

- 27	ELLER'S PROPERTY DISCLOSURE STATEMENT his form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of Realtors® (PAR).
p	ROPERTY 64 CLEARVIEW ROAD, WILLOW STREET, PA 17584
	ELLER JOHN C. EVANS
	C. CVAIL
	INFORMATION REGARDING THE REAL ESTATE SELLER DISCLOSURE LAW
1	he Real Estate Seller Disclosure Law (68 P.S. §7301, et seq.) requires that before an agreement of sale is signed, the seller in a residentia
	al estate transfer must disclose all known material defects about the property being sold that are not readily observable. A material defect
	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 of
ti	nat involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is at or beyond the en
0	f its normal useful life is not by itself a material defect.
	his property disclosure statement ("Statement") includes disclosures beyond the basic requirements of the Law and is designed to assi
	eller in complying with disclosure requirements and to assist Buyer in evaluating the property being considered. Sellers who wish to se
	r use the basic disclosure form can find the form on the website of the Pennsylvania State Real Estate Commission. Neither this Statemer or the basic disclosure form limits Seller's obligation to disclose a material defect.
	his Statement discloses Seller's knowledge of the condition of the Property as of the date signed by Seller and is not a substitute for an
	spections or warranties that Buyer may wish to obtain. This Statement is not a warranty of any kind by Seller or a warranty or rep
	esentation by any listing real estate broker, any selling real estate broker, or their licensees. Buyer is encouraged to address concern
a	bout the condition of the Property that may not be included in this Statement.
	he Law provides exceptions (listed below) where a property disclosure statement does not have to be completed. All other seller
а	re 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.
	Transfers as a result of a court order.
	Transfers to a mortgage lender that results from a buyer's default and subsequent foreclosure sales that result from default.
	 Transfers from a co-owner to one or more other co-owners.
	Transfers made to a spouse or direct descendant.
	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.
	 Transfers of a property to be demolished or converted to non-residential use. 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 mode
	building code; and
	 A certificate of occupancy or a certificate of code compliance has been issued for the dwelling.
Γ	COMMON LAW DUTY TO DISCLOSE
	lthough the provisions of the Real Estate Seller Disclosure Law exclude some transfers from the requirement of completing a disclosure
SI	are 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.
Γ	EXECUTOR, ADMINISTRATOR, TRUSTEE SIGNATURE BLOCK
	ccording to the provisions of the Real Estate Seller Disclosure Law, the undersigned executor, administrator or trustee is not require
	fill out a Seller's Property Disclosure Statement. The executor, administrator or trustee, must, however, disclose any known
	aterial defect(s) of the Property.
-	DATE
S	eller's Initials Date 4-13-24 SPD Page 1 of 11 Buyer's Initials / Date
	↑↑ Peconylogida COPYRIGHT PENNSYLVANIA ASSOCIATION OF REALTORS® 2

Hurley Real Estate and Auctions, 2699 Buchanan Trail East Greencastle PA 17225 Phone: 7175979160 Fax
Kaleb Hurley Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX. 75201 www.heoff.com



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. (A) Does Seller possess expertise in contracting, engineering, architecture, environmental assessment or other areas related to the construction and conditions of the Property and its improvements? (B) Is Seller the landlord for the Property? (C) Is Seller a real estate licensee? Explain any "yes" answers in Section 1: 2. OWNERSHIP/OCCUPANCY (A) Occupancy Yes No Unk N/A 1. When was the Property most recently occupied? DECEMBER 11 By how many people? ____1 3. Was Seller the most recent occupant? 4. If "no," when did Seller most recently occupy the Property? 