SELLER'S PROPERTY DISCLOSURE STATEMENT

SPD

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

PROPERTY	368	Pottsburgh	Roal	ButlER	Pa	11001	
SELLER	Je.fr	Lucco	/			780	

INFORMATION REGARDING THE REAL ESTATE SELLER DISCLOSURE LAW

Generally speaking, 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 make certain disclosures regarding the property to potential buyers in a form defined by the law. A residential real estate transfer is defined as a sale, exchange, installment sales contract, lease with an option to buy, grant or other transfer of an interest in real property where NOT LESS THAN ONE AND NOT MORE THAN FOUR RESIDENTIAL DWELLING UNITS are involved. The Law defines a number of exceptions where the disclosures do not have to be made:

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

In addition to these exceptions, disclosures for condominiums and cooperatives are limited to the seller's particular unit(s). Disclosures regarding common areas or facilities are not required, as those elements are already addressed in the laws that govern the resale of condominium and cooperative interests.

While the the discrepancy of the leading of the lea

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

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

Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the property. Check unknown when the question does apply to the property but you are not sure of the answer.

SPD Page 1 of 10

Pennsylvania Association of REALTORS

Buyer's Initials / Date

COPYRIGHT PENNSYLVANIA ASSOCIATION OF REALTORS® 2016

es	No	Unk	NIA	1 CELLEDAS ENDEDATOS
es	:40	Unk	N/A	1. SELLER'S EXPERTISE
	X			(A) Does Seller possess expertise in contracting, engineering, architecture, environmental assessment of other areas related to the construction and conditions of the property and its improvements?
\dashv	\sim		\vdash	(B) Is Seller the landlord for the property?
\dashv	X		\vdash	(C) Is Seller a real estate licensee?
	X		1.0	Explain any "yes" answers in section 1:
				2. OWNERSHIP/OCCUPANCY
s	No	Unk	N/A	(A)Occupancy
1				1. When was the property most recently occupied? MA \(\frac{7025}{}
7	1.			When was the property most recently occupied? MAY 2025 Was the Seller the most recent occupant? If "no," when did the Seller most recently occupy
	+			the property? <u>N/A</u>
1				3. How many persons most recently occupied the property?
1				(B) Role of Individual Completing This Disclosure. Is the individual completing this form:
1	×			1. The owner
1				2. The executor
	×			3. The administrator
	×			4. The trustee
I	×		20180	5. An individual holding power of attorney
I				(C) When was the property purchased? 1966
				(D) Are you aware of any pets having lived in the house or other structures during your ownership?
				Explain section 2 (if needed): 5 m Dog yps 4go 3. CONDOMINIUMS/PLANNED COMMUNITIES/OTHER HOMEOWNERS ASSOCIATIONS
1	No	Unk	N/A	
+	×	Can	1.024	(A) Type. Is the Property part of a(n):
+	_			1. Condominium
+	X	_		Homeowners association or planned community
+	×		-	3. Cooperative
+	^			4. Other type of association or community
ł	-			(C) If "yes," are there any community services or systems that the association or community is
1	- 1			responsible for supporting or maintaining? Explain:
1	X			responsible for supporting of managining. Explain.
1				(D) If "yes," provide the following information about the association:
				1. Community Name
				2. Contact
				Mailing Address
				4. Telephone Number
				(E) How much is the capital contribution/initiation fee? \$
				Notice to Buyer: A buyer of a resale unit in a condominium, cooperative, or planned community must rece
				a copy of the declaration (other than the plats and plans), the by-laws, the rules or regulations, and a certification of the declaration (other than the plats and plans).
				of resale issued by the association in the condominium, cooperative, or planned community. Buyers may be
				responsible for capital contributions, initiation fees or similar one-time fees in addition to regular monthly
				maintenance fees. The buyer will have the option of canceling the agreement with the return of all deposit
				monies until the certificate has been provided to the buyer and for five days thereafter or until conveyance,
				whichever occurs first. 4. ROOF AND ATTIC
T	No	Unk	N/A	(A) Installation
1	150	Oak	WA	1. When was the roof installed? $\int_{A} N Z O Z S$
-		-	-	 2. Do you have documentation (invoice, work order, warranty, etc.)?
4			\vdash	
-			-	(B) Repair 1. Has the roof or any portion of it been replaced or repaired during your ownership?
+	-	×		1. Has the roof or any portion of it been replaced or repaired during your ownership?
-	-	X	-	If it has been replaced or repaired, was the existing roofing material removed? (C) Issues.
-		~		(C) Issues
-	W	×		1. Has the roof ever leaked during your ownership?
_1	t			2. Are you aware of any current/past problems with the roof, gutters, flashing or downspouts? Explain any "yes" answers in section 4, including the location and extent of any problem(s) and any
				repair or remediation efforts:

