



SELLER'S PROPERTY DISCLOSURE STATEMENT

SPD

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

1 **PROPERTY** 64 CLEARVIEW ROAD, WILLOW STREET, PA 17584
2 **SELLER** JOHN C. EVANS

3 INFORMATION REGARDING THE REAL ESTATE SELLER DISCLOSURE LAW

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

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

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

17 **The Law provides exceptions (listed below) where a property disclosure statement does not have to be completed. All other sellers**
18 **are obligated to complete a property disclosure statement, even if they do not occupy or have never occupied the Property.**

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

COMMON LAW DUTY TO DISCLOSE

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

EXECUTOR, ADMINISTRATOR, TRUSTEE SIGNATURE BLOCK

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

DATE _____

43 **Seller's Initials** JCE **Date** 4-13-24 **SPD Page 1 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.

1. SELLER'S EXPERTISE

(A) Does Seller possess expertise in contracting, engineering, architecture, environmental assessment or other areas related to the construction and conditions of the Property and its improvements?

(B) Is Seller the landlord for the Property?

(C) Is Seller a real estate licensee?

Explain any "yes" answers in Section 1: _____

Table with 4 columns: Yes, No, Unk, N/A. Rows A, B, C. Row A: No checked. Row B: No checked. Row C: No checked.

2. OWNERSHIP/OCCUPANCY

(A) Occupancy

1. When was the Property most recently occupied? DECEMBER 2023

2. By how many people? 1

3. Was Seller the most recent occupant?

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

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

- 1. The owner
2. The executor or administrator
3. The trustee

4. An individual holding power of attorney

(C) When was the Property acquired? MARCH 1963

(D) List any animals that have lived in the residence(s) or other structures during your ownership: HORSE(S) IN BARN

Explain Section 2 (if needed): OWNER ASSISTED IN FORM PREPARATION BY JOHN EVANS II, SON AND POA.

Table with 4 columns: Yes, No, Unk, N/A. Rows A1-A4, B1-B4, C. Row A1: No checked. Row A3: Yes checked. Row B1: Yes checked. Row B2: No checked. Row B3: No checked. Row B4: No checked. Row C: No checked.

3. CONDOMINIUMS/PLANNED COMMUNITIES/HOMEOWNERS ASSOCIATIONS

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

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

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

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

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

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

- 1. Community Name _____
2. Contact _____
3. Mailing Address _____
4. Telephone Number _____

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

Table with 4 columns: Yes, No, Unk, N/A. Rows B1-B4, C, D, E1-E4, F. Row B1: No checked. Row B2: No checked. Row B3: No checked. Row B4: No checked. Row C: N/A checked. Row D: No checked. Row F: N/A checked.

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

4. ROOFS AND ATTIC

(A) Installation

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

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

(B) Repair

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

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

(C) Issues

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

Table with 4 columns: Yes, No, Unk, N/A. Rows A1-A2, B1-B2, C1-C3. Row A1: Unk checked. Row A2: No checked. Row B1: Yes checked. Row B2: Yes checked. Row C1: Yes checked. Row C2: No checked. Row C3: No checked.

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

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: SMALL LEAK IN LOWER ROOF NEAR FRONT DOOR AROUND 1980 - ROOF, FURNING REPAIRED.

5. BASEMENTS AND CRAWL SPACES

(A) Sump Pump

- Does the Property have a sump pit? If "yes," how many? 1
- Does the Property have a sump pump? If "yes," how many? 1
- If it has a sump pump, has it ever run?
- If it has a sump pump, is the sump pump in working order?

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

(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?

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: WELL PIT AREA IN BASEMENT ACCUMULATES WATER DURING HEAVY RAIN INFREQUENTLY, DISSIPATES ON ITS OWN.

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?

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

(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?