44 (B) Role of Individual Completing This Disclosure. Is the individual completing this form: 1. The owner 331 2. The executor or administrator 112 The trustee 123 An individual holding power of attorney 18.5 ((C)When was the Property acquired? MANCH-1963 (D) List any animals that have lived in the residence(s) or other structures during your ownership: Hokse(s) エル BARN Explain Section 2 (if needed): OWNEL ASSISTED IN FORM PREPARATION BY JOHN SON AND POA 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): No Unk N/A Yes 1. Condominium 2. Homeowners association or planned community Cooperative 83 Other type of association or community (C) If "yes," how much are the fees? \$_ , paid (Monthly)(Quarterly)(Yearly) E. (D) If "yes," are there any community services or systems that the association or community is responsi-X ble for supporting or maintaining? Explain: D (E) If "yes," provide the following information: Community Name 1.1 Contact 1/2 3. Mailing Address \$3 Telephone Number 154 (F) How much is the capital contribution/initiation fee(s)? \$ 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 No Unk N/A 1. When was or were the roof or roofs installed? AI 2. Do you have documentation (invoice, work order, warranty, etc.)? 12 1. Was the roof or roofs or any portion of it or them replaced or repaired during your ownership? If it or they were replaced or repaired, were any existing roofing materials removed? 132 Has the roof or roofs ever leaked during your ownership? CI 2. Have there been any other leaks or moisture problems in the attic? 02 3. Are you aware of any past or present problems with the roof(s), attic, gutters, flashing or downspouts? Seller's Initials SPD Page 2 of 11 **Buyer's Initials** Date Date 4

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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 Ledk In Lewis Rhotthe name of the person or company who did the repairs and the date they were done: STALL LEAK NEAR FRONT DOOR DROUD 1900 - ROOF, FLASHING SCROPED. BASEMENTS AND CRAWL SPACES (A) Sump Pump Unk N/A 1. Does the Property have a sump pit? If "yes," how many? Does the Property have a sump pump? If "yes," how many? 3. If it has a sump pump, has it ever run? 13 4 If it has a sump pump, is the sump pump in working order? 44 (B) Water Infiltration Are you aware of any past or present water leakage, accumulation, or dampness within the base-X ment or crawl space? 83 Do you know of any repairs or other attempts to control any water or dampness problem in the × basement or crawl space? 82 X Are the downspouts or gutters connected to a public sewer system? 83 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 AND IN BAS' ACCUMULATES WATER DULING HEAVILLE ROWN INTEGRITY DISSIPATES OF ITS OUN. TERMITES/WOOD-DESTROYING INSECTS, DRYROT, PESTS (A) Status Yes No Unk N/A 1. Are you aware of past or present dryrot, termites/wood-destroying insects or other pests on the X Are you aware of any damage caused by dryrot, termites/wood-destroying insects or other pests? X Is the Property currently under contract by a licensed pest control company? 2. Are you aware of any termite/pest control reports or treatments for the Property? Explain any "yes" answers in Section 6. Include the name of any service/treatment provider, if applicable: BOWN TAKATED FOR TEAMITES AS RESERVED AS 2023 AS PARILLATIVE MAINTENANCE & EARLETED - KINCHARL'S PEST CONTACT, 3830 COWNBIA DUE, MODITIVILLE PA 17554, STRUCTURAL ITEMS No Unk N/A Yes (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 X B (C) Are you aware of any past or present water infiltration in the house or other structures, other than the X roof(s), basement or crawl space(s)? Ţ. (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? If "yes," indicate type(s) and location(s) 112 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? 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: ADDITIONS/ALTERATIONS Yes No Unk N/A (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. Were permits Final inspections/ Addition, structural change or alteration Approximate date obtained? approvals obtained? (continued on following page) (Yes/No/Unk/NA of work (Yes/No/Unk/NA) From force Enclosure, Remoder LIVING MES 41974 462 **YES** 1974-78 EXTERIOR PONCE DODITION UNIK Seller's Initials SPD Page 3 of 11 **Buyer's Initials** Date

