

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 795 Temperance Hill Road, Lititz, PA 17543

SELLER Robert Sensenich, Marian Sensenich

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 and:
 - a. The buyer has received a one-year warranty covering the construction;
 - b. The building has been inspected for compliance with the applicable building code or, if none, a nationally recognized model building code; and
 - c. A certificate of occupancy or a certificate of code compliance has been issued for the dwelling.

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.

EXECUTOR, ADMINISTRATOR, TRUSTEE SIGNATURE BLOCK

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

James Sensenich POA

DATE 11-19-23

43 Seller's Initials RS / MS Date 11-19-23

SPD Page 1 of 11

Buyer's Initials / Date



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?

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

| | Yes | No | Unk | N/A |
|---|-----|----|-----|-----|
| A | | X | | |
| B | | X | | |
| C | | X | | |

52
53 **2. OWNERSHIP/OCCUPANCY**

54 (A) **Occupancy**

55 1. When was the Property most recently occupied? 11-13-2023

56 2. By how many people? 2

57 3. Was Seller the most recent occupant?

58 4. If "no," when did Seller most recently occupy the Property? _____

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

60 1. The owner

61 2. The executor or administrator

62 3. The trustee

63 4. An individual holding power of attorney

64 (C) When was the Property acquired? 1971 ?

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

66 Hogs, Heifers

67 Explain Section 2 (if needed): _____

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

68
69 **3. CONDOMINIUMS/PLANNED COMMUNITIES/HOMEOWNERS ASSOCIATIONS**

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

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

73 1. Condominium

74 2. Homeowners association or planned community

75 3. Cooperative

76 4. Other type of association or community _____, paid (☐ Monthly)(☐ Quarterly)(☐ Yearly)

77 (C) If "yes," how much are the fees? \$ _____

78 (D) If "yes," are there any community services or systems that the association or community is responsi-
79 ble for supporting or maintaining? Explain: _____

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

81 1. Community Name _____

82 2. Contact _____

83 3. Mailing Address _____

84 4. Telephone Number _____

85 (F) How much is the capital contribution/initiation fee(s)? \$ _____

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

91 **4. ROOFS AND ATTIC**

92 (A) **Installation**

93 1. When was or were the roof or roofs installed? _____

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

95 (B) **Repair**

96 1. Was the roof or roofs or any portion of it or them replaced or repaired during your ownership?

97 2. If it or they were replaced or repaired, were any existing roofing materials removed?

98 (C) **Issues**

99 1. Has the roof or roofs ever leaked during your ownership?

100 2. Have there been any other leaks or moisture problems in the attic?

101 3. Are you aware of any past or present problems with the roof(s), attic, gutters, flashing or down-
102 spouts?

| | Yes | No | Unk | N/A |
|----|-----|----|-----|-----|
| B1 | | X | | |
| B2 | | X | | |
| B3 | | X | | |
| B4 | | X | | |
| C | | | | X |
| D | | | | X |
| E1 | | | | X |
| E2 | | | | X |
| E3 | | | | X |
| E4 | | | | X |
| F | | | | X |

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

103 Seller's Initials R FMS Date 11-19-23

SPD Page 2 of 11

Buyer's Initials _____ / _____ Date _____

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.

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

5. BASEMENTS AND CRAWL SPACES

(A) Sump Pump

- Does the Property have a sump pit? If "yes," how many?
- Does the Property have a sump pump? If "yes," how many?
- If it has a sump pump, has it ever run?
- If it has a sump pump, is the sump pump in working order?

(B) Water Infiltration

- Are you aware of any past or present water leakage, accumulation, or dampness within the basement or crawl space?
- Do you know of any repairs or other attempts to control any water or dampness problem in the basement or crawl space?
- Are the downspouts or gutters connected to a public sewer system?

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

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

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

(A) Status

- Are you aware of past or present dryrot, termites/wood-destroying insects or other pests on the Property?
- Are you aware of any damage caused by dryrot, termites/wood-destroying insects or other pests?

