel 1. Ele 2. Na 3. Fue 4. Pro 1f "ye 5. Ge 6. Co 7. Wo 8. Sol 1f "ye 9. Otl (B) Syste 1. For 2. Ho 3. He 4. Ele	ATING SYSTEM I Type(s). Is your heating source (check all that apply):: ectric atural gas nel oil opane es," is the tank owned by Seller? eothermal oal ood olar shingles or panels es," is the system owned by Seller? ther em Type(s). (check all that apply): orced hot air ot water eat pump ectric baseboard	V V	No V V V V V V V V V V V V V V V V V V V	Unk	N/A
13. HEA (A) Fuel 1. Ele 2. Na 3. Fue 4. Pro 1f "ye 5. Ge 6. Co 7. Wo 8. Sol 1f "ye 9. Otl (B) Syste 1. For 2. Ho 3. He 4. Ele 5. Ste	ATING SYSTEM I Type(s). Is your heating source (check all that apply):: ectric atural gas nel oil opane es," is the tank owned by Seller? eothermal oal ood olar shingles or panels es," is the system owned by Seller? ther em Type(s). (check all that apply): orced hot air ot water eat pump ectric baseboard eam	v v v v v v v v v v v v v v v v v v v	No	Unk	N/A
13. HEA (A) Fuel 1. Ele 2. Na 3. Fut 4. Pro 1f "ye 5. Ge 6. Co 7. Wo 8. Sol 1f "ye 9. Otl (B) Syste 1. Fot 2. Ho 3. He 4. Ele 5. Ste 6. Rae	ATING SYSTEM Type(s). Is your heating source (check all that apply):: ectric atural gas atural gas atural gas bopane es," is the tank owned by Seller? ectric atural gas atural gas	v v v v v v v v v v v v v v v v v v v	No	Unk	N/A
13. HEA (A) Fuel 1. Ele 2. Na 3. Fue 4. Pro 1f "ye 5. Ge 6. Co 7. Wo 8. Sol 1f "ye 9. Otl (B) Syste 1. For 2. Ho 3. He 4. Ele 5. Ste 6. Ra 7. Rae	ATING SYSTEM I Type(s). Is your heating source (check all that apply):: ectric atural gas tel oil topane es," is the tank owned by Seller? eothermal total food olar shingles or panels ess," is the system owned by Seller? ther em Type(s). (check all that apply): forced hot air tot water eat pump ectric baseboard eam adiant flooring adiant ceiling	v v v v v v v v v v v v v v v v v v v	No	Unk	N/A
13. HEA (A) Fuel 1. Ele 2. Na 3. Fue 4. Pro 1f "ye 5. Ge 6. Co 7. Wo 8. Sool 1f "ye 9. Otl 1. For 2. Ho 3. He 4. Ele 5. Ste 6. Rar 7. Rar 8. Pel	ATING SYSTEM Type(s). Is your heating source (check all that apply):: ecetric atural gas tel oil oopane es," is the tank owned by Seller? ecothermal oal ood olar shingles or panels es," is the system owned by Seller? ther em Type(s). (check all that apply): ored hot air ot water eat pump ectric baseboard eam adiant flooring adiant ceiling ellet stoves	v v v v v v v v v v v v v v v v v v v	No	Unk	N/A