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altering properties. Buyers should check with the municipality to determine if permits and/or approvals were necessary for disclosed and if so, whether they were obtained. Where required permits were not obtained, the municipality might require the current owner to grade or remove changes made by the prior owners. Buyers can have the Property inspected by an expert in codes compliance to determ 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-vious surfaces added to the Property. Buyers should contact the local office charged with oversecing the Stormwater Management Plan for determine if the prior addition of impervious or semi-pervious areas, such as walkways, decks, and swimming pools, might affect years and the following of the prior addition of impervious or semi-pervious areas, such as walkways, decks, and swimming pools, might affect years and the following of the prior addition of impervious or semi-pervious areas, such as walkways, decks, and swimming pools, might affect years and the property. (A) Source. Is the source of your drinking water (check all that apply): 1. Public 2. A well on the Property 3. Community water 4. A holding tank 5. A cistern 6. A spring 7. Other 8. If no water service, explain: (B) General 1. When was the water supply last tested? Test results: 2. Is the water system shared? If "yes," is there a written agreement? 4. Do you have a softener, filter or other conditioning system? 5. Is the softener, filter or other treatment system leased? From whom? 6. If your drinking water source is not public, is the pumping system in working order? If "no," explain: (C) Bypass Valve (for properties	(B) Are you aware of any private or public architectural review control of the Property other than zoning codes? If "yes," explain: Note to Buyer: The PA Construction Code Act, 35 P.S. §7210 et seq. (effective 2004), and local codes establish standards for building altering properties. Buyers should check with the municipality to determine if permits and/or approvals were necessary for disclosed and if so, whether they were obtained. Where required permits were not obtained, the municipality in grain the current owner to grade or remove changes made by the prior owners. Buyers can have the Property inspected by an expert in codes compliance to determine if stesse 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-privious surfaces added to the Property. Buyers should contact the local office charged with overseeing the Stormwater Management Plan for determine if the prior addition of impervious or semi-pervious areas, such as walkways, decks, and swimming pools, might affect you be a surfaces added to the Property. WATER SUPPLY (A) Source. Is the source of your drinking water (check all that apply): 1. Public 2. A well on the Property 3. Community water 4. A holding tank 5. A cistern 6. A spring 7. Other 8. If no water service, explain: (B) General 1. When was the water supply last tested? Test results: 2. Is the water system shared? If "yes," is there a written agreement? 4. Do you have a softener, filter or other conditioning system? 5. Is the softener, filter or other treatment system leased? From whom? 6. If your drinking water source have a bypass valve? 2. If "yes," is the bypass valve working? 10) Well 11. Has your wel	-	Addition, structural change or alteration	Approximate date of work	Were permits obtained? (Yes/No/Unk/NA)	ap	prova	nspection ls obtain o/Unk/	ined
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Is there a well that is used for something other than the primary source of drinking water? If "yes," explain	4. Is there a well that is used for something other than the primary source of drinking water? If "yes," explain S. Icher in a proved well in it consed?	6. 7. 8. (B) G: 1. 2. 4. 5. 6. (C) By 1. 2. (D) W 1.	A spring Other If no water service, explain: If no water service, explain: If no water service, explain: 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 Is the softener, filter or other treatment system least If your drinking water source is not public, is the pexplain: Pass Valve (for properties with multiple sources of Does your water source have a bypass valve? If "yes," is the bypass valve working? ell Has your well ever run dry?	g system? sed? From whom? oumping system in working o	A6 A7 B1 B2 B3 B4 B5 C1 C2 D1	¥	×	X	