Yes	No	Unk	N/A	5. BASEMENTS AND CRAWLS (A) Sump Pump			
	×			1. Does the property have a	sump pit? If yes, how n	nany?	
	X			2. Does the property have a			
	×			3. If it has a sump pump, ha	as it ever run?		
	X			4. If it has a sump pump, is	the sump pump in work	ing order?	
				(B) Water Infiltration			
10				Are you aware of any wa	ter leakage, accumulation	n, or dampness within t	he basement or cra
X				space?			
		X		Do you know of any repa the basement or crawl sp		control any water or dar	npness problem in
		X		3. Are the downspouts or gu		lic system?	
				Explain any "yes" answers in this			any problem(s) a
				repair or remediation efforts: 50 ME CORNERS OF 6. TERMITES/WOOD-DESTR	Some WATER	IN GARAGE	W/ HEAVY T
			Г.	6. TERMITES/WOOD-DESTR	OYING INSECTS, DR	YROT, PESTS	
Yes	No	Unk	N/A	(A)Status			
	X			Are you aware of any terr			2.50 (ab) 5.50 (b)
	×			2. Are you aware of any dat	mage caused by termites	/wood-destroying insec	ts, dryrot, or pests
	-			(B) Treatment	4		
	X			Is your property currently Are you aware of any terr			
-	_			2. Are you aware of any ten		170	1676
				Explain any "yes" answers in sec plicable:	tion o, including the na	ime of any service/trea	tment provider, i
				pheatic.			
Yes	No	Unk	N/A	7. STRUCTURAL ITEMS			
				(A) Are you aware of any past of	or present movement, sh	ifting, deterioration, or	other problems wi
	X			walls, foundations, or othe	er structural components'	?	
	1/			(B) Are you aware of any past of	or present problems with	driveways, walkways,	patios, or retaining
	X			walls on the property?			
	V			(C) Are you aware of any past		ion in the house or other	r structures, other t
	X			the roof, basement or crawl			
	-	-	-	(D) Stucco and Exterior Synth	a han a factor a think an a called a complete facility and a company of		
	X	-	-	Is your property construct		ulatina Einiahina Conta	n /EIEC)
	X			Is your property construct Dryvit or synthetic stucc			ii (EIFS), such as
		-	X	3. If "yes," when was it inst		mone stone.	
	X		1	(E) Are you aware of any fire, s	storm, water or ice dama	ge to the property?	
X				(F) Are you aware of any defec			gs'?
		-		Explain any "yes" answers in sec			
				repair or remediation efforts:			
Yes	No	Unk	N/A	8. ADDITIONS/ALTERATION	is		
.,				(A) Have any additions, structu	iral changes, or other alto	erations been made to th	ne property during
X				ownership? Itemize and da			
	X			(B) Are you aware of any priva			property other than
				zoning codes?			
					1	W/a	Finel in-
			Ad	dition, structural	Approximate date	Were permits	Final inspection
			cha	nge, or alteration	of work	obtained?	approvals obtain
						(Yes/No/Unknown)	(Yes/No/Unknow
0	-10	. 1 .	0	01-2 6-2 111.1	Appro2013	UNKBOWN	VUKNOWN
ref	DIACE	a K	001	OVER GARAGE Addition	1.11 2019	V. V 10.0 Q. W P	- WOLD IN
				110			
		W-21.10					
					+	 	

Note to Buyer: The PA Construction Code Act, 35 P.S.§7210.101 et seq. (effective 2004), and local codes establish standards for building and altering properties. Buyers should check with the municipality to determine if permits and/or approvals were necessary for disclosed work and if so, whether they were obtained, obtained. Where required permits were not obtained, the municipality might require the current owner to upgrade or remove changes made by prior owners. Buyers can have the property inspected by an expert in codes compliance to determine if issues exist. Expanded title insurance policies may be available for Buyers to coverthe risk of work done to the property by previous owners without a permit or approval.

Note to Buyer: According to the PA Stormwater Managment Act, each municipality must enact a Storm Water Management Plan for drainage control and flood reduction. The municipality where the property is located may impose restrictions on impervious or semi-pervious surfaces added to the property. Buyers should contact the local office charged with overseeing the Stormwater Managment Plan to determine if the prior addition of impervious or semi-pervious areas, such as walkways, decks, and swimming pools, which office yours children to make future aboves.

Yes	No	Unk	N/A	 WATER SUPPLY (A) Source. Is the source of your drinking water (check all that apply):
-	X			1. Public
X	1			2. A well on the property
	×			3. Community water
		1		4. A holding tank
		7		5. A cistern
21122	1	1		6. A spring
	X	×	-	7. Other
	-	x		8. No water service (explain):
	-	^		(B) Bypass Valve (for properties with multiple sources of water)
	1	-		1. Does your water source have a bypass valve?
	×	_	X	2. If "yes," is the bypass valve working?
	1	-	1	(C) Well
	-	X		1. Has your well ever run dry?
		X		2. Depth of Well
-		X		3. Gallons per minute, measured on (date)
	×	- A		4. Is there a well used for something other than the primary source of drinking water?
-	_	×	-	5. If there is an unused well, is it capped?
		^		(D) Pumping and Treatment
1000			-	1. If your drinking water source is not public, is the pumping system in working order? If "no,"
K	~			"no," explain: Rental Equip From Cullinary To Soften WATER WAS Reformed. 2. Do you have a softener, filter, or other treatment system?
	X		-	3. Is the softener, filter, or other treatment system leased? From whom?
	-		X	(E) General
	-	-	-	When was your water last tested? Test results:
		×		2. Is the water system shared? With whom? (F) Issues
	X			1. Are you aware of any leaks or other problems, past or present, relating to the water supply, pumping system, and related items?
	X			2. Have you ever had a problem with your water supply?