13. HEA (A) Fuel 1. Ele 2. Na 3. Fue 4. Pro 1f "ye 5. Ge 6. Co 7. Wo 8. Sol 1f "ye 9. Otl 1. For 2. Ho 3. He 4. Ele 5. Ste 6. Ra 7. Ra 8. Pel How	ATING SYSTEM Type(s). Is your heating source (check all that apply):: eetric atural gas tel oil topane ees," is the tank owned by Seller? eothermal total color oblar shingles or panels es," is the system owned by Seller? ther em Type(s). (check all that apply): breed hot air ot water eat pump eetric baseboard eam adiant flooring adiant ceiling ellet stoves or many and locations?	v v v v v v v v v v v v v v v v v v v	No	Unk	N/A
13. HEA (A) Fuel' 1. Ele 2. Na 3. Fue 4. Pro 1f "ye 5. Ge 6. Co 7. Wo 8. Sol 1f "ye 9. Otl (B) Syste 1. For 2. Ho 3. He 4. Ele 5. Ste 6. Ran 7. Ran 8. Pel How 9. Wo	ATING SYSTEM Type(s). Is your heating source (check all that apply):: eetric atural gas tel oil topane es," is the tank owned by Seller? eothermal boal food olar shingles or panels es," is the system owned by Seller? ther em Type(s). (check all that apply): breed hot air of water eat pump eetric baseboard eam adiant flooring adiant ceiling dillet stoves of many and locations? food stoves	v v v v v v v v v v v v v v v v v v v	No	Unk	N/A
13. HEA (A) Fuel' 1. Ele 2. Na 3. Fue 4. Pro 1f "ye 5. Ge 6. Co 7. Wo 8. Sol 1f "ye 9. Otl (B) Syste 1. For 2. Ho 3. He 4. Ele 5. Ste 6. Ra 7. Ra 8. Pel How 9. Wo How	ATING SYSTEM I Type(s). Is your heating source (check all that apply):: eetric atural gas tel oil topane es," is the tank owned by Seller? eothermal total	v v v v v v v v v v v v v v v v v v v	No	Unk	N/A
13. HEA (A) Fuel 1. Ele 2. Na 3. Fue 4. Pro 1f "ye 5. Ge 6. Co 7. Wo 8. Sol 1f "ye 9. Otl (B) Syste 1. Foi 2. Ho 3. He 4. Ele 5. Ste 6. Raa 7. Raa 8. Pel How 9. Wo How 10. C	ATING SYSTEM I Type(s). Is your heating source (check all that apply):: ectric atural gas iel oil opane es," is the tank owned by Seller? echtermal oal ood olar shingles or panels es," is the system owned by Seller? ther em Type(s). (check all that apply): orced hot air ot water eat pump ectric baseboard eam adiant flooring adiant ceiling ellet stoves of many and locations? cool stoves of many and locations? coal stoves	v v v v v v v v v v v v v v v v v v v	No	Unk	N/A
13. HEA (A) Fuel 1. Ele 2. Na 3. Fue 4. Pro 1f "ye 5. Ge 6. Co 7. Wo 8. Sol 1f "ye 9. Otl (B) Syste 1. Foi 2. Ho 3. He 4. Ele 5. Ste 6. Raa 7. Raa 8. Pel How 9. Wo How 10. C	ATING SYSTEM I Type(s). Is your heating source (check all that apply):: eetric atural gas tel oil topane es," is the tank owned by Seller? eothermal total	v v v v v v v v v v v v v v v v v v v	No	Unk	N/A

11. Wall-mounted split system(s) How many and locations?			'		
12. Other			~		
13. If multiple systems, provide locations (C) Status	Office and bathroom: Electric. Shop: Forced Air. Paint Room: Boiler		,		