(B) Treatment

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

| | Yes | No | Unk | N/A |
|----|-----|----|-----|-----|
| A1 | | X | | |
| A2 | | X | | |
| B1 | | X | | |
| B2 | | X | | |

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

7. STRUCTURAL ITEMS

(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 Property?

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

(D) Stucco and Exterior Synthetic Finishing Systems

- Is any part of the Property constructed with stucco or an Exterior Insulating Finishing System (EIFS) such as Dryvit or synthetic stucco, synthetic brick or synthetic stone?

2. If "yes," indicate type(s) and location(s)

3. If "yes," provide date(s) installed

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

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

| | Yes | No | Unk | N/A |
|----|-----|----|-----|-----|
| A | | X | | |
| B | X | | | |
| C | | X | | |
| D1 | | | | |
| D2 | | | | |
| D3 | | | | |
| E | | X | | |
| F | | X | | |

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

8. ADDITIONS/ALTERATIONS

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

| | Yes | No | Unk | N/A |
|--|-----------------------------|--|--|-----|
| A | X | | | |
| Addition, structural change or alteration (continued on following page) | Approximate date of work | Were permits obtained? (Yes/No/Unk/NA) | Final inspections/ approvals obtained? (Yes/No/Unk/NA) | |
| a new Kitchen | 1989 | NA | NA | |