10. SEWAGE SYSTEM (A) General 1. Is your property served by a sewage system (public, private or community)? 2. If no, is it due to availability or permit limitations? 3. When was the sewage system installed (or date of connection, if public)? 2008 of 2009? (B) Type Is your property served by: 1. Public (if "yes," continue to E, F and G below) 2. Community (non-public) 3. An individual on-lot sewage disposal system 4. Other, explain: Serviced By Saxonborg Sewage Authority

Seller's Initials 3/1 Date 4-17-75

SPD Page 4 of 10

Buyer's Initials

Date

Yes	No	Unk	N/A	
				(C) Individual On-lot Sewage Disposal System. Is your sewage system (check all that apply):
			X	1. Within 100 feet of a well
			X	2. Subject to a ten-acre permit exemption
			×	A holding tank A drainfield
			×	A drainfield Supported by a backup or alternate drainfield, sandmound, etc.
	-	-	×	6. A cesspool
	-	-	7	7. Shared
	-	-	4	8. Other, explain:
_	-	-	-	(D) Tanks and Service
-	_	1	x	1. Are there any metal/steel septic tanks on the Property?
			7	2. Are there any cement/concrete septic tanks on the Property?
		Constant	×	3. Are there any fiberglass septic tanks on the Property?
			*	4. Are there any other types of septic tanks on the Property?
			X	5. Where are the septic tanks located?
			×	6. How often is the on-lot sewage disposal system serviced?
			×	7. When was the on-lot sewage disposal system last serviced?
-		-	-	(E) Abandoned Individual On-lot Sewage Disposal Systems and Septic Are you aware of any abandoned septic systems or cesspools on your property?
	-		×	2. Have these systems or cesspools been closed in accordance with the municipality's ordinance.
	-	-	×	(F) Sewage Pumps
	-	-	-	1. Are there any sewage pumps located on the property?
ny s	-			2. What type(s) of pump(s)?
			× ×	3. Are pump(s) in working order?
			X	4. Who is responsible for maintenance of sewage pumps?
				(G) Issues
	_	and the same of th		
				1. Is any waste water piping not connected to the septic/sewer system?
				2. Are you aware of any past or present leaks, backups, or other problems relating to the sewage
				2. Are you aware of any past or present leaks, backups, or other problems relating to the sewage system and related items?
Yes	No	Unk	N/A	2. Are you aware of any past or present leaks, backups, or other problems relating to the sewage system and related items? Explain any "yes" answers in section 10, including the location and extent of any problem(s) and a
	No		N/A	2. Are you aware of any past or present leaks, backups, or other problems relating to the sewage system and related items? Explain any "yes" answers in section 10, including the location and extent of any problem(s) and a repair or remediation efforts: 11. PLUMBING SYSTEM (A) Material(s). Are the plumbing materials (check all that apply): 1. Copper 2. Galvanized 3. Lead
	No	メメ	N/A	2. Are you aware of any past or present leaks, backups, or other problems relating to the sewage system and related items? Explain any "yes" answers in section 10, including the location and extent of any problem(s) and a repair or remediation efforts: 11. PLUMBING SYSTEM (A) Material(s). Are the plumbing materials (check all that apply): 1. Copper 2. Galvanized 3. Lead 4. PVC
	No	х × ×	N/A	2. Are you aware of any past or present leaks, backups, or other problems relating to the sewage system and related items? Explain any "yes" answers in section 10, including the location and extent of any problem(s) and a repair or remediation efforts: 11. PLUMBING SYSTEM (A) Material(s). Are the plumbing materials (check all that apply): 1. Copper 2. Galvanized 3. Lead 4. PVC 5. Polybutylene pipe (PB)
	No	х х х х	N/A	2. Are you aware of any past or present leaks, backups, or other problems relating to the sewage system and related items? Explain any "yes" answers in section 10, including the location and extent of any problem(s) and repair or remediation efforts: 11. PLUMBING SYSTEM (A) Material(s). Are the plumbing materials (check all that apply): 1. Copper 2. Galvanized 3. Lead 4. PVC 5. Polybutylene pipe (PB) 6. Cross-linked polyethylene (PEX)
	No X	х × ×	N/A	2. Are you aware of any past or present leaks, backups, or other problems relating to the sewage system and related items? Explain any "yes" answers in section 10, including the location and extent of any problem(s) and a repair or remediation efforts: 11. PLUMBING SYSTEM (A) Material(s). Are the plumbing materials (check all that apply): 1. Copper 2. Galvanized 3. Lead 4. PVC 5. Polybutylene pipe (PB)
		х х х х	N/A	2. Are you aware of any past or present leaks, backups, or other problems relating to the sewage system and related items? Explain any "yes" answers in section 10, including the location and extent of any problem(s) and a repair or remediation efforts: 11. PLUMBING SYSTEM (A) Material(s). Are the plumbing materials (check all that apply): 1. Copper 2. Galvanized 3. Lead 4. PVC 5. Polybutylene pipe (PB) 6. Cross-linked polyethylene (PEX) 7. Other (B) Are you aware of any problems with any of your plumbing fixtures (e.g., including but not limit to: kitchen, laundry, or bathroom fixtures; wet bars; exterior faucets; etc.)?
		х х х х	N/A	2. Are you aware of any past or present leaks, backups, or other problems relating to the sewage system and related items? Explain any "yes" answers in section 10, including the location and extent of any problem(s) and repair or remediation efforts: 11. PLUMBING SYSTEM (A) Material(s). Are the plumbing materials (check all that apply): 1. Copper 2. Galvanized 3. Lead 4. PVC 5. Polybutylene pipe (PB) 6. Cross-linked polyethylene (PEX) 7. Other (B) Are you aware of any problems with any of your plumbing fixtures (e.g., including but not limit to: kitchen, laundry, or bathroom fixtures; wet bars; exterior faucets; etc.)? If "yes," explain:
X	×	× × × × ×		2. Are you aware of any past or present leaks, backups, or other problems relating to the sewage system and related items? Explain any "yes" answers in section 10, including the location and extent of any problem(s) and a repair or remediation efforts: 11. PLUMBING SYSTEM (A) Material(s). Are the plumbing materials (check all that apply): 1. Copper 2. Galvanized 3. Lead 4. PVC 5. Polybutylene pipe (PB) 6. Cross-linked polyethylene (PEX) 7. Other (B) Are you aware of any problems with any of your plumbing fixtures (e.g., including but not limit to: kitchen, laundry, or bathroom fixtures; wet bars; exterior faucets; etc.)? If "yes," explain: 12. DOMESTIC WATERHEATING (A) Type(s). Is your water heating (check all that apply): 1. Electric
×	×	× × × × ×		2. Are you aware of any past or present leaks, backups, or other problems relating to the sewage system and related items? Explain any "yes" answers in section 10, including the location and extent of any problem(s) and repair or remediation efforts: 11. PLUMBING SYSTEM (A) Material(s). Are the plumbing materials (check all that apply): 1. Copper 2. Galvanized 3. Lead 4. PVC 5. Polybutylene pipe (PB) 6. Cross-linked polyethylene (PEX) 7. Other (B) Are you aware of any problems with any of your plumbing fixtures (e.g., including but not limit to: kitchen, laundry, or bathroom fixtures; wet bars; exterior faucets; etc.)? If "yes," explain: 12. DOMESTIC WATERHEATING (A) Type(s). Is your water heating (check all that apply):