1. Are there any areas of the house that are not heated?			~		
If "yes," explain:			~		
2. How many heating zones are in the Property?					
3. When was each heating system(s) or zone installed?				~	
4. When was the heating system(s) last serviced? 2023					
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:			~		
(D) Fireplaces and Chimneys					
1. Are there any fireplace(s)? How many?			~		
2. Are all fireplace(s) working?					~
3. Fireplace types(s) (wood, gas, electric, etc.):					~
4. Was the fireplace(s) installed by a professional contractor or manufacturer's representative?					~
5. Are there any chimney(s) (from a fireplace, water heater or any other heating system)?			~		
6. How many chimney(s)?					~
7. When were they last cleaned?					~
8. Are the chimney(s) working? If "no," explain:					~
(E) Fuel Tanks					
 Are you aware of any heating fuel tank(s) on the property? Location(s), including underground tank(s): 			~		
3. If you do not own the tank(s), explain:					·
5. If you do not own the tank(3), explain.					\ \
(F) Are you aware of any problems or repairs needed regarding any item in section 13? If "ye	s," explain:		~		
14. AIR CONDITIONING SYSTEM		Yes	No	Unk	N/A
(A) Type(s). Is the air conditioning (check all that apply):					
1. Central air		~			
a. How many air conditioning zones are in the Property? 3		~			
b. When was each system or zone installed? Unknown		'			
c. When was each system last serviced? Unknown		<i>'</i>			
2. Wall units How many and the location? 1 in office		V			
3. Window units			~		
How many?			~		
4. Wall-mounted split units			~		
How many and the location?			~		
5. Other			~		
6. None			~		
(B) Status					
1. List any areas of the house that are not air conditioned: Paint room (C) Are you given a form making with any item in section.		~			
(C) Are you aware of any problems with any item in section 14? If "yes," explain:			~		
15. ELECTRICAL SYSTEM		Yes	No	Unk	N/A
(A) Type(s) 1. Does the electrical system have fuses?			~		
 Does the electrical system have fuses? Does the electrical system have circuit breakers? 					
3. Is the electrical system solar powered?			~		
				<u> </u>	
Seller's Initials DS / Date 04/10/2024 SPD Page 7 of 11 Buyer'	s Initials /		Date		

	a. If "yes," is it entirely or partially							~		
	b. If "yes," is any part of the system							\ \		
(D)	financing or other agreement? If "y	es," explain:	•						_	
	What is the system amperage? Are you aware of any knob and tub		ha Dranarta	79				~	~	
	Are you aware of any problems or	e wiinig iii t	ne Froperty	/ !						
(2)	repairs needed in the electrical							~		
	system? If "yes," explain:									
16.	OTHER EQUIPMENT AND A	PPLIANCE	S							
(A)					PAIRS and must be completed for each					
					ted between Buyer and Seller will det					e
	AGREEMENT OF SALE.	perty. THE	FACT THA	AI AN HEM	IS LISTED DOES NOT MEAN IT I	SINCLU	DED II	NIHI	E	
(B)	Are you aware of any problems or	renairs need	ed to any o	f the followin	α·					
(D)		·			-	1			1	. 1
	Item	Yes	No	N/A	Item	Yes		No	N/	/A
	A/C window units	-	<i>V</i>		Pool/spa heater	-	_		<u> </u>	
	Attic fan(s)	-	<i>'</i>		Range/oven		_		'	
	Awnings			~	Refrigerator(s)			<u> </u>	ļ.,	
	Carbon monoxide detectors		<i>\</i>		Satellite dish				/	
	Ceiling fans		~		Security alarm system				'	
	Deck(s)			/	Smoke detectors				~	
	Dishwasher			'	Sprinkler automatic timer				'	
	Dryer			/	Stand-alone freezer				~	
	Electric animal fence			'	Storage shed			<u> </u>		
	Electric garage door opener		~		Trash compactor				~	
	Garage transmitters			V	Washer				~	
	Garbage disposal			V	Whirlpool/tub				~	
	In-ground lawn sprinklers			V	Other:					
	Intercom			V	1.					
	Interior fire sprinklers			V	2.					
	Keyless entry			V	3.					
	Microwave oven			'	4.					
	Pool/spa accessories			V	5.					
	Pool/spa cover			V	6.					
(C)	Explain any "yes" answers in Se	ection 16:								