If "yes," explain	If "yes," explain	6. 7. 8. (B) G: 1. 2. (C) By 1. 2. (D) W 1. 2.	A spring Other If no water service, explain: If no water service, explain: If 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 is the softener, filter or other treatment system least flyour drinking water source is not public, is the pexplain: "pass Valve (for properties with multiple sources of Does your water source have a bypass valve? If "yes," is the bypass valve working? ell Has your well ever run dry? Depth of well \[\frac{3}{3} - 15 \]	g system? sed? From whom? sumping system in working o	A6 A7 B1 B2 B3 B4 B5 C1 C2 D1 D2	¥	×		1
	5. If there is an unused well, is it capped?	6. 7. 8. (B) G: 1. 2. 4. 5. 6. (C) By 1. 2. (D) W: 1. 2. 3.	A spring Other If no water service, explain: If no water service, explain: 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 Is the softener, filter or other treatment system leas If your drinking water source is not public, is the p explain: "pass Valve (for properties with multiple sources of Does your water source have a bypass valve? If "yes," is the bypass valve working? ell Has your well ever run dry? Depth of well \[\frac{13-15}{6} \] Gallons per minute: , measured on	g system? sed? From whom? cumping system in working o water)	A6 A7 B1 B2 B3 B4 B5 C1 C2 D1 D2 D3	¥	X X		
5. If there is an unused well, is it capped?	(1) A 10 TO THE PROPERTY OF TH	6. 7. 8. (B) G: 1. 2. 4. 5. 6. (C) By 1. 2. (D) W: 1. 2. 3.	A spring Other If no water service, explain: If no water service, explain: 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 Is the softener, filter or other treatment system leas If your drinking water source is not public, is the p explain: "pass Valve (for properties with multiple sources of Does your water source have a bypass valve? If "yes," is the bypass valve working? ell Has your well ever run dry? Depth of well \[\frac{3}{3} - 15 \] Gallons per minute:	g system? sed? From whom? cumping system in working o water)	A6 A7 B1 B2 B3 B4 B5 C1 C2 D1 D2 D3	¥	X X		1



(i) Issues		Yes	No	Unk	-
	1. Are you aware of any leaks or other problems, past or present, relating to the water supply, pumping system and related items?	EL		X		
	Have you ever had a problem with your water supply?	1:2		X		1
1	xplain any problem(s) with your water supply. Include the location and extent of any problem(on efforts, the name of the person or company who did the repairs and the date the work was d	s) and a lone:	ny re	pair o	r reme	ed
10. 5	EWAGE SYSTEM	20	VY C-V			_
	\) General	1	Yes	No	Unk	T
25	Is the Property served by a sewage system (public, private or community)?	AT	X			t
	2. If "no," is it due to unavailability or permit limitations?	74.2				T
	When was the sewage system installed (or date of connection, if public)?	A.3			X	T
	4. Name of current service provider, if any:	74				T
	3) Type Is your Property served by:			210 Mg		Ī
100	1. Public	83		X		T
	2. Community (non-public)	82		X	V.	Ī
	3. An individual on-lot sewage disposal system	B3	X			T
	4. Other, explain:	B4	770	1	NA	I
((check all that apply):					
2-1-	1. Is your sewage system within 100 feet of a well?	CT	المرا	X	8	T
	Is your sewage system subject to a ten-acre permit exemption?	(2		X		T
	Does your sewage system include a holding tank?	13	April 1	X		T
	4. Does your sewage system include a septic tank?	C4	X	1		T
	Does your sewage system include a drainfield?	C5	X			T
	6. Does your sewage system include a sandmound?	06		X		T
	7. Does your sewage system include a cesspool?	67		X		T
	8. Is your sewage system shared?	CB	100	X		T
	Is your sewage system any other type? Explain:	6.9				T
	10. Is your sewage system supported by a backup or alternate system?	C10		X		T
(D) Tanks and Service					Ī
177	1. Are there any metal/steel septic tanks on the Property?	(21		X		Ī
	2. Are there any cement/concrete septic tanks on the Property?	10.2	X			T
	3. Are there any fiberglass septic tanks on the Property?	D3	-	X	S 1 8	Ī
	4. Are there any other types of septic tanks on the Property? Explain	D4	100	X		T
	5. Where are the septic tanks located? BACK YAND, 7 30' FATH KITCHEN WINDS	V D5				T