Yes	×	メ メ メ メ メ X		2. Are you aware of any past or present leaks, backups, or other problems relating to the sewage system and related items? Explain any "yes" answers in section 10, including the location and extent of any problem(s) and a repair or remediation efforts: 11. PLUMBING SYSTEM (A) Material(s). Are the plumbing materials (check all that apply): 1. Copper 2. Galvanized 3. Lead 4. PVC 5. Polybutylene pipe (PB) 6. Cross-linked polyethylene (PEX) 7. Other (B) Are you aware of any problems with any of your plumbing fixtures (e.g., including but not limit to: kitchen, laundry, or bathroom fixtures; wet bars; exterior faucets; etc.)? If "yes," explain: 12. DOMESTIC WATERHEATING (A) Type(s). Is your water heating (check all that apply): 1. Electric 2. Natural gas 3. Fuel oil
Yes	X No X	メ メ メ メ メ X		2. Are you aware of any past or present leaks, backups, or other problems relating to the sewage system and related items? Explain any "yes" answers in section 10, including the location and extent of any problem(s) and a repair or remediation efforts: 11. PLUMBING SYSTEM (A) Material(s). Are the plumbing materials (check all that apply): 1. Copper 2. Galvanized 3. Lead 4. PVC 5. Polybutylene pipe (PB) 6. Cross-linked polyethylene (PEX) 7. Other (B) Are you aware of any problems with any of your plumbing fixtures (e.g., including but not limit to: kitchen, laundry, or bathroom fixtures; wet bars; exterior faucets; etc.)? 12. DOMESTIC WATERHEATING (A) Type(s). Is your water heating (check all that apply): 1. Electric 2. Natural gas 3. Fuel oil 4. Propane
Yes	X No X	メ メ メ メ メ X		2. Are you aware of any past or present leaks, backups, or other problems relating to the sewage system and related items? Explain any "yes" answers in section 10, including the location and extent of any problem(s) and a repair or remediation efforts: 11. PLUMBING SYSTEM (A) Material(s). Are the plumbing materials (check all that apply): 1. Copper 2. Galvanized 3. Lead 4. PVC 5. Polybutylene pipe (PB) 6. Cross-linked polyethylene (PEX) 7. Other (B) Are you aware of any problems with any of your plumbing fixtures (e.g., including but not limit to: kitchen, laundry, or bathroom fixtures; wet bars; exterior faucets; etc.)? If "yes," explain: 12. DOMESTIC WATERHEATING (A) Type(s). Is your water heating (check all that apply): 1. Electric 2. Natural gas 3. Fuel oil 4. Propane 5. Solar
Yes	X No X	メ メ メ メ メ X		2. Are you aware of any past or present leaks, backups, or other problems relating to the sewage system and related items? Explain any "yes" answers in section 10, including the location and extent of any problem(s) and a repair or remediation efforts: 11. PLUMBING SYSTEM (A) Material(s). Are the plumbing materials (check all that apply): 1. Copper 2. Galvanized 3. Lead 4. PVC 5. Polybutylene pipe (PB) 6. Cross-linked polyethylene (PEX) 7. Other (B) Are you aware of any problems with any of your plumbing fixtures (e.g., including but not limit to: kitchen, laundry, or bathroom fixtures; wet bars; exterior faucets; etc.)? If "yes," explain: 12. DOMESTIC WATERHEATING (A) Type(s). Is your water heating (check all that apply): 1. Electric 2. Natural gas 3. Fuel oil 4. Propane 5. Solar 6. Geothermal
Yes	X No X	メ メ メ メ メ X		2. Are you aware of any past or present leaks, backups, or other problems relating to the sewage system and related items? Explain any "yes" answers in section 10, including the location and extent of any problem(s) and repair or remediation efforts: 11. PLUMBING SYSTEM (A) Material(s). Are the plumbing materials (check all that apply): 1. Copper 2. Galvanized 3. Lead 4. PVC 5. Polybutylene pipe (PB) 6. Cross-linked polyethylene (PEX) 7. Other (B) Are you aware of any problems with any of your plumbing fixtures (e.g., including but not limit to: kitchen, laundry, or bathroom fixtures; wet bars; exterior faucets; etc.)? If "yes," explain: 12. DOMESTIC WATERHEATING (A) Type(s). Is your water heating (check all that apply): 1. Electric 2. Natural gas 3. Fuel oil 4. Propane 5. Solar 6. Geothermal 7. Other
Yes	X No X	メ メ メ メ メ X		2. Are you aware of any past or present leaks, backups, or other problems relating to the sewage system and related items? Explain any "yes" answers in section 10, including the location and extent of any problem(s) and a repair or remediation efforts: 11. PLUMBING SYSTEM (A) Material(s). Are the plumbing materials (check all that apply): 1. Copper 2. Galvanized 3. Lead 4. PVC 5. Polybutylene pipe (PB) 6. Cross-linked polyethylene (PEX) 7. Other (B) Are you aware of any problems with any of your plumbing fixtures (e.g., including but not limit to: kitchen, laundry, or bathroom fixtures; wet bars; exterior faucets; etc.)? If "yes," explain: 12. DOMESTIC WATERHEATING (A) Type(s). Is your water heating (check all that apply): 1. Electric 2. Natural gas 3. Fuel oil 4. Propane 5. Solar 6. Geothermal 7. Other 8. Is your water heating a summer-winter hook-up (integral system, hot water from the boiler, et
Yes	X No X	メ メ メ メ メ X		2. Are you aware of any past or present leaks, backups, or other problems relating to the sewage system and related items? Explain any "yes" answers in section 10, including the location and extent of any problem(s) and repair or remediation efforts: 11. PLUMBING SYSTEM (A) Material(s). Are the plumbing materials (check all that apply): 1. Copper 2. Galvanized 3. Lead 4. PVC 5. Polybutylene pipe (PB) 6. Cross-linked polyethylene (PEX) 7. Other (B) Are you aware of any problems with any of your plumbing fixtures (e.g., including but not limit to: kitchen, laundry, or bathroom fixtures; wet bars; exterior faucets; etc.)? If "yes," explain: 12. DOMESTIC WATERHEATING (A) Type(s). Is your water heating (check all that apply): 1. Electric 2. Natural gas 3. Fuel oil 4. Propane 5. Solar 6. Geothermal 7. Other 8. Is your water heating a summer-winter hook-up (integral system, hot water from the boiler, et al., and the propagation of the
Yes	X No X	メ メ メ メ メ X		2. Are you aware of any past or present leaks, backups, or other problems relating to the sewage system and related items? Explain any "yes" answers in section 10, including the location and extent of any problem(s) and a repair or remediation efforts: 11. PLUMBING SYSTEM (A) Material(s). Are the plumbing materials (check all that apply): 1. Copper 2. Galvanized 3. Lead 4. PVC 5. Polybutylene pipe (PB) 6. Cross-linked polyethylene (PEX) 7. Other (B) Are you aware of any problems with any of your plumbing fixtures (e.g., including but not limit to: kitchen, laundry, or bathroom fixtures; wet bars; exterior faucets; etc.)? If "yes," explain: 12. DOMESTIC WATERHEATING (A) Type(s). Is your water heating (check all that apply): 1. Electric 2. Natural gas 3. Fuel oil 4. Propane 5. Solar 6. Geothermal 7. Other 8. Is your water heating a summer-winter hook-up (integral system, hot water from the boiler, et