Seller's Initials RS/MS Date 11-19-23

SPD Page 3 of 11

Buyer's Initials / Date

162
163

164
165
166
167
168
169
170
17117
1717
17
17

B

17
17
17
17
17
171
1
1
1
1

A1
A2
A3
A4
A5
A6
A7
A8
A9
A10
A11
A12
A13
A14
A15
A16
A17
A18
A19
A20
A21
A22
A23
A24
A25
A26
A27
A28
A29
A30
A31
A32
A33
A34
A35
A36
A37
A38
A39
A40
A41
A42
A43
A44
A45
A46
A47
A48
A49
A50
A51
A52
A53
A54
A55
A56
A57
A58
A59
A60
A61
A62
A63
A64
A65
A66
A67
A68
A69
A70
A71
A72
A73
A74
A75
A76
A77
A78
A79
A80
A81
A82
A83
A84
A85
A86
A87
A88
A89
A90
A91
A92
A93
A94
A95
A96
A97
A98
A99
A100
A101
A102
A103
A104
A105
A106
A107
A108
A109
A110
A111
A112
A113
A114
A115
A116
A117
A118
A119
A120
A121
A122
A123
A124
A125
A126
A127
A128
A129
A130
A131
A132
A133
A134
A135
A136
A137
A138
A139
A140
A141
A142
A143
A144
A145
A146
A147
A148
A149
A150
A151
A152
A153
A154
A155
A156
A157
A158
A159
A160
A161
A162
A163
A164
A165
A166
A167
A168
A169
A170
A171
A172
A173
A174
A175
A176
A177
A178
A179
A180
A181
A182
A183
A184
A185
A186
A187
A188
A189
A190
A191
A192
A193
A194
A195
A196
A197
A198
A199
A200
A201
A202
A203
A204
A205
A206
A207
A208
A209
A210
A211
A212
A213
A214
A215
A216
A217
A218
A219
A220
A221
A222
A223
A224
A225
A226
A227
A228
A229
A230
A231
A232
A233
A234
A235
A236
A237
A238
A239
A240
A241
A242
A243
A244
A245
A246
A247
A248
A249
A250
A251
A252
A253
A254
A255
A256
A257
A258
A259
A260
A261
A262
A263
A264
A265
A266
A267
A268
A269
A270
A271
A272
A273
A274
A275
A276
A277
A278
A279
A280
A281
A282
A283
A284
A285
A286
A287
A288
A289
A290
A291
A292
A293
A294
A295
A296
A297
A298
A299
A300
A301
A302
A303
A304
A305
A306
A307
A308
A309
A310
A311
A312
A313
A314
A315
A316
A317
A318
A319
A320
A321
A322
A323
A324
A325
A326
A327
A328
A329
A330
A331
A332
A333
A334
A335
A336
A337
A338
A339
A340
A341
A342
A343
A344
A345
A346
A347
A348
A349
A350
A351
A352
A353
A354
A355
A356
A357
A358
A359
A360
A361
A362
A363
A364
A365
A366
A367
A368
A369
A370
A371
A372
A373
A374
A375
A376
A377
A378
A379
A380
A381
A382
A383
A384
A385
A386
A387
A388
A389
A390
A391
A392
A393
A394
A395
A396
A397
A398
A399
A400
A401
A402
A403
A404
A405
A406
A407
A408
A409
A410
A411
A412
A413
A414
A415
A416
A417
A418
A419
A420
A421
A422
A423
A424
A425
A426
A427
A428
A429
A430
A431
A432
A433
A434
A435
A436
A437
A438
A439
A440
A441
A442
A443
A444
A445
A446
A447
A448
A449
A450
A451
A452
A453
A454
A455
A456
A457
A458
A459
A460
A461
A462
A463
A464
A465
A466
A467
A468
A469
A470
A471
A472
A473
A474
A475
A476
A477
A478
A479
A480
A481
A482
A483
A484
A485
A486
A487
A488
A489
A490
A491
A492
A493
A494
A495
A496
A497
A498
A499
A500
A501
A502
A503
A504
A505
A506
A507
A508
A509
A510
A511
A512
A513
A514
A515
A516
A517
A518
A519
A520
A521
A522
A523
A524
A525
A526
A527
A528
A529
A530
A531
A532
A533
A534
A535
A536
A537
A538
A539
A540
A541
A542
A543
A544
A545
A546
A547
A548
A549
A550
A551
A552
A553
A554
A555
A556
A557
A558
A559
A560
A561
A562
A563
A564
A565
A566
A567
A568
A569
A570
A571
A572
A573
A574
A575
A576
A577
A578
A579
A580
A581
A582
A583
A584
A585
A586
A587
A588
A589
A590
A591
A592
A593
A594
A595
A596
A597
A598
A599
A600
A601
A602
A603
A604
A605
A606
A607
A608
A609
A610
A611
A612
A613
A614
A615
A616
A617
A618
A619
A620
A621
A622
A623
A624
A625
A626
A627
A628
A629
A630
A631
A632
A633
A634
A635
A636
A637
A638
A639
A640
A641
A642
A643
A644
A645
A646
A647
A648
A649
A650
A651
A652
A653
A654
A655
A656
A657
A658
A659
A660
A661
A662
A663
A664
A665
A666
A667
A668
A669
A670
A671
A672
A673
A674
A675
A676
A677
A678
A679
A680
A681
A682
A683
A684
A685
A686
A687
A688
A689
A690
A691
A692
A693
A694
A695
A696
A697
A698
A699
A700
A70

217
218

219
220
221
222
223
224
225

226
227
228
229
230
231
232
233
234
235
236
237
238
239
240
241
242
243
244
245
246
247
248
249
250
251
252
253
254
255

256
257
258
259
260
261
262
263
264
265
266
267
268
269
270
271
272
273

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.

| | Yes | No | Unk | N/A |
|----|-----|----|-----|-----|
| E1 | X | | | |
| E2 | | X | | |

(E) Issues

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

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

10. SEWAGE SYSTEM

(A) General

- Is the Property served by a sewage system (public, private or community)?
- 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: _____

(B) Type Is your Property served by:

- Public
- Community (non-public)
- An individual on-lot sewage disposal system
- Other, explain: _____

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

- Is your sewage system within 100 feet of a well?
- Is your sewage system subject to a ten-acre permit exemption?
- Does your sewage system include a holding tank?
- Does your sewage system include a septic tank?
- 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 supported by a backup or alternate system?

