

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 2140 Perkiomenville Road, Harleysville, PA 19438**

2 **SELLER Anita and Eric C. Hipple**

S Alt 4/13/2023

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.

34 **COMMON LAW DUTY TO DISCLOSE**

35 Although the provisions of the Real Estate Seller Disclosure Law exclude some transfers from the requirement of completing a disclo-
36 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
37 to avoid fraud, misrepresentation or deceit in the transaction. **This duty continues until the date of settlement.**

38 **EXECUTOR, ADMINISTRATOR, TRUSTEE SIGNATURE BLOCK**

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

42 _____ DATE _____

43 Seller's Initials Alt / E.S.H Date 4/20/2023

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?

	Yes	No	Unk	N/A
A		<input checked="" type="checkbox"/>		
B		<input checked="" type="checkbox"/>		
C		<input checked="" type="checkbox"/>		

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

53 **2. OWNERSHIP/OCCUPANCY**

- 54 (A) **Occupancy**
 55 1. When was the Property most recently occupied? April 21, 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? _____

	Yes	No	Unk	N/A
A1				
A2				
A3	<input checked="" type="checkbox"/>			
A4				
B1	<input checked="" type="checkbox"/>			
B2		<input checked="" type="checkbox"/>		
B3		<input checked="" type="checkbox"/>		
B4		<input checked="" type="checkbox"/>		
C				

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

66 1 cat, multiple dogs
 67 **Explain Section 2 (if needed):** _____
 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 _____

	Yes	No	Unk	N/A
B1		<input checked="" type="checkbox"/>		
B2		<input checked="" type="checkbox"/>		
B3		<input checked="" type="checkbox"/>		
B4		<input checked="" type="checkbox"/>		
C				<input checked="" type="checkbox"/>
D				<input checked="" type="checkbox"/>
E1				<input checked="" type="checkbox"/>
E2				<input checked="" type="checkbox"/>
E3				<input checked="" type="checkbox"/>
E4				<input checked="" type="checkbox"/>
F				<input checked="" type="checkbox"/>

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

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? Sept 2019
 94 2. Do you have documentation (invoice, work order, warranty, etc.)? _____

	Yes	No	Unk	N/A
A1				
A2	<input checked="" type="checkbox"/>			
B1	<input checked="" type="checkbox"/>			
B2	<input checked="" type="checkbox"/>			
C1	<input checked="" type="checkbox"/>			
C2	<input checked="" type="checkbox"/>			
C3	<input checked="" type="checkbox"/>			

- 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?

103 Seller's Initials ALT/ESA Date 4/20/2023 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: The roof leaked when we purchased the house in 2004. We replaced the roof in 2004 and again in 2019.

5. BASEMENTS AND CRAWL SPACES There haven't been any leaks since 2004.

(A) Sump Pump

- Does the Property have a sump pit? If "yes," how many? 2
- Does the Property have a sump pump? If "yes," how many? 2
- 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	<input checked="" type="checkbox"/>			
A2	<input checked="" type="checkbox"/>			
A3	<input checked="" type="checkbox"/>			
A4	<input checked="" type="checkbox"/>			
B1	<input checked="" type="checkbox"/>			
B2		<input checked="" type="checkbox"/>		
B3		<input checked="" type="checkbox"/>		

(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: When it rains hard, both sump pumps run + keep basement floor dry. Water sometimes seeps in at the bilco door and down the steps. Heavy rain may cause the basement to smell damp/sour.

6. TERMITES/WOOD-DESTROYING INSECTS, DRYROT, PESTS Heavy rain may cause water to flow down the well pump wires in the basement.