_	6. When were the tanks last pumped and by whom? FAW 2023 OENONSHAR STOTIC LLC, 7 HANTWOD IN QUALITYTICE PA	-				Ī
(Abandoned Individual On-lot Sewage Disposal Systems and Septic	136				t
18.5	1. Are you aware of any abandoned septic systems or cesspools on the Property?	151		X		T
	2. If "yes," have these systems, tanks or cesspools been closed in accordance with the municipality's ordinance?					Ī
(Sewage Pumps					Ī
- 69	Are there any sewage pumps located on the Property?	1-1	2	X		J
	If "yes," where are they located?	_ F2	2020			I
	What type(s) of pump(s)?	1-3				I
	4. Are pump(s) in working order?	14		11		ſ
	Who is responsible for maintenance of sewage pumps?	- 1/5				I
(3) Issues	1,410				İ
_	1. How often is the on-lot sewage disposal system serviced?	GI		1000		I
_	2. When was the on-lot sewage disposal system last serviced and by whom?	- 62				1
	3 Is any waste water nining not connected to the sentic/sewer system? WOSHSA - SSIMA	TE 63	Y	*		Ť
	4. Are you aware of any past or present leaks, backups, or other problems relating to the sewage system and related items?	64		X		I



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): Yes No Unk N/A 1. Copper AT Galvanized X 3. Lead 13 4. PVC 44 5. Polybutylene pipe (PB) 33 6. Cross-linked polyethyline (PEX) X 7. Other 17 (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.)? B If "yes," explain: 12. DOMESTIC WATER HEATING No Unk N/A (A) Type(s). Is your water heating (check all that apply): Yes 1. Electric AL 2. Natural gas 42 3. Fuel oil 4. Propane 14 If "yes," is the tank owned by Seller? 45 If "yes," is the system owned by Seller? × 6. Geothermal 7. Other (B) System(s) How many water heaters are there? 915 2. When were they installed? UNK 83 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 Yes No Unk N/A (A) Fuel Type(s). Is your heating source (check all that apply): 1. Electric AT 2. Natural gas 12 3. Fuel oil 43 4. Propane 14 If "yes," is the tank owned by Seller? 5. Geothermal 45 6. Coal 36 7. Wood 47. 8. Solar shingles or panels 48 If "yes," is the system owned by Seller? × 9. Other: × (B) System Type(s) (check all that apply): 1. Forced hot air 81 2. Hot water B2 3. Heat pump 83 4. Electric baseboard (LICHEN CALT) × 134 5. Steam 135 6. Radiant flooring 136 7. Radiant ceiling 187 Seller's Initials 💯 / Date 4-13-24 SPD Page 6 of 11 Buyer's Initials duced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com



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. No Unk N/A X 8. Pellet stove(s) 98 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: ELECTRIC BEEBOARD IN LITCUSAL. 1152 ____ 13. If multiple systems, provide locations ____ KITCUSO 1. Are there any areas of the house that are not heated? CI If "yes," explain: PTIC, BISCINGAT 2. How many heating zones are in the Property? 02 3. When was each heating system(s) or zone installed? 03 4. When was the heating system(s) last serviced? FALL 2023 034 5. Is there an additional and/or backup heating system? If "yes," explain: _ PROPOSE FINESLIKE 0.5 6. Is any part of the heating system subject to a lease, financing or other agreement? X 68 If "yes," explain: (D) Fireplaces and Chimneys 1. Are there any fireplaces? How many? 134 2. Are all fireplaces working? DZ: 3. Fireplace types (wood, gas, electric, etc.): POSONSE 4. Was the fireplace(s) installed by a professional contractor or manufacturer's representative? 04 5. Are there any chimneys (from a fireplace, water heater or any other heating system)? 195 6. How many chimneys? 126 7. When were they last cleaned? 197 8. Are the chimneys working? If "no," explain: 08 (E) Fuel Tanks 1. Are you aware of any heating fuel tank(s) on the Property? 2. Location(s), including underground tank(s): DOTOCAT TO PATIO - PREPARE TONK 3. If you do not own the tank(s), explain: LESS ED TOOK - RESSULIS PROPERTY 83 (F) Are you aware of any problems or repairs needed regarding any item in Section 13? If "yes," explain: FIREPLACE PILET LIGHT REQUIRES SERVICE 14. AIR CONDITIONING SYSTEM (A) Type(s). Is the air conditioning (check all that apply): 1. Central air Ai a. How many air conditioning zones are in the Property? a. How many air conditioning zones and b. When was each system or zone installed?