Yes	No	Unk	N/A	(A) Fuel Type(s). Is your heating source (check all that apply):
	×		-	1. Electric
1,5	~		-	2. Natural gas
x	X	-	-	3. Fuel oil
	_		\vdash	4. Propane
	X		\vdash	5. Geothermal
-	X		-	6. Coal
X	_	_	\vdash	7. Wood
~	×			8. Other
-	/		-	(B) System Type(s) (check all that apply):
X				1. Forced hot air
爱	×		-	2. Hot water
752			\vdash	3. Heat pump
-	~		-	4. Electric baseboard
-	×			5. Steam
-	X		-	6. Radiant
	X			7. Wood stove(s) How many?
-	X		-	8. Coal stove(s) How many?
	X		-	9. Other
	^			(C) Status
			\vdash	1. When was your heating system(s) installed?
		7	-	
		×	-	2. When was the heating system(s) last serviced? 3. How many heating range are in the preparty?
		X	-	3. How many heating zones are in the property?
	x			4. Is there an additional and/or backup heating system? Explain: wood Fireplace
				(D) Fireplaces
				1. Are there any fireplace(s)? How many?
		X		2. Are all fireplace(s) working?
				3. Fireplace types(s) (wood, gas, electric, etc.): Wood
X				4. Were the fireplace(s) installed by a professional contractor or manufacturer's representative?
				5. Are there any chimney(s) (from a fireplace, water heater or any other heating system)?
		X		6. How many chimney(s)? / When were they last cleaned?
		文		7. Are the chimney(s) working? If "no," explain:
		,		(E) List any areas of the house that are not heated:
				(F) Heating Fuel Tanks
	X			 Are you aware of any heating fuel tank(s) on the property?
		4.	×	Location(s), including underground tank(s):
			8	3. If you do not own the tank(s), explain:
	X			Are you aware of any problems or repairs needed regarding any item in section 13? If "yes," exp
				14. AIR CONDITIONING SYSTEM
Yes	No	Unk	N/A	(A) Type(s) . Is the air conditioning (check all that apply):
-	+	+	+	1. Central air
-	X	-	-	2. Wall units
-		-	-	3. Window units
X		-	-	4. Other
-	×	-	-	
-	×	-	-	5. None
				(B) Status
			X	When was the central air conditioning system installed?
	1		X	When was the central air conditioning system last serviced?
			X	3. How many air conditioning zones are in the property?
			X	(C) List any areas of the house that are not air conditioned:
	X			Are you aware of any problems with any item in section 14? If "yes," explain:
M				15. ELECTRICAL SYSTEM
	T	1	T.	1
Yes	No	Unk	N/A	(A) Type(s)
X				Does the electrical system have fuses?
		X		Does the electrical system have circuit breakers?
				-
		1 .		
	•	11		Date 4-17-25 SPD Page 6 of 10 Buyer's Initials/ Date
Initia		Ant		Date 7-11-60 SPD Page 6 of 10 Buyer's Initials / Date