(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		<input checked="" type="checkbox"/>		
A2		<input checked="" type="checkbox"/>		
B1		<input checked="" type="checkbox"/>		
B2		<input checked="" type="checkbox"/>		

(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: _____

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)?
- (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) _____
 - 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		<input checked="" type="checkbox"/>		
B		<input checked="" type="checkbox"/>		
C	<input checked="" type="checkbox"/>			
D1		<input checked="" type="checkbox"/>		
D2				
D3				
E	<input checked="" type="checkbox"/>			
F		<input checked="" type="checkbox"/>		

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: 7(C) air conditioning water leaks above hallway (2020) + 7(E) hail damage in 2019 (roof/siding/gutter guards) - all replaced

8. ADDITIONS/ALTERATIONS

- 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				

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>See attached sheet</u>			

Seller's Initials AKH/ESH Date 4/20/2023 SPD Page 3 of 11 Buyer's Initials _____ / _____ Date _____

162 **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
 163 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)

173 **A sheet describing other additions and alterations is attached.**

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

Yes	No	Unk	N/A
	<input checked="" type="checkbox"/>		

176 **Note to Buyer:** The PA Construction Code Act, 35 P.S. §7210 et seq. (effective 2004), and local codes establish standards for building and
 177 altering properties. Buyers should check with the municipality to determine if permits and/or approvals were necessary for disclosed work
 178 and if so, whether they were obtained. Where required permits were not obtained, the municipality might require the current owner to up-
 179 grade or remove changes made by the prior owners. Buyers can have the Property inspected by an expert in codes compliance to determine
 180 if issues exist. Expanded title insurance policies may be available for Buyers to cover the risk of work done to the Property by previous
 181 owners without a permit or approval.

182 **Note to Buyer:** According to the PA Stormwater Management Act, each municipality must enact a Storm Water Management Plan for
 183 drainage control and flood reduction. The municipality where the Property is located may impose restrictions on impervious or semi-per-
 184 vious surfaces added to the Property. Buyers should contact the local office charged with overseeing the Stormwater Management Plan
 185 to determine if the prior addition of impervious or semi-pervious areas, such as walkways, decks, and swimming pools, might affect your
 186 ability to make future changes.

187 **9. WATER SUPPLY**

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

- 189 1. Public
- 190 2. A well on the Property
- 191 3. Community water
- 192 4. A holding tank
- 193 5. A cistern
- 194 6. A spring
- 195 7. Other _____
- 196 8. If no water service, explain: _____

197 (B) **General**

- 198 1. When was the water supply last tested? July 2017
- 199 Test results: see attached
- 200 2. Is the water system shared?
- 201 If "yes," is there a written agreement?
- 202 4. Do you have a softener, filter or other conditioning system? UV treatment & filter
- 203 5. Is the softener, filter or other treatment system leased? From whom? _____
- 204 6. If your drinking water source is not public, is the pumping system in working order? If "no,"
 205 explain: _____

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

- 207 1. Does your water source have a bypass valve?
- 208 2. If "yes," is the bypass valve working?

209 (D) **Well**

- 210 1. Has your well ever run dry?
- 211 2. Depth of well _____
- 212 3. Gallons per minute: _____, measured on (date) _____
- 213 4. Is there a well that is used for something other than the primary source of drinking water?
 214 If "yes," explain _____
- 215 5. If there is an unused well, is it capped?

Yes	No	Unk	N/A
	<input checked="" type="checkbox"/>		
<input checked="" type="checkbox"/>			
	<input checked="" type="checkbox"/>		
	<input checked="" type="checkbox"/>		
	<input checked="" type="checkbox"/>		
	<input checked="" type="checkbox"/>		
	<input checked="" type="checkbox"/>		
	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
			<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>		
		<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>		
	<input checked="" type="checkbox"/>		

216 Seller's Initials AEH ESH Date 4/20/2023 SPD Page 4 of 11 Buyer's Initials _____ / _____ Date _____

217 **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
 218 **Property.** Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

219 (E) Issues

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

	Yes	No	Unk	N/A
E1		<input checked="" type="checkbox"/>		
E2		<input checked="" type="checkbox"/>		

223 **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:** _____
 224 _____
 225 _____