(D) Tanks and Service

- 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? Explain _____
- Where are the septic tanks located? beside the driveway to Lexington Rd
- When were the tanks last pumped and by whom? _____

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

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

(F) Sewage Pumps

- Are there any sewage pumps located on the Property?
- If "yes," where are they located? _____
- What type(s) of pump(s)? _____
- Are pump(s) in working order?
- Who is responsible for maintenance of sewage pumps? _____

(G) Issues

- How often is the on-lot sewage disposal system serviced? _____
- When was the on-lot sewage disposal system last serviced and by whom? _____
- 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?

| | Yes | No | Unk | N/A |
|-----|-----|----|-----|-----|
| A1 | X | | | |
| A2 | | | | X |
| A3 | | | X | |
| A4 | | | | X |
| B1 | | X | | |
| B2 | | X | | |
| B3 | X | | | |
| B4 | | | | |
| C1 | | X | | |
| C2 | | X | | |
| C3 | | | X | |
| C4 | X | | | |
| C5 | X | | X | |
| C6 | | X | | |
| C7 | | X | | |
| C8 | | X | | |
| C9 | | X | | |
| C10 | | X | | |
| D1 | | X | | |
| D2 | X | | | |
| D3 | | X | | |
| D4 | | X | | |
| D5 | | | | |
| D6 | | | X | |
| E1 | | X | | |
| E2 | | | | X |
| F1 | | X | | |
| F2 | | | | X |
| F3 | | | | X |
| F4 | | | | X |
| F5 | | | | X |
| G1 | | | | X |
| G2 | | | | X |
| G3 | | X | | |
| G4 | | X | | |

Seller's Initials RS MS Date 11-14-13 SPD Page 5 of 11 Buyer's Initials _____ / _____ Date _____

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.

Explain any "yes" answers in Section 10. Include the location and extent of any problem(s) and any repair or remediation efforts, the name of the person or company who did the repairs and the date the work was done:

11. PLUMBING SYSTEM

(A) Material(s). Are the plumbing materials (check all that apply):

- Copper
- Galvanized
- Lead
- PVC
- Polybutylene pipe (PB)
- Cross-linked polyethylene (PEX)
- Other

(B) Are you aware of any past or present problems with any of your plumbing fixtures (e.g., including but not limited to: kitchen, laundry, or bathroom fixtures; wet bars; exterior faucets; etc.)?

If "yes," explain: upstairs toilet leak at the wax seal sometimes

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

12. DOMESTIC WATER HEATING

(A) Type(s). Is your water heating (check all that apply):

- Electric
- Natural gas
- Fuel oil
- Propane
- If "yes," is the tank owned by Seller?
- Solar
- If "yes," is the system owned by Seller?
- Geothermal
- Other

(B) System(s)

- How many water heaters are there? 1
- Tanks ☒ Tankless
- When were they installed?
- Is your water heater a summer/winter hook-up (integral system, hot water from the boiler, etc.)?

(C) Are you aware of any problems with any water heater or related equipment?

If "yes," explain:

| | Yes | No | Unk | N/A |
|----|-------------------------------------|-------------------------------------|-------------------------------------|-----|
| A1 | <input checked="" type="checkbox"/> | | | |
| A2 | | | | |
| A3 | | | | |
| A4 | | | | |
| A5 | | | | |
| A6 | | | | |
| A7 | | | | |
| B1 | | | | |
| B2 | | | <input checked="" type="checkbox"/> | |
| B3 | | <input checked="" type="checkbox"/> | | |
| C | | | | |

13. HEATING SYSTEM

(A) Fuel Type(s). Is your heating source (check all that apply):