	Yes	No	Unk	N/A
1			X	
		X		
1		V		

(B) What is the system amperage?

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

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

16. OTHER EQUIPMENT AND APPLIANCES

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

Item	Yes	No	Item	Yes	No
Electric garage door opener	X		Trash compactor		X
Garage transmitters	X		Garbage disposal		×
Keyless entry	χ		Stand-alone freezer	X	
Smoke detectors		X	Washer	×	
Carbon monoxide detectors		X	Dryer	X	
Security alarm system		X	Intercom		×
Interior fire sprinklers		X	Ceiling fans		X
In-ground lawn sprinklers		X	A/C window units	X	
Sprinkler automatic timer		X	Awnings		X
Swimming pool		X	Attic fan(s)		X
Hot tub/spa		X	Satellite dish		×
Deck(s)		X	Storage shed		X
Pool/spa heater		又	Electric animal fence		×
Pool/spa cover		X	Other:		
Whirlpool/tub		X	1.		
Pool/spa accessories		X	2.		
Refrigerator(s)	X		3.		
Range/oven	X		4.		
Microwave oven	X		5.		
Dishwasher	8	×.	6.		

Are you aware of any problems or repairs needed regarding any item in section 16? If "yes," explain:

Yes	No	Unk	N/A
	X		
	V		
-	/	-	_
	/		
	^		
	11		
	X		1

17. LAND/SOILS

(A) Property

- 1. Are you aware of any fill or expansive soil on the property?
- 2. Are you aware of any sliding, settling, earth movement, upheaval, subsidence, sinkholes or earth stability problems that have occurred on or affect the property?
- 3. Are you aware of sewage sludge (other than commercially available fertilizer products) being spread on the property, or have you received written notice of sewage sludge being spread on an adjacent property?
- 4. Are you aware of any existing, past or proposed mining, strip-mining, or any other excavations that might affect this property?

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

Seller's Initials	A.
Seller's Initials	

Date 7-17-25

SPD Page 7 of 10

Buyer's Initials	1	Date

Yes	No	Unk	N/A
	×	-	
	×		
	×		
	~		
	X		
	X		-
_	5		
	X		

(B) Preferential Assessment and Development Rights

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

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

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

(C) Property Rights

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

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

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

Explain any "yes" answers in section 17:

18. FLOODING, DRAINAGE AND BOUNDARIES

(A) Flooding/Drainage

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

Explain any "yes" answers in section 18(A), including dates and extent of flooding and the condition of any man-made storm water management features:

(B) Boundaries

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

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

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

Explain any "yes" answers in section 18(B): 9H5 Lins, Water Hydrant lines to



Date 11-15

SPD Page 8 of 10 Buyer's Initials /

/ Date

Yes	No	Unk	N/A	(A) M	ARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES old and Indoor Air Quality (other than radon)			
	X			1. 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				
	X	1			mold or mold-like substances in the property?			
-	-			Ne	to Buyer: Individuals may be affected differently, or not at all, by mold contamination. If			
1	- 1	1		mold contamination or indoor air quality is a concern, buyers are encouraged to engage the serv-				
				ice	es of a qualified professional to do testing. Information on this issue is available from the United			
		1		Sto	ates Environmental Protection Agency and may be obtained by contacting IAQ INFO, P.O. Box			
	-				133, Washington, D.C. 20013-7133, 1-800-438-4318.			
-	,		-	 (B) Radon Are you aware of any tests for radon gas that have been performed in any buildings on the property? If "yes," list date, type, and results of all tests below: 				
	X							
					First Test Second Test			
				Da	ate			
					/pe of Test			
					esults (picocuries/liter)			
					ame of Testing Service			
	X			2.	Are you aware of any radon removal system on the property? If "yes" list date installed and			
					type of system, and whether it is in working order below:			
					Date Installed Type of System Provider Working?			
				(C)	Lead Paint			
					If property was constructed, or if construction began, before 1978, you must disclose any know			
Yes	No	Unk	N/A		ledge of, and records and reports about, lead-based paint on the property.			
	X				 Are you aware of any lead-based paint or lead-based paint hazards on the property? 			
	. ,				2. Are you aware of any reports or records regarding lead-based paint or lead-based paint hazard			
	X			(D)	on the property?			
	×			(D)	Tanks 1. Are you aware of any existing or removed underground tanks? Size:			
	×				2. If "yes," have any tanks been removed during your ownership?			
	V			(E)	Dumping. Are you aware of any dumping on the property?			
	/			(F)	Other			
	,			3550	1. Are you aware of any existing hazardous substances on the property (structure or soil) such			
	X	VI-97-			as, but not limited to, asbestos or polychlorinated biphenyls (PCBs)? 2. Have you received written notice regarding the presence of an environmental hazard or bio-			
	X				hazard on your property or any adjacent property?			
	X				3. Are you aware of testing on the property for any other hazardous substances or environmenta			
			_		concerns? 4. Are you aware of any other hazardous substances or environmental concerns that might important the concerns the concerns the concerns that might important the concerns the concerns that might important the concerns the concerns the concerns that might important the concerns the con			
	X				4. Are you aware of any other hazardous substances or environmental concerns that might impart upon the property?			
				Explain	any "yes" answers in section 19:			
				20. M	ISCELLANEOUS			
Yes	No	Unk	N/A	(A)	Deeds, Restrictions and Title			
	X				 Are you aware of any deed restrictions that apply to the property? 			
	-			1	2. Are you aware of any historic preservation restriction or ordinance or archeological designa-			
	X				tion associated with the property?			
	X				3. Are you aware of any reason, including a defect in title, that would prevent you from giving warranty deed or conveying title to the property?			
				(B)	Financial			
					1. Are you aware of any public improvement, condominium or homeowner association assessments against the property that remain unpaid or of any violations of zoning, housing, buildi safety or fire ordinances or other use restriction ordinances that remain uncorrected?			
	X			1				
	义				2. Are you aware of any mortgage, judgment, encumbrance, lien, overdue payment on a support obligation, or other debt against this property or Seller that cannot be satisfied by the proceed of this sale?			
					obligation, or other debt against this property or Seller that cannot be satisfied by the proceed			