226 **10. SEWAGE SYSTEM**

227 (A) General

- 228 1. Is the Property served by a sewage system (public, private or community)?
 229 2. If "no," is it due to unavailability or permit limitations?
 230 3. When was the sewage system installed (or date of connection, if public)? when house was built
 231 4. Name of current service provider, if any: George Allen (pumping) built

	Yes	No	Unk	N/A
A1	<input checked="" type="checkbox"/>			
A2				<input checked="" type="checkbox"/>
A3				
A4				

232 (B) Type Is your Property served by:

- 233 1. Public
 234 2. Community (non-public)
 235 3. An individual on-lot sewage disposal system
 236 4. Other, explain: N/A

	Yes	No	Unk	N/A
B1		<input checked="" type="checkbox"/>		
B2		<input checked="" type="checkbox"/>		
B3	<input checked="" type="checkbox"/>			
B4				

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

- 238 1. Is your sewage system within 100 feet of a well?
 239 2. Is your sewage system subject to a ten-acre permit exemption?
 240 3. Does your sewage system include a holding tank?
 241 4. Does your sewage system include a septic tank?
 242 5. Does your sewage system include a drainfield?
 243 6. Does your sewage system include a sandmound?
 244 7. Does your sewage system include a cesspool?
 245 8. Is your sewage system shared?
 246 9. Is your sewage system any other type? Explain: _____
 247 10. Is your sewage system supported by a backup or alternate system?

	Yes	No	Unk	N/A
C1			<input checked="" type="checkbox"/>	
C2		<input checked="" type="checkbox"/>		
C3		<input checked="" type="checkbox"/>		
C4	<input checked="" type="checkbox"/>			
C5	<input checked="" type="checkbox"/>			
C6		<input checked="" type="checkbox"/>		
C7		<input checked="" type="checkbox"/>		
C8		<input checked="" type="checkbox"/>		
C9				<input checked="" type="checkbox"/>
C10		<input checked="" type="checkbox"/>		

248 (D) Tanks and Service

- 249 1. Are there any metal/steel septic tanks on the Property?
 250 2. Are there any cement/concrete septic tanks on the Property?
 251 3. Are there any fiberglass septic tanks on the Property?
 252 4. Are there any other types of septic tanks on the Property? Explain _____
 253 5. Where are the septic tanks located? behind house near kitchen
 254 6. When were the tanks last pumped and by whom? Oct-21 George Allen Wastewater Mgt

	Yes	No	Unk	N/A
D1		<input checked="" type="checkbox"/>		
D2	<input checked="" type="checkbox"/>			
D3		<input checked="" type="checkbox"/>		
D4		<input checked="" type="checkbox"/>		
D5				
D6				

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

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

	Yes	No	Unk	N/A
E1		<input checked="" type="checkbox"/>		
E2				<input checked="" type="checkbox"/>

260 (F) Sewage Pumps

- 261 1. Are there any sewage pumps located on the Property?
 262 2. If "yes," where are they located? _____
 263 3. What type(s) of pump(s)? _____
 264 4. Are pump(s) in working order?
 265 5. Who is responsible for maintenance of sewage pumps? _____

	Yes	No	Unk	N/A
F1		<input checked="" type="checkbox"/>		
F2				<input checked="" type="checkbox"/>
F3				<input checked="" type="checkbox"/>
F4				<input checked="" type="checkbox"/>
F5				<input checked="" type="checkbox"/>

267 (G) Issues

- 268 1. How often is the on-lot sewage disposal system serviced? every 2-3 years
 269 2. When was the on-lot sewage disposal system last serviced and by whom? Oct-21 George Allen Waste Mgt
 270 3. Is any waste water piping not connected to the septic/sewer system?
 271 4. Are you aware of any past or present leaks, backups, or other problems relating to the sewage
 272 system and related items?
 273

	Yes	No	Unk	N/A
G1				
G2				
G3		<input checked="" type="checkbox"/>		
G4		<input checked="" type="checkbox"/>		

274 Seller's Initials AH/ESJ Date 4/20/2023 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):

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

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

(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
A1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A7	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