FAIL 2023 In 115 Ic 2. Wall units 12 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? BX If "yes," explain: DTVC, BASCANCH (C) Are you aware of any problems with any item in Section 14? If "yes," explain: _ Seller's Initials Date 4 13 - A SPD Page 7 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



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							Yes	No	Unk	Т
	(A) Type(s)	un finne?					ova:	163	Y	Olik	t
	 Does the electrical system ha Does the electrical system ha 		ankare?				XI.	×			B
	Is the electrical system solar		Carcio:				A2		×		Ě
	a. If "yes," is it entirely or p		r nowere	d2			A3 Ja		20000	_	ľ
	h If "yes," is any part of the	system sul	iect to a	lease fir	nancing or other agreement? It	f"ves."					т
	explain:	ayawiii aw	jeet to a	reuse, m	nancing or other agreement.	, ,	35		1		1
	(B) What is the system amperage?	200	-cre oc				13	00502	2		Γ
-	(C) Are you aware of any knob and t		in the Pro	operty?			C	i de la constante de la consta	X		8
	(D) Are you aware of any problems of				rical system? If "yes," explain:				×		1
16	OTHER EQUIPMENT AND APP	LIANCES		-			1)		~		-
	(A) THIS SECTION IS INTENDE will, or may, be included with the mine which items, if any, are inc MEAN IT IS INCLUDED IN T	e Property. luded in the HE AGRI	The term purchase EMENT	s of the z e of the I F OF SA	Agreement of Sale negotiated Property. <u>THE FACT THAT</u> LLE.	between	Buyer	and S	eller	will det	
	(B) Are you aware of any problems	and the same of th	-	iny of the		V	I No	NI			
	Item	Yes No	N/A	Tall profession	Item	Yes	No	N/A	-		
	A/C window units		-	\$12.77 SHE	Pool/spa heater	-		X			
	Attic fan(s)	×	1	Control of	Range/oven	X	W	-	-		
	Awnings Carbon monoxide detectors	-	×		Refrigerator(s) Satellite dish		X	-			
		×	+	RELIGIOUS AND ADDRESS OF	and the same of th	+	A	- V	-		
	Ceiling fans	X	-		Security alarm system	+	X	X	-		
	Deck(s)	Ŷ	-	220702000	Smoke detectors Sprinkler automatic timer	+	^	X	-		
	Dishwasher		-	HE SERVICES	Stand-alone freezer	-	x	1	\dashv		
	Dryer Electric animal fence	X	-	ACCUMENTS	Storage shed	-	^	X			
		-	X	\$1000000 \$10000000000000000000000000000	Trash compactor			X			
	Electric garage door opener		X	STATE STATE	Washer	-	X	- X	-		
	Garage transmitters Garbage disposal	_	×	200 E00	Whirlpool/tub	+	-	¥	-		
	In-ground lawn sprinklers		Y		Other:	-	3	_			
	Intercom		X		1. FIREDLACE	×	-				
	Interior fire sprinklers	_	X	S285000	2.	-		-	-		
	Keyless entry		Î	Mark State	3.	+	1	1	-		
	Microwave oven	X	+^-		4.		1	1	7		
	Pool/spa accessories	1	¥	Selection	5.			1			
	Pool/spa cover		X	200	6.	+		+			
	(C) Explain any "yes" answers in S	Section 16:		£ - 0		SETTA	-160	-	-		
	FINEPLACE - PILOT	TALLI	NEEDS	TLL	1000magn	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	., .	es conc	- NO 171		
17.	POOLS, SPAS AND HOT TUBS				1-01505			Yes	No	Unk	1
	(A) Is there a swimming pool on the	Property? I:	"ves.":				A		X		100
	1. Above-ground or in-ground?						A1				Г
	2. Saltwater or chlorine?						12			16 1	1
	3. If heated, what is the heat so	irce?			4		A.J				
	Vinyl-lined, fiberglass or cor)				λ4	15 975	3557		\vdash
	5. What is the depth of the swin					127	A5	1	all po		1
	Are you aware of any problem			ng pool?	67		5.6				T
	7. Are you aware of any problem					, ladder,					Γ
	lighting, pump, etc.)?						A.7			10000	100
	(B) Is there a spa or hot tub on the Pr		con 1	of forka			8			(Shares)	P
	Are you aware of any problem				tole configurant fators (Calabara	int-	81	-			1
	Are you aware of any problem	ns with any	of the sp	oa or hot	tuo equipment (steps, lighting	, jets,	82				
	cover, etc.)?										-
	cover, etc.)? (C) Explain any problems in Section	n 17:					906.				_