X	 Are you aware of any violations of federal, state property? 	e, or local laws or regulations relating to this
	Are you aware of any existing or threatened leg	gal action affecting the property?
	(D) Additional Material Defects	
X	Are you aware of any material defects to the pre- disclosed elsewhere on this form?	operty, dwelling, or fixtures which are not
	Note to Buyer: A material defect is a problem of it that would have a significant adverse impact on unreasonable risk to people on the property. The tem is at or beyond the end of the normal useful is system is not by itself a material defect. 2. After completing this form, if Seller becomes property, including through inspection reports Seller's Property Disclosure Statement and/or a	n the value of the property or that involves an fact that a structural element, system or sybsyslife of such a structural element, system or sub-
	are for informational purposes only. Explain any "yes" answers in section 20:	
□ Seller's Pr	are part of this Disclosure if checked: operty Disclosure Statement Addendum (PAR Form SDA)	
8		
e undersigned Sel	ler represents that the information set forth in this disclosu	are statement is accurate and complete to the best
	."Seller hereby authorizes the Listing Broker to provide the	
	l estate licensees."SELLER ALONE IS RESPONSIBLE FO	
	IIS STATEMENT. Seller shall cause Buyer to be notified in	
	red inaccurate by a change in the condition of the property	
		following completion of this form.
\times	1 Lores	1 225
ELLER X	Tures	DATE 7-17-25
ELLER / //	Action to the second se	
LLER		
		DATE
(A -0.2.2.0.0		DATE
[1]		DATE
	EXECUTOR, ADMINISTRATOR, TRUSTE	EE SIGNATURE BLOCK
According to the	EXECUTOR, ADMINISTRATOR, TRUSTE provisions of the Real Estate Seller Disclosure Law, the under	EE SIGNATURE BLOCK rsigned executor, administrator or trustee is not required
According to the to fill out a Seller	EXECUTOR, ADMINISTRATOR, TRUSTE provisions of the Real Estate Seller Disclosure Law, the under 's Property Disclosure Statement. The executor, administrator	EE SIGNATURE BLOCK rsigned executor, administrator or trustee is not required or trustee, must, however, disclose any known mate-
According to the	EXECUTOR, ADMINISTRATOR, TRUSTE provisions of the Real Estate Seller Disclosure Law, the under 's Property Disclosure Statement. The executor, administrator	EE SIGNATURE BLOCK rsigned executor, administrator or trustee is not required or trustee, must, however, disclose any known mate-
According to the to fill out a Seller	EXECUTOR, ADMINISTRATOR, TRUSTE provisions of the Real Estate Seller Disclosure Law, the under 's Property Disclosure Statement. The executor, administrator	EE SIGNATURE BLOCK rsigned executor, administrator or trustee is not required
According to the to fill out a Seller	EXECUTOR, ADMINISTRATOR, TRUSTE provisions of the Real Estate Seller Disclosure Law, the under 's Property Disclosure Statement. The executor, administrator	EE SIGNATURE BLOCK rsigned executor, administrator or trustee is not required or trustee, must, however, disclose any known mate-
According to the to fill out a Seller	EXECUTOR, ADMINISTRATOR, TRUSTE provisions of the Real Estate Seller Disclosure Law, the under 's Property Disclosure Statement. The executor, administrator	EE SIGNATURE BLOCK rsigned executor, administrator or trustee is not required or trustee, must, however, disclose any known mate-
According to the to fill out a Seller	EXECUTOR, ADMINISTRATOR, TRUSTE provisions of the Real Estate Seller Disclosure Law, the under is Property Disclosure Statement. The executor, administrator he property	EE SIGNATURE BLOCK rsigned executor, administrator or trustee is not required or trustee, must, however, disclose any known mate-
According to the to fill out a Seller rial defect(s) of the	EXECUTOR, ADMINISTRATOR, TRUSTE provisions of the Real Estate Seller Disclosure Law, the under is Property Disclosure Statement. The executor, administrator he property. RECEIPT AND ACKNOWLEDGEM	EE SIGNATURE BLOCK rsigned executor, administrator or trustee is not required or trustee, must, however, disclose any known mate- DATE 7-17-25
According to the to fill out a Seller rial defect(s) of the control of the contro	EXECUTOR, ADMINISTRATOR, TRUSTE provisions of the Real Estate Seller Disclosure Law, the under is Property Disclosure Statement. The executor, administrator me property. RECEIPT AND ACKNOWLEDGEM Buyer acknowledges receipt of this Disclosure Statement.	EE SIGNATURE BLOCK rsigned executor, administrator or trustee is not required or trustee, must, however, disclose any known mate- DATE 7-17-25 MENT BY BUYER "Buyer acknowledges that this Statement is not a
According to the to fill out a Seller rial defect(s) of the total defect of the total	Provisions of the Real Estate Seller Disclosure Law, the under is Property Disclosure Statement. The executor, administrator the property. RECEIPT AND ACKNOWLEDGEM Buyer acknowledges receipt of this Disclosure Statement. The sales contract, Buyer is p	EE SIGNATURE BLOCK rsigned executor, administrator or trustee is not required or trustee, must, however, disclose any known mate- DATE 7-17-Z5 MENT BY BUYER "Buyer acknowledges that this Statement is not a purchasing this property in its present condition." It
According to the to fill out a Seller rial defect(s) of the total defect of the total	Provisions of the Real Estate Seller Disclosure Law, the under is Property Disclosure Statement. The executor, administrator the property. RECEIPT AND ACKNOWLEDGEM Buyer acknowledges receipt of this Disclosure Statement. The sales contract, Buyer is pursibility to satisfy himself or herself as to the condition of the sales contract.	EE SIGNATURE BLOCK rsigned executor, administrator or trustee is not required for trustee, must, however, disclose any known mate- DATE 7-17-Z5 MENT BY BUYER "Buyer acknowledges that this Statement is not a purchasing this property in its present condition." It the property." Buyer may request that the property
According to the to fill out a Seller rial defect(s) of the total defect of the total	Provisions of the Real Estate Seller Disclosure Law, the under is Property Disclosure Statement. The executor, administrator the property. RECEIPT AND ACKNOWLEDGEM Buyer acknowledges receipt of this Disclosure Statement. The sales contract, Buyer is p	EE SIGNATURE BLOCK rsigned executor, administrator or trustee is not required or trustee, must, however, disclose any known mate- DATE 7-17-Z5 MENT BY BUYER "Buyer acknowledges that this Statement is not a purchasing this property in its present condition." It the property." Buyer may request that the property
According to the to fill out a Seller rial defect(s) of the total defect of the total	EXECUTOR, ADMINISTRATOR, TRUSTE provisions of the Real Estate Seller Disclosure Law, the under seproperty Disclosure Statement. The executor, administrator he property. RECEIPT AND ACKNOWLEDGEM Buyer acknowledges receipt of this Disclosure Statement. That, unless stated otherwise in the sales contract, Buyer is pushibility to satisfy himself or herself as to the condition of the Buyer's expense and by qualified professionals, to determine	EE SIGNATURE BLOCK rsigned executor, administrator or trustee is not required or trustee, must, however, disclose any known mate- DATE 7-17-25 MENT BY BUYER "Buyer acknowledges that this Statement is not a surchasing this property in its present condition." It the property." Buyer may request that the property ne the condition of the structure or its components.
According to the to fill out a Seller rial defect(s) of the total defect (s) of the	Provisions of the Real Estate Seller Disclosure Law, the under is Property Disclosure Statement. The executor, administrator the property. RECEIPT AND ACKNOWLEDGEM Buyer acknowledges receipt of this Disclosure Statement. The sales contract, Buyer is purposed in the sales contract, Buyer is purposed by the sales of the condition of the Buyer's expense and by qualified professionals, to determine	EE SIGNATURE BLOCK rsigned executor, administrator or trustee is not required or trustee, must, however, disclose any known mate- DATE
According to the to fill out a Seller rial defect(s) of the seller rial defect for the seller rial def	EXECUTOR, ADMINISTRATOR, TRUSTE provisions of the Real Estate Seller Disclosure Law, the under seproperty Disclosure Statement. The executor, administrator he property. RECEIPT AND ACKNOWLEDGEM Buyer acknowledges receipt of this Disclosure Statement. That, unless stated otherwise in the sales contract, Buyer is pushibility to satisfy himself or herself as to the condition of the Buyer's expense and by qualified professionals, to determine	EE SIGNATURE BLOCK rsigned executor, administrator or trustee is not required or trustee, must, however, disclose any known mate- DATE

No Unk

N/A

(C) Legal