17.	POOLS, SPAS AND HOT TUBS	S					Yes	No	Unk	N/A
	Is there a swimming pool on the		f "yes,":					~		
	1. Above-ground or in-ground?									
	2. Saltwater or chlorine?	_								
	3. If heated, what is the heat source									
	4. Vinyl-lined, fiberglass or concre5. What is the depth of the swimming									
	6. Are you aware of any problems		mming noo	17						
	6. Are you aware of any problems		U 1							
(B)	Is there a spa or hot tub on the P		01					~		
	1. Are you aware of any problems									
			he spa or h	ot tub equipm	ent (steps, lighting, jets, cover, etc.)?			<u> </u>		
(C)	Explain any problems in Section 1	7:								
	WINDOWS						Yes	No	Unk	N/A
	Have any windows or skylights b	_			ip of the Property?			~		
(B)	Are you aware of any problems v	with the win	aows or sl	xylights?				~		
Sell	ler's InitialsDS/	Date 04/	10/2024	SPD Pag	ge 8 of 11 Buyer's Initials	/		Date		

Explain any "yes" answers in Section 18. Include the location and extent of any problem(s) and any reparemediation efforts, the name of the person or company who did the repairs and the date the work was of		•		1
19. LAND/SOILS	Yes	No	Unk	N/A
(A) Property				
 Are you aware of any fill or expansive soil on the property? Are you aware of any sliding, settling, earth movement, upheaval, subsidence, sinkholes or earth stab problems that have occurred on or affect the property? 	ility	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \		
 Are you aware of sewage sludge (other than commercially available fertilizer products) being spread on property, or have you received written notice of sewage sludge being spread on an adjacent property? 	the	~		
4. Have you received written notice of sewage sludge being spread on an adjacent property?		V		
5. Are you aware of any existing, past or proposed mining, strip-mining, or any other excavations on the Property?		~		
Note to Buyer: The Property may be subject to mine subsidence damage. Maps of the counties and mines mine subsidence damage may occur and further information on mine subsidence insurance are available Department of Environmental Protection Mine Subsidence Insurance Fund, (800) 922-1678 or ra-				
epmsi@pa.gov.				
(B) Preferential Assessment and Development Rights Is the Property, or a portion of it, preferentially assessed for tax purposes, or subject to limited development rights under the:	el-			
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			V V	
Agricultural Area Security Law - 3 P.S. §901 et seq. (Development Rights) Any other law/program:		~	V	
Note to Buyer: Pennsylvania has enacted the Right to Farm Act (3 P.S. § 951-957) in an effort to limit the circumstances under which agricultural operations may be subject to nuisance suits or ordinances. Buyer encouraged to investigate whether any agricultural operations covered by the Act operate in the vicinity of property	rs are			
(C) Property Rights				
Are you aware of the transfer, sale and/or lease of any of the following property rights (by you or a previous owner of the Property):				
1. Timber 2. Coal		V		
3. Oil				
4. Natural gas			~	
5. Mineral or other rights (such as farming rights, hunting rights, quarrying rights) Explain:		~		
Explain any "yes" answers in Section 19:]	
20. FLOODING, DRAINAGE AND BOUNDARIES	Yes	No	Unk	N/A
(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)?		V		
3. Do you maintain flood insurance on this Property?		V		
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?				
Explain any "yes" answers in Section 20(A). Include dates, the location and extent of flooding and the of any man-made storm water management features:	ne condition			
(D) D 1 :				
(B) Boundaries1. Are you aware of any encroachments, boundary line disputes, or easements affecting the Property?		V		
2. Is the Property accessed directly (without crossing any other property) by or from a public road?		~		
Seller's Initials DS / Date 04/10/2024 SPD Page 9 of 11 Buyer's Initials	/	Date	e	

Seller's Initials DS / Date 04/10/2024 SPD Page 10 of 11 Buyer's Initials / Date Date 04/10/2024 SPD Page 10 of 11 Buyer's Initials / Date Date Date Date Date Date Date Date		Date		
(B) Financial				
3. Are you aware of any reason, including a defect in title or contractual obligation such as an option or right of first refusal, that would prevent you from giving a warranty deed or conveying title to the Property?		•		
with the Property?		~		
 Are there any deed restrictions or restrictive covenants that apply to the Property? Are you aware of any historic preservation restriction or ordinance or archeological designation associated 				
(A) Deeds, Restrictions and Title				
22. MISCELLANEOUS	Yes	No	Unk	N/A
issue(s):				
Explain any "yes" answers in Section 21. Include test results and the location of the hazardous substance(s) or enviro	nmenta	ıl		