- Electric
- Natural gas
- Fuel oil
- Propane
- If "yes," is the tank owned by Seller?
- Geothermal
- Coal
- Wood
- Solar shingles or panels
- If "yes," is the system owned by Seller?
- Other:

(B) System Type(s) (check all that apply):

- Forced hot air
- Hot water
- Heat pump
- Electric baseboard
- Steam
- Radiant flooring
- Radiant ceiling

| | Yes | No | Unk | N/A |
|----|-------------------------------------|----|-----|-----|
| A1 | | | | |
| A2 | | | | |
| A3 | | | | |
| A4 | <input checked="" type="checkbox"/> | | | |
| A5 | <input checked="" type="checkbox"/> | | | |
| A6 | | | | |
| A7 | | | | |
| A8 | | | | |
| A9 | | | | |
| B1 | <input checked="" type="checkbox"/> | | | |
| B2 | | | | |
| B3 | | | | |
| B4 | | | | |
| B5 | | | | |
| B6 | | | | |
| B7 | | | | |

Seller's Initials BS/MS Date 11-19-23 SPD Page 6 of 11 Buyer's Initials / Date
 Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

Sensenich /

334
335

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.

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 _____

(C) Status

1. Are there any areas of the house that are not heated?

If "yes," explain: the bedrooms - see the Inspection report2. How many heating zones are in the Property? 13. When was each heating system(s) or zone installed? 20234. 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 fireplaces? How many? _____

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: not used any more

(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: _____

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

14. AIR CONDITIONING SYSTEM

(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

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

If "yes," explain: _____

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

| | Yes | No | Unk | N/A |
|-----|-----|----|-----|-----|
| B8 | | | | |
| B9 | | | | |
| B10 | | | | |
| B11 | | | | |
| B12 | | | | |
| B13 | | | | |
| C1 | X | | | |
| C2 | | | | |
| C3 | | | | |
| C4 | | | | |
| C5 | X | X | | |
| C6 | | X | | |
| D1 | | X | | |
| D2 | | | | X |
| D3 | | | | X |
| D4 | | | | X |
| D5 | | | | |
| D6 | | | X | |
| D7 | X | | | |
| D8 | X | | | |
| E1 | | X | | |
| E2 | | | | X |
| E3 | | | | X |
| F | | X | | |
| A1 | | | | |
| 1a | | | | X |
| 1b | | | | X |
| 1c | | | | X |
| A2 | | X | | |
| A3 | | | X | |
| A4 | | X | | |
| A5 | | | | X |
| A6 | | | | |
| B | | | | X |
| C | | | | |

390

Seller's Initials RSMB Date 11-19-23

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?

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 Some receptacle's need replaced

| | Yes | No | Unk | N/A |
|----|-----|----|-----|-----|
| A1 | | | X | |
| A2 | X | | | |
| A3 | | X | | |
| 3a | | | | X |
| 3b | | | | X |
| B | | | X | |
| C | | | | |
| 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 | | | X | Pool/spa heater | | | X |
| Attic fan(s) | | | X | Range/oven | X | | |
| Awnings | | | X | Refrigerator(s) | | X | |
| Carbon monoxide detectors | | X | | Satellite dish | | | X |
| Ceiling fans | | X | | Security alarm system | | | X |
| Deck(s) | | | X | Smoke detectors | X | | |
| Dishwasher | | | X | Sprinkler automatic timer | | | X |
| Dryer | | X | | Stand-alone freezer | | X | |
| Electric animal fence | | | X | Storage shed | | X | |
| Electric garage door opener | | | X | Trash compactor | | X | X |
| Garage transmitters | | | X | Washer | | X | |
| Garbage disposal | | | X | Whirlpool/tub | | | X |
| In-ground lawn sprinklers | | | X | Other: | | | |
| Intercom | | | X | 1. | | | |
| Interior fire sprinklers | | | X | 2. | | | |
| Keyless entry | | | X | 3. | | | |
| Microwave oven | | X | | 4. | | | |
| Pool/spa accessories | | | X | 5. | | | |
| Pool/spa cover | | | X | 6. | | | |