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. 18. WINDOWS Yes Unk N/A No (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: WWW. 53700 3MIT SENSING OF OSDANSS ECHOCKIN 19. LAND/SOILS (A) Property Yes No Unk N/A 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 X 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? 4.3 4. Have you received written notice of sewage sludge being spread on an adjacent property? 14 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: Yes No Unk N/A Farmland and Forest Land Assessment Act - 72 P.S. §5490.1, et seq. (Clean and Green Program) 81 Open Space Act - 16 P.S. §11941, et seq. 132 3. Agricultural Area Security Law - 3 P.S. §901, et seq. (Development Rights) 133 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): No Unk N/A Yes Timber CI 2. Coal 02 3. Oil × (3 4. Natural gas 04 5. Mineral or other rights (such as farming rights, hunting rights, quarrying rights) Explain: 15 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 LOOD EAST OF CHOWIEW REST LEASED TO FALMER JEFF FRY FOR 2024 20. FLOODING, DRAINAGE AND BOUNDARIES (A) Flooding/Drainage No Unk N/A Yes Is any part of this Property located in a wetlands area? Is the Property, or any part of it, designated a Special Flood Hazard Area (SFHA)? 0.42 Do you maintain flood insurance on this Property? 13 4. Are you aware of any past or present drainage or flooding problems affecting the Property? 14 5. Are you aware of any drainage or flooding mitigation on the Property? 45 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, χ pipe or other feature? CULUSATS EDST SIDE CLEANISW MD. 7. If "yes," are you responsible for maintaining or repairing that feature which conveys or manages storm water for the Property? SPD Page 9 of 11 Seller's Initials Date 4 Date **Buyer's Initials**

ed with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com



		eck unknown when the question does apply to the Property but you are not sure of the answer. All any "yes" answers in Section 20(A). Include dates, the location and extent of flooding and					
		torm water management features: UNKNOWN (DOTCS - INSTOURD CO	ucu	-75	503	T'S	1
3820		OF CHOINGEN VOND-	_		T 32	1 27 1	7
(B)) Bound			Yes	No	Unk	1
-		Are you aware of encroachments, boundary line disputes, or easements affecting the Property?	13.1	~	X		4
		Is the Property accessed directly (without crossing any other property) by or from a public road?	132	X	1	_	4
	3.	Can the Property be accessed from a private road or lane?	B3	_	X	_	1
		a. If "yes," is there a written right of way, easement or maintenance agreement?	3a				1
		b. If "yes," has the right of way, easement or maintenance agreement been recorded?	311	_	_		1
	4.	Are you aware of any shared or common areas (driveways, bridges, docks, walls, etc.) or mainte- nance agreements?	18.4		X		1
	me the the	te to Buyer: Most properties have easements running across them for utility services and other re- nts do not restrict the ordinary use of the property, and Seller may not be readily aware of them. It existence of easements and restrictions by examining the property and ordering an Abstract of Ti- Office of the Recorder of Deeds for the county before entering into an agreement of sale. In any "yes" answers in Section 20(B):	Buyer.	s may	wish t	o deter	n
			-		_		-
21.		RDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES		. **	Fr	- T	7
		ld and Indoor Air Quality (other than radon)		Yes	No	Unk	ļ
		Are you aware of any tests for mold, fungi, or indoor air quality in the Property?	41		X		4
	2.	Other than general household cleaning, have you taken any efforts to control or remediate mold or mold-like substances in the Property?	3.2		X		I
	issi 371	dity is a concern, buyers are encouraged to engage the services of a qualified professional to do to we is available from the United States Environmental Protection Agency and may be obtained by c 33, Washington, D.C. 20013-7133, 1-800-438-4318.		cting L	4Q IN	FO, P.	