Explain any "yes" answers in Section 6. Include the name of any service/treatment provider, if applicable: BOON TASTED FOR TERMITES AS RECENTLY AS 2023 AS PREVENTATIVE MAINTENANCE & INSPECTED - KINGNEEL'S PEST CONTROL 3830 COLUMBIA AVE MOJAVE PA 17554, 717-285-9115.

7. STRUCTURAL ITEMS

- Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, or other structural components?
- Are you aware of any past or present problems with driveways, walkways, patios or retaining walls on the Property?
- 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)?
- 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?
 - If "yes," indicate type(s) and location(s) _____
 - If "yes," provide date(s) installed _____
- Are you aware of any fire, storm/weather-related, water, hail or ice damage to the Property?
- 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		X		
D2				X
D3				X
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.

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)
<u>FABRI POND ENCLOSURE, REMODEL LIVING AREA</u>	<u>~1974-78</u>	<u>YES</u>	<u>YES</u>
<u>EXTENSION POND ADDITION</u>	<u>~1974-78</u>	<u>UNK</u>	<u>UNK</u>

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

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

A sheet describing other additions and alterations is attached.

(B) Are you aware of any private or public architectural review control of the Property other than zoning codes? If "yes," explain: _____

Yes	No	Unk	N/A
	X		

Note to Buyer: The PA Construction Code Act, 35 P.S. §7210 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. Where required permits were not obtained, the municipality might require the current owner to upgrade or remove changes made by the 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 cover the risk of work done to the Property by previous owners without a permit or approval.

Note to Buyer: According to the PA Stormwater Management 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 Management Plan to determine if the prior addition of impervious or semi-pervious areas, such as walkways, decks, and swimming pools, might affect your ability to make future changes.

9. WATER SUPPLY

(A) Source. Is the source of your drinking water (check all that apply):

- Public
- A well on the Property
- Community water
- A holding tank
- A cistern
- A spring
- Other _____
- If no water service, explain: _____

(B) General

- When was the water supply last tested? _____
Test results: _____
- Is the water system shared?
If "yes," is there a written agreement? _____
- Do you have a softener, filter or other conditioning system?
- Is the softener, filter or other treatment system leased? From whom? _____
- If your drinking water source is not public, is the pumping system in working order? If "no," explain: _____

(C) Bypass Valve (for properties with multiple sources of water)

- Does your water source have a bypass valve?
- If "yes," is the bypass valve working?

(D) Well

- Has your well ever run dry?
- Depth of well 13-15'
- Gallons per minute: _____, measured on (date) _____
- Is there a well that is used for something other than the primary source of drinking water?
If "yes," explain _____
- If there is an unused well, is it capped?

	Yes	No	Unk	N/A
A.1		X		
A.2	X			
A.3		X		
A.4		X		
A.5		X		
A.6		X		
A.7		X		
B.1			X	
B.2		X		
B.3				X
B.4	X			
B.5		X		
B.6	X			
C.1				X
C.2				X
D.1	X			
D.2			X	
D.3		X		
D.4				X
D.5		X		X

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(E) Issues table with columns Yes, No, Unk, N/A and rows E1, E2 containing questions about water supply leaks and problems.

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 table with rows A1-A4 containing questions about sewage system type, availability, installation date, and service provider.

(B) Type table with rows B1-B4 containing questions about whether the property is served by public, community, or individual on-lot systems.

(C) Individual On-lot Sewage Disposal System table with rows C1-C10 containing questions about well proximity, permit exemptions, holding tanks, septic tanks, drainfields, sandmounds, cesspools, shared systems, and backup systems.

(D) Tanks and Service table with rows D1-D5 containing questions about metal/steel, cement/concrete, fiberglass, and other types of septic tanks, and their locations and service history.

(E) Abandoned Individual On-lot Sewage Disposal Systems and Septic table with rows E1-E2 containing questions about abandoned septic systems and cesspools.

(F) Sewage Pumps table with rows F1-F5 containing questions about the presence, location, type, and working order of sewage pumps.