431 (C) Explain any "yes" answers in Section 16: range has a burner out
 432 Smoke detectors need installed

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:

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

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.**

| Yes | No | Unk | N/A |
|-----|----|-----|-----|
| | X | | |
| | X | | |

452 **18. WINDOWS**

453 (A) Have any windows or skylights been replaced during your ownership of the Property?
 454 (B) Are you aware of any problems with the windows or skylights?
 455 Explain any "yes" answers in Section 18. Include the location and extent of any problem(s) and any repair, replacement or
 456 remediation efforts, the name of the person or company who did the repairs and the date the work was done:
 457

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 |
|-----|----|-----|-----|
| | X | | |
| | X | | |
| | X | | |
| | X | | |
| | X | | |

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 |
|-----|----|-----|-----|
| X | | | |
| | | | |
| | | | |
| | | | |

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 |
|-----|----|-----|-----|
| | X | | |
| | X | | |
| | X | | |
| | X | | |
| | X | | |

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 per-
 504 manently 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 |
|-----|----|-----|-----|
| | X | | |
| | X | | |
| | X | | |
| | X | | |
| | X | | |
| | X | | |
| | | | X |

508 Seller's Initials RS/MS Date 11-19-23 SPD Page 9 of 11 Buyer's Initials _____ / _____ Date _____

509
510
511
512
513
514
515
516
517
518
519
520
521
522
523
524
525
526
527
528
529
530
531
532
533
534
535
536
537
538
539
540
541
542
543
544
545
546
547
548
549
550
551
552
553
554
555
556
557
558
559
560
561
562
563
564
565
566
567

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.

Explain any "yes" answers in Section 20(A). Include dates, the location and extent of flooding and the condition of any man-made storm water management features:

(B) Boundaries

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

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.

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

| | Yes | No | Unk | N/A |
|----|-----|----|-----|-----|
| B1 | | X | | |
| B2 | X | | | |
| B3 | | X | | |
| 3a | | | | X |
| 3b | | | | X |
| B4 | | X | | |

21. HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES

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

- 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 mold-like substances in the Property?

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.

| | Yes | No | Unk | N/A |
|----|-----|----|-----|-----|
| A1 | | X | | |
| A2 | | X | | |

(B) Radon

- Are you aware of any tests for radon gas that have been performed in any buildings on the Property?
- If "yes," provide test date and results
- Are you aware of any radon removal system on the Property?

(C) Lead Paint

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.

- 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 the Property? Read Inspection Report

(D) Tanks

- Are you aware of any existing underground tanks?
- Are you aware of any underground tanks that have been removed or filled?

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

If "yes," location:

(F) Other

- 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)?
- Are you aware of any other hazardous substances or environmental concerns that may affect the Property?
- If "yes," have you received written notice regarding such concerns?
- Are you aware of testing on the Property for any other hazardous substances or environmental concerns?

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

| | Yes | No | Unk | N/A |
|----|-----|----|-----|-----|
| B1 | | X | | |
| B2 | | | | X |
| B3 | | X | | |
| C1 | X | | | |
| C2 | X | | | |
| D1 | | X | | |
| D2 | | X | | |
| E | | X | | |
| F1 | | X | | |
| F2 | | X | | |
| F3 | | | | X |
| F4 | | X | | |

22. MISCELLANEOUS

(A) Deeds, Restrictions and Title

- 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 with the Property?

| | Yes | No | Unk | N/A |
|----|-----|----|-----|-----|
| A1 | | | X | |
| A2 | | X | | |

Seller's Initials BS/MS Date 11-19-23

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?

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 Robert Sensenich DATE 11-19-23
 609 SELLER Marian Sensenich DATE 11-19-23
 610 SELLER James Sensenich POA DATE 11-19-23
 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