	(B) Ra			Yes	No	Unk	1
	1.	Are you aware of any tests for radon gas that have been performed in any buildings on the Property?	331	X	- 1		3
		이 회사 그들이 가셨다. 이 사람이 있는데 하는데 하는데 하는데 가지 않는데 그는 그래요 그렇게 그렇게 하는데		DESCRIPTION OF THE PARTY.	100000000000000000000000000000000000000	- 1	+
		If "yes," provide test date and results 7 2022 UNKNOWN	612			X	I
	3.	If "yes," provide test date and results		×		X	
	3. (C) Le:	If "yes," provide test date and results	62	×		X	
	3. (C) Le: If t	If "yes," provide test date and results	62	X		X	
	3. (C) Le: If the edge	If "yes," provide test date and results	62	×	×	X	
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	3. (C) Let edg 1. 2. (D) Tai	If "yes," provide test date and results	63 63 C1	×	×	X	
	3. (C) Le: If ti edg 1. 2. (D) Tai 1.	If "yes," provide test date and results	63 63 C1 C2	*	×	X	
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		Г	es No	Unk	T
3	. Are you aware of any reason, including a defect in title or contractual obligation such as an option				
	or right of first refusal, that would prevent you from giving a warranty deed or conveying title to the Property?	Δ3	X		
(B) F	inancial	100			
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, building, safety or fire ordinances or other use restriction ordinances that remain uncorrected?	BI	X		
2	Are you aware of any mortgages, judgments, encumbrances, liens, overdue payments on a support obligation, or other debts against this Property or Seller that cannot be satisfied by the proceeds of this sale?	11.2	×		
	. Are you aware of any insurance claims filed relating to the Property during your ownership?	31.3	X		
(C) I	PM (A) in reconstruction of the contraction of the				
1	Are you aware of any violations of federal, state, or local laws or regulations relating to this Property?	CI	×		
2	. Are you aware of any existing or threatened legal action affecting the Property?	(2	X		
	Additional Material Defects				
1	Are you aware of any material defects to the Property, dwelling, or fixtures which are not dis- closed elsewhere on this form?	01	X		
	Note to Buyer: A material defect is a problem with a residential real property or any portion of adverse impact on the value of the property or that involves an unreasonable risk to people on the structural element, system or subsystem is at or beyond the end of the normal useful life of such a subsystem is not by itself a material defect.	e proper	y. The J	act that	a
	 After completing this form, if Seller becomes aware of additional information about the Prinspection reports from a buyer, the Seller must update the Seller's Property Disclosure Stainspection report(s). These inspection reports are for informational purposes only. 	atement			о.
EADI	ain any "yes" answers in Section 22:				
			07/4		
23. ATT	ACHMENTS				
23. ATT	ACHMENTS The following are part of this Disclosure if checked:				
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SPD Page 11 of 11

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