(G) Issues table with rows G1-G4 containing questions about service frequency, last service date, waste water piping, and leaks/backups.

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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):

- 1. Copper
- 2. Galvanized
- 3. Lead
- 4. PVC
- 5. Polybutylene pipe (PB)
- 6. Cross-linked polyethylene (PEX)
- 7. Other _____

	Yes	No	Unk	N/A
A.1	X			
A.2		X		
A.3		X		
A.4	X			
A.5		X		
A.6		X		
A.7		X		
B		X		

(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: _____

12. DOMESTIC WATER HEATING

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

- 1. Electric
- 2. Natural gas
- 3. Fuel oil
- 4. Propane
If "yes," is the tank owned by Seller?
- 5. Solar
If "yes," is the system owned by Seller?
- 6. Geothermal
- 7. Other _____

	Yes	No	Unk	N/A
A.1		X		
A.2		X		
A.3	X			
A.4		X		
A.5		X		X
A.6		X		X
A.7		X		
B.1				
B.2			X	
B.3	X			
C		X		

(B) **System(s)**

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

13. HEATING SYSTEM

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

- 1. Electric
- 2. Natural gas
- 3. Fuel oil
- 4. Propane
If "yes," is the tank owned by Seller?
- 5. Geothermal
- 6. Coal
- 7. Wood
- 8. Solar shingles or panels
If "yes," is the system owned by Seller?
- 9. Other: _____

	Yes	No	Unk	N/A
A.1	X			
A.2		X		
A.3	X			
A.4	X			
A.5		X		
A.6		X		
A.7		X		
A.8		X		
A.9		X		X
B.1		X		
B.2	X			
B.3		X		
B.4	X			
B.5		X		
B.6		X		
B.7		X		

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

- 1. Forced hot air
- 2. Hot water
- 3. Heat pump
- 4. Electric baseboard (27000 CAL)
- 5. Steam
- 6. Radiant flooring
- 7. Radiant ceiling

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Form with questions 8-13, (C) Status, (D) Fireplaces and Chimneys, (E) Fuel Tanks, (F) Air Conditioning System, and a response grid with columns Yes, No, Unk, N/A.

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

15. ELECTRICAL SYSTEM

(A) Type(s)

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

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

(B) What is the system amperage? 200

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

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

16. OTHER EQUIPMENT AND APPLIANCES

(A) THIS SECTION IS INTENDED TO IDENTIFY PROBLEMS OR REPAIRS and must be completed for each item that will, or may, be included with the Property. The 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. **THE FACT THAT AN ITEM IS LISTED DOES NOT MEAN IT IS INCLUDED IN THE AGREEMENT OF SALE.**

(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
Garage transmitters			X	Washer		X	
Garbage disposal			X	Whirlpool/tub			X
In-ground lawn sprinklers			X	Other:		X	
Intercom			X	1. FIREPLACE	X		
Interior fire sprinklers			X	2.			
Keyless entry			X	3.			
Microwave oven		X		4.			
Pool/spa accessories			X	5.			
Pool/spa cover			X	6.			

(C) Explain any "yes" answers in Section 16: RANGE - CLOCK/DISPLAY NOT FUNCTIONING
FIREPLACE - PILOT LIGHT NEEDS LIT/REPAIRED

17. POOLS, SPAS AND HOT TUBS

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

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

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

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

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

(C) Explain any problems in Section 17: _____

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18. WINDOWS
(A) Have any windows or skylights been replaced during your ownership of the Property?
(B) Are you aware of any problems with the windows or skylights?

Explain any "yes" answers in Section 18. Include the location and extent of any problem(s) and any repair, replacement or remediation efforts, the name of the person or company who did the repairs and the date the work was done: WINDOWS REPLACED AND DIVERSE TIME DATES UNKNOWN

19. 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?
4. Have you received written notice of sewage sludge being spread on an adjacent property?
5. Are you aware of any existing, past or proposed mining, strip-mining, or any other excavations on the Property?