(B) System(s)

- 1. How many water heaters are there? 0
Tanks _____ Tankless _____
- 2. When were they installed? _____
- 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
A1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A9	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

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

Seller's Initials AKL/ESH Date 4/20/2023 SPD Page 6 of 11 Buyer's Initials _____ / _____ Date _____

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

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- 8. Pellet stove(s) _____
How many and location? _____
- 9. Wood stove(s) _____
How many and location? 1 Living room
- 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? Yes
If "yes," explain: Sunroom
- 2. How many heating zones are in the Property? 2
- 3. When was each heating system(s) or zone installed? when house was built and
- 4. When was the heating system(s) last serviced? early 2023 when kitchen was added
- 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? 1
- 2. Are all fireplaces working?
- 3. Fireplace types (wood, gas, electric, etc.): wood
- 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? Apr 2011
- 8. Are the chimneys working? If "no," explain: _____

(E) Fuel Tanks

- 1. Are you aware of any heating fuel tank(s) on the Property?
- 2. Location(s), including underground tank(s): basement
- 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? 1
 - b. When was each system or zone installed? 11/2020 (replacement)
 - c. When was each system last serviced? ~ May 2022
- 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: Sunroom

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

	Yes	No	Unk	N/A
B8		<input checked="" type="checkbox"/>		
B9	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
B10		<input checked="" type="checkbox"/>		
B11		<input checked="" type="checkbox"/>		
B12				
B13				
C1	<input checked="" type="checkbox"/>			
C2				
C3				
C4				
C5		<input checked="" type="checkbox"/>		
C6		<input checked="" type="checkbox"/>		
D1	<input checked="" type="checkbox"/>			
D2	<input checked="" type="checkbox"/>			
D3				
D4			<input checked="" type="checkbox"/>	
D5	<input checked="" type="checkbox"/>			
D6				
D7				
D8	<input checked="" type="checkbox"/>			
E1	<input checked="" type="checkbox"/>			
E2				
E3				<input checked="" type="checkbox"/>
F		<input checked="" type="checkbox"/>		
A1				
1a				
1b				
1c				
A2		<input checked="" type="checkbox"/>		
A3		<input checked="" type="checkbox"/>		
A4		<input checked="" type="checkbox"/>		
A5				
A6	<input checked="" type="checkbox"/>			
B	<input checked="" type="checkbox"/>			
C		<input checked="" type="checkbox"/>		

Seller's Initials AH / EJA Date 4/20/2023 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? 200

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 _____

	Yes	No	Unk	N/A
A1		<input checked="" type="checkbox"/>		
A2	<input checked="" type="checkbox"/>			
A3		<input checked="" type="checkbox"/>		
3a				<input checked="" type="checkbox"/>
3b				<input checked="" type="checkbox"/>
B				
C		<input checked="" type="checkbox"/>		
D		<input checked="" type="checkbox"/>		

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			<input checked="" type="checkbox"/>	Pool/spa heater			<input checked="" type="checkbox"/>
Attic fan(s)			<input checked="" type="checkbox"/>	Range/oven		<input checked="" type="checkbox"/>	
Awnings		<input checked="" type="checkbox"/>		Refrigerator(s)		<input checked="" type="checkbox"/>	
Carbon monoxide detectors		<input checked="" type="checkbox"/>		Satellite dish		<input checked="" type="checkbox"/>	
Ceiling fans		<input checked="" type="checkbox"/>		Security alarm system			<input checked="" type="checkbox"/>
Deck(s)			<input checked="" type="checkbox"/>	Smoke detectors		<input checked="" type="checkbox"/>	
Dishwasher		<input checked="" type="checkbox"/>		Sprinkler automatic timer			<input checked="" type="checkbox"/>
Dryer		<input checked="" type="checkbox"/>		Stand-alone freezer			<input checked="" type="checkbox"/>
Electric animal fence			<input checked="" type="checkbox"/>	Storage shed		<input checked="" type="checkbox"/>	
Electric garage door opener		<input checked="" type="checkbox"/>		Trash compactor			<input checked="" type="checkbox"/>
Garage transmitters		<input checked="" type="checkbox"/>		Washer		<input checked="" type="checkbox"/>	
Garbage disposal			<input checked="" type="checkbox"/>	Whirlpool/tub			<input checked="" type="checkbox"/>
In-ground lawn sprinklers			<input checked="" type="checkbox"/>	Other:			
Intercom			<input checked="" type="checkbox"/>	1.			
Interior fire sprinklers			<input checked="" type="checkbox"/>	2.			
Keyless entry (garage)		<input checked="" type="checkbox"/>		3.			
Microwave oven		<input checked="" type="checkbox"/>		4.			
Pool/spa accessories			<input checked="" type="checkbox"/>	5.			
Pool/spa cover			<input checked="" type="checkbox"/>	6.			