4. Are you aware of testing on the Property for any other hazardous substances or environmental concerns?		~		
3. If "yes," have you received written notice regarding such concerns?				
Property?		•		
2. Are you aware of any other hazardous substances or environmental concerns that may affect the				
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)?		•		
(F) Other				
disposal or storage? If "yes," location:				
Has any portion of the Property been used for waste or refuse		~		
2. Are you aware of any underground tanks that have been removed or filled?(E) Dumping		~		
tanks? Size:				
1. Are you aware of any existing or removed underground		~		
(D) Tanks				
the Property?		~		
 Are you aware of any lead-based paint or lead-based paint hazards on the Property? Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on 				
about, lead-based paint on the Property on a separate disclosure form.				
If the Property was constructed, or if construction began, before 1978, you must disclose any knowledge of, and records and	reports			
3. Are you aware of any radon removal system on the Property?(C) Lead Paint		•		
2. If "yes," provide test date and results: Are you aware of any radon removal system on the Property?		~		
Property?				
1. Are you aware of any tests for radon gas that have been performed in any buildings on the		~		
(B) Radon				
available from the United States Environmental Protection Agency and may be obtained by contacting IAQ INFO, P.O. Box Washington, D.C. 20013-7133, 1-800-438-4318.	3/133,			
is a concern, buyers are encouraged to engage the services of a qualified professional to do testing. Information on this issue				
Note to Buyer: Individuals may be affected differently, or not at all, by mold contamination. If mold contamination or indoor		ality		
mold-like substances in the Property?		~		
 Are you aware of any tests for mold, fungi, or indoor air quality in the Property? Other than general household cleaning, have you taken any efforts to control or remediate mold or 		•		
(A) Mold and Indoor Air Quality (other than radon)				
21. HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES	Yes	No	Unk	N/A
Explain any "yes" answers in Section 20(B):				
Recorder of Deeds for the county before entering into an agreement of sale.				
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				
reasons. In many cases, the easements do not restrict the ordinary use of the property, and Seller may				
Note to Buyer: Most properties have easements running across them for utility services and other				
agreements?		~		
b. If "yes," has the right of way, easement or maintenance agreement been recorded?4. Are you aware of any shared or common areas (driveways, bridges, docks, walls, etc.) or maintenance				
a. If "yes," is there a written right of way, easement or maintenance agreement?				
3. Can the Property be accessed from a private road or lane?		~		

Property that remain unpaid or of any violations of zoning, he other use restriction ordinances that remain uncorrected?	homeowner association assessments against the ousing, building, safety or fire ordinances or	
2. Are you aware of any mortgage, judgment, encumbrance, l	lien, overdue payment on a support obligation,	
or other debt against this Property or Seller that cannot be sati		
3. Are you aware of any insurance claims filed relating to the	Property during your ownership?	V
C) Legal		
1. Are you aware of any violations of federal, state, or local la		V
2. Are you aware of any existing or threatened legal action aff	fecting the Property?	<i>V</i>
D) Additional Material Defects		
 Are you aware of any material defects to the Property, dwe elsewhere on this form? 	elling, or fixtures which are not disclosed	
Note to Buyer: A material defect is a problem with a residential re	real property or any portion of it that would have a signifi-	cant adverse
mpact on the value of the property or that involves an unreasonal system or subsystem is at or beyond the end of the normal useful lighterial defect. After completing this form, if Seller becomes aware of addi Property, including through inspection reports from a buyer, Property Disclosure Statement and/or attach the inspection(s)	ble risk to people on the property. The fact that a structural ife of such a structural element, system or subsystem is no itional information about the the Seller must update the Seller's	al element,
are for informational purposes only.		
Explain any "yes" answers in Section 22:		
23. ATTACHMENTS		
23. ATTACHMENTS (A) The following are part of this Disclosure if checked:		
	ndum (PAR Form SDA)	
(A) The following are part of this Disclosure if checked: Seller's Property Disclosure Statement Adden	ndum (PAR Form SDA)	
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