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 further information on mine subsidence insurance are available through Department of Environmental Protection Mine Subsidence Insurance Fund, (800) 922-1678 or ra-epmsi@pa.gov.

(B) Preferential Assessment and Development Rights
Is the Property, or a portion of it, preferentially assessed for tax purposes, or subject to limited development rights under the:
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. Mineral or other 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 19: TILLABLE LAND EAST OF CREAMWELL ROAD LEASED TO FARMER JEFF FAY FOR 2024

20. 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?

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

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: UNKNOWN DATES - INSTALLED CURBETS EAST SIDE OF CROWNVIEW ROAD -

(B) Boundaries

- 1. Are you aware of encroachments, boundary line disputes, or easements affecting the Property?
2. Is the Property accessed directly (without crossing any other property) by or from a public road?
3. Can the Property be accessed from a private road or lane?
4. Are you aware of any shared or common areas (driveways, bridges, docks, walls, etc.) or maintenance agreements?

Table with 4 columns: Yes, No, Unk, N/A. Rows B1-B4 with 'X' marks in various cells.

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.

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

21. HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES

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

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

Table with 4 columns: Yes, No, Unk, N/A. Rows A1-A2 with 'X' marks.

Note to Buyer: Individuals may be affected differently, or not at all, by mold contamination or indoor air quality is a concern, buyers are encouraged to engage the services of a qualified professional to do testing.

(B) Radon

- 1. Are you aware of any tests for radon gas that have been performed in any buildings on the Property?
2. If "yes," provide test date and results 7-2022 UNKNOWN
3. Are you aware of any radon removal system on the Property?

Table with 4 columns: Yes, No, Unk, N/A. Rows B1-B3 with 'X' marks.

(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.
1. 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 hazards on the Property?

Table with 4 columns: Yes, No, Unk, N/A. Rows C1-C2 with 'X' marks.

(D) Tanks

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

Table with 4 columns: Yes, No, Unk, N/A. Rows D1-D2 with 'X' marks.

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

If "yes," location:

Table with 4 columns: Yes, No, Unk, N/A. Row E with 'X' mark.

(F) Other

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

Table with 4 columns: Yes, No, Unk, N/A. Rows F1-F4 with 'X' marks.

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

22. MISCELLANEOUS

(A) Deeds, Restrictions and Title

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

Table with 4 columns: Yes, No, Unk, N/A. Rows A1-A2 with 'X' marks.

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

Table with 4 columns: Yes, No, Unk, N/A. Rows include questions 3, (B) Financial, (C) Legal, and (D) Additional Material Defects. 'X' marks are present in the 'No' column for several questions.

Note to Buyer: 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.

2. After completing this form, if Seller becomes aware of additional information about the Property, including through inspection reports from a buyer, the Seller must update the Seller's Property Disclosure Statement and/or attach the inspection report(s). These inspection reports are for informational purposes only.

Explain any "yes" answers in Section 22:

23. ATTACHMENTS

- (A) The following are part of this Disclosure if checked:
- [] Seller's Property Disclosure Statement Addendum (PAR Form SDA)
- []
- []

The undersigned Seller represents that the information set forth in this disclosure statement is accurate and complete to the best of Seller's knowledge. Seller hereby authorizes the Listing Broker to provide this information to prospective buyers of the property and to other real estate licensees. SELLER ALONE IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED IN THIS STATEMENT.

SELLER [Signature] DATE 13-24
SELLER DATE
SELLER DATE
SELLER DATE
SELLER DATE

RECEIPT AND ACKNOWLEDGEMENT BY BUYER

The undersigned Buyer acknowledges receipt of this Statement. Buyer acknowledges that this Statement is not a warranty and that, unless stated otherwise in the sales contract, Buyer is purchasing this property in its present condition.

BUYER DATE
BUYER DATE
BUYER DATE