431 (C) Explain any "yes" answers in Section 16: _____
 432 _____

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: _____
 448 _____

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

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.

452 **18. WINDOWS**

453 (A) Have any windows or skylights been replaced during your ownership of the Property?

	Yes	No	Unk	N/A
A	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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 See improvements summary

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
A1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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
B1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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
C1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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
A1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A7	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

508 **Seller's Initials** AEH / E.S.H **Date** 4/29/2023 **SPD Page 9 of 11** **Buyer's Initials** _____ / _____ **Date** _____

509 **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
 510 Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

511 **Explain any "yes" answers in Section 20(A). Include dates, the location and extent of flooding and the condition of any man-**
 512 **made storm water management features:** _____
 513

514 **(B) Boundaries**

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

	Yes	No	Unk	N/A
B1		<input checked="" type="checkbox"/>		
B2	<input checked="" type="checkbox"/>			
B3		<input checked="" type="checkbox"/>		
3a				<input checked="" type="checkbox"/>
3b				<input checked="" type="checkbox"/>
B4		<input checked="" type="checkbox"/>		

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

526 **Explain any "yes" answers in Section 20(B):** Direct access from Berkmanville Road
 527

528 **21. HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES**

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

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

	Yes	No	Unk	N/A
A1		<input checked="" type="checkbox"/>		
A2	<input checked="" type="checkbox"/>			

533 *Note to Buyer: Individuals may be affected differently, or not at all, by mold contamination. If mold contamination or indoor air*
 534 *quality is a concern, buyers are encouraged to engage the services of a qualified professional to do testing. Information on this*
 535 *issue is available from the United States Environmental Protection Agency and may be obtained by contacting IAQ INFO, P.O. Box*
 536 *37133, Washington, D.C. 20013-7133, 1-800-438-4318.*

537 **(B) Radon**

- 538 1. Are you aware of any tests for radon gas that have been performed in any buildings on the Property?
 539 2. If "yes," provide test date and results 2004 - negative
 540 3. Are you aware of any radon removal system on the Property?

	Yes	No	Unk	N/A
B1	<input checked="" type="checkbox"/>			
B2				
B3		<input checked="" type="checkbox"/>		

541 **(C) Lead Paint**

542 If the Property was constructed, or if construction began, before 1978, you must disclose any knowl-
 543 edge of, and records and reports about, lead-based paint on the Property on a separate disclosure form.

- 544 1. Are you aware of any lead-based paint or lead-based paint hazards on the Property?
 545 2. Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on
 546 the Property?

	Yes	No	Unk	N/A
C1		<input checked="" type="checkbox"/>		
C2		<input checked="" type="checkbox"/>		

547 **(D) Tanks**

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

	Yes	No	Unk	N/A
D1		<input checked="" type="checkbox"/>		
D2		<input checked="" type="checkbox"/>		

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

551 If "yes," location: _____

	Yes	No	Unk	N/A
E		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>

552 **(F) Other**

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

	Yes	No	Unk	N/A
F1		<input checked="" type="checkbox"/>		
F2		<input checked="" type="checkbox"/>		
F3		<input checked="" type="checkbox"/>		
F4		<input checked="" type="checkbox"/>		

560 **Explain any "yes" answers in Section 21. Include test results and the location of the hazardous substance(s) or environmental**
 561 **issue(s):** When air conditioner leaked in 2020, there was some mold treated in the attic.

562 **22. MISCELLANEOUS** When hall bath was renovated in 2008, there was some mold behind leaking

563 **(A) Deeds, Restrictions and Title** tile. It was treated at time of renovation.

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

	Yes	No	Unk	N/A
A1		<input checked="" type="checkbox"/>		
A2		<input checked="" type="checkbox"/>		

567 **Seller's Initials** AUH / E.S.H **Date** 1/20/2023 **SPD Page 10 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.

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?

	Yes	No	Unk	N/A
A.3		✓		
B.1		✓		
B.2		✓		
B.3	✓			
C.1		✓		
C.2		✓		
D.1		✓		

(B) Financial

- 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?
- 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?
- Are you aware of any insurance claims filed relating to the Property during your ownership?

(C) Legal

- Are you aware of any violations of federal, state, or local laws or regulations relating to this Property?
- Are you aware of any existing or threatened legal action affecting the Property?

(D) Additional Material Defects

- Are you aware of any material defects to the Property, dwelling, or fixtures which are not disclosed elsewhere on this form?

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. The fact that a structural element, system or subsystem is at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

- 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: Insurance claims: Air conditioner leak above hallway (4/20) + storm damage (5/2019)

23. ATTACHMENTS

(A) The following are part of this Disclosure if checked:

- Seller's Property Disclosure Statement Addendum (PAR Form SDA)
- water test results - 7/6/2017
- roof estimate / invoice - July / Sept 2019
-

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. If any information supplied on this form becomes inaccurate following completion of this form, Seller shall notify Buyer in writing.

SELLER Anita and Eric C. Hipple DATE 4/20/2023
 SELLER Eric S Hipple DATE 4/20/2023
 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. It is Buyer's responsibility to satisfy himself or herself as to the condition of the property. Buyer may request that the property be inspected, at Buyer's expense and by qualified professionals, to determine the condition of the structure or its components.

BUYER _____ DATE _____
 BUYER _____ DATE _____
 BUYER _____ DATE _____

Year	Improvement / Service	Contractor	Comments
Apr-04	Water Testing	Analytical Labs	
May-04	Plumbing repairs	Ray Shaffer Inc	washer supply valves washer drain extension shower heads Outside faucet - new ball valve shut off valves to sinks/toilets
Jan-06	Front Door Installation	Schmidt Construction	
Jan-06	Kitchen Ceiling/Light Fixture/Fan	Schmidt Construction	
Jan-06	Door between garage & sunroom, screen door in kitchen	Schmidt Construction	
Jan-06	six panel doors installation (room doors/closets)	Schmidt Construction	
Feb-07	marble floor in living room	Bergey Floor Coverings	
Apr-08	Bathroom renovations	IT Landes	toilets faucets shower & tub surrounds sinks
Sep-08	Shed	Wood Naturally	
Mar-09	Central Air Installation	Air Experts	
Mar-09	electrical upgrade (200 amp)	Air Experts	
Nov-10	New oil burner	IT Landes	
Nov-10	bathroom / master bedroom window replacements	David Cross Construction	
Apr-11	Chimney Cleaning	Sleepy Hollow Chimney Sweep	
Apr-11	Chimney repair	Sleepy Hollow Chimney Sweep	new caps & terra cotta liner
May-12	Flower beds (front)	Native Designs Landscape	
Apr-13	Kitchen/sunroom vinyl flooring sunroom carpeting	Bergey Floor Coverings	
Jun-13	kitchen renovation	Jeff Boyer Home Improvements	
Jun-13	kitchen windows / kitchen wood trim replacement	David Cross Construction	
Jun-13	removal of air conditioning unit / wall repair in dining room	David Cross Construction	
Jun-13	Aluminum capping - garage door	David Cross Construction	
Jun-13	new countertops	Lowe's	
Apr-14	Driveway paving	HPI	
Aug-16	Sunsetter awning	Douglas Gibson Enterprises	
Jun-17	New skylights in Sunroom	LD Contracting	This is a guesstimate - we couldn't find the invoice for the installation.
Jun-17	New siding back of house (kitchen/sunroom)	David Cross Construction	
Jun-17	Garage window - sunroom	David Cross Construction	
Jun-17	Sunroom renovation	David Cross Construction	new sliders new windows ceiling dry wall ceiling fans
Jun-17	well pump & water tank replacement	Horizon Services	
Jul-17	Water Testing	Suburban Testing Labs	
Aug-17	New garage door/opener	KJ Door Services Inc	
Jun-18	front sidewalk pavers / back patio / front steps	G. David DeWane Landscape & Design	
May-19	hose bib - out back	IT Landes	
Aug-19	House painting	JDS painting	
Sep-19	New siding - right & left side of house, back by master bedroom	David Cross Construction	
Sep-19	New roofs	LD Contracting	
Sep-19	Garage window	David Cross Construction	
Dec-19	Gutter Helmet		
Dec-19	Basement Windows	Pella	
Nov-20	Air Conditioning Replacement	Horizon Services	12-year warranty
Nov-20	UV treatment - electrical ballast replacement	Miller Pump Systems	
Jan-21	Fence	Montco Fence	
Feb-21	Generac Generator Installation	Trinity Generators and Electrical	
Oct-21	Septic Tank Pumping	George Allen Wastewater Mgt	
Apr-23	hall ceiling & crown molding repair	private	
approx 10 years ago (guesstimate)	sump pump replacements	IT Landes	



Drinking Water Results Report

Order ID: 7072202

Suburban Water Technology 1697A Swamp Pike Gilbertsville, PA 19525 Attn: Jeremy Crum	Project: Hipple, Anita 2140 Perkiomenville Road Harleysville, PA 19438 PWSID:
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Sample Number: 7072202-01	Site: Kitchen	Sample ID: S171139
Collector: RMO	Collect Date: 07/06/2017 10:15 am	Sample Type: Grab

Department / Test / Parameter	Result	Units	Method	MCL	Pass/Fail	R.L.	Prep Date	By	Analysis Date	By
<u>Inorganics</u>										
Nitrate as N	10.3	mg/L	EPA 300.0	10	Fail	1.00	07/07/17	CEK	07/07/17 12:07	CEK
Nitrite as N	< 0.10 M2	mg/L	EPA 300.0	1	Pass	0.10	07/07/17	CEK	07/07/17 12:07	CEK
pH, Lab	7.54 #	pH Units	SM 4500-H-B		N/A		07/10/17	DSM	07/10/17 13:45	DSM
<u>Metals</u>										
Arsenic	0.001	mg/L	EPA 200.8	0.01	Pass	0.001	07/13/17	RPV	07/14/17 16:37	RPV
<u>Microbiology</u>										
<i>Total Coliform, Enumeration</i>										
E. coli	< 1	MPN/100mL	SM 9223-B	0.1	Pass	1	07/06/17	JKW	07/06/17 21:19	JKW
Total Coliform	< 1	MPN/100mL	SM 9223-B	0.1	Pass	1	07/06/17	JKW	07/06/17 21:19	JKW
<u>Volatiles</u>										
<i>VOA, 524.2, Regulated</i>										
Benzene	< 0.5	µg/L	EPA 524.2	5	Pass	0.5	07/07/17	KED	07/07/17 17:54	KED
Carbon Tetrachloride	< 0.5	µg/L	EPA 524.2	5	Pass	0.5	07/07/17	KED	07/07/17 17:54	KED
Chlorobenzene	< 0.5	µg/L	EPA 524.2	100	Pass	0.5	07/07/17	KED	07/07/17 17:54	KED
1,4-Dichlorobenzene	< 0.5	µg/L	EPA 524.2	75	Pass	0.5	07/07/17	KED	07/07/17 17:54	KED
1,2-Dichlorobenzene	< 0.5	µg/L	EPA 524.2	600	Pass	0.5	07/07/17	KED	07/07/17 17:54	KED
1,2-Dichloroethane	< 0.5	µg/L	EPA 524.2	5	Pass	0.5	07/07/17	KED	07/07/17 17:54	KED
trans-1,2-Dichloroethene	< 0.5	µg/L	EPA 524.2	100	Pass	0.5	07/07/17	KED	07/07/17 17:54	KED
cis-1,2-Dichloroethene	< 0.5	µg/L	EPA 524.2	70	Pass	0.5	07/07/17	KED	07/07/17 17:54	KED
1,1-Dichloroethene	< 0.5	µg/L	EPA 524.2	7	Pass	0.5	07/07/17	KED	07/07/17 17:54	KED
1,2-Dichloropropane	< 0.5	µg/L	EPA 524.2	5	Pass	0.5	07/07/17	KED	07/07/17 17:54	KED
Ethyl Benzene	< 0.5	µg/L	EPA 524.2	700	Pass	0.5	07/07/17	KED	07/07/17 17:54	KED
Methylene Chloride	< 0.5	µg/L	EPA 524.2	5	Pass	0.5	07/07/17	KED	07/07/17 17:54	KED
Styrene	< 0.5	µg/L	EPA 524.2	100	Pass	0.5	07/07/17	KED	07/07/17 17:54	KED
Tetrachloroethene	< 0.5	µg/L	EPA 524.2	5	Pass	0.5	07/07/17	KED	07/07/17 17:54	KED
Toluene	< 0.5	µg/L	EPA 524.2	1000	Pass	0.5	07/07/17	KED	07/07/17 17:54	KED
1,2,4-Trichlorobenzene	< 0.5	µg/L	EPA 524.2	70	Pass	0.5	07/07/17	KED	07/07/17 17:54	KED
1,1,2-Trichloroethane	< 0.5	µg/L	EPA 524.2	5	Pass	0.5	07/07/17	KED	07/07/17 17:54	KED
1,1,1-Trichloroethane	< 0.5	µg/L	EPA 524.2	200	Pass	0.5	07/07/17	KED	07/07/17 17:54	KED
Trichloroethene	< 0.5	µg/L	EPA 524.2	5	Pass	0.5	07/07/17	KED	07/07/17 17:54	KED
Vinyl Chloride	< 0.5	µg/L	EPA 524.2	2	Pass	0.5	07/07/17	KED	07/07/17 17:54	KED
Xylenes, Total	< 1.0	µg/L	EPA 524.2	10000	Pass	1.0	07/07/17	KED	07/07/17 17:54	KED

Surrogate Recoveries	Results	Units	%Recovery	Method	Limits (%Recovery)
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Report Generated On: 07/18/2017 1:48 pm 7072202
 STL_DW_Results Revision #1.7 Effective: 07/09/2014





File Number: 7072202-01 Site: Kitchen Sample ID: S171139
 Operator: RMO Collect Date: 07/06/2017 10:15 am Sample Type: Grab

Element / Test / Parameter	Result	Units	Method	MCL	Pass/Fail	R.L.	Prep Date	By	Analysis Date	By
<p>⋮ (Continued)</p> <p>24.2, Regulated (Continued)</p> <p>Spillage Recoveries (Continued)</p>										
Spillage: 1,2-Dichlorobenzene-d4	4.49	µg/L			90%	EPA 524.2			70-130	
Spillage: Bromofluorobenzene	5.60	µg/L			112%	EPA 524.2			70-130	

Qualifiers:

The test (pH, Lab) is performed in the Laboratory as soon as possible and is valid for information purposes. It is not appropriate for regulatory compliance with NPDES and SDWA programs that require analysis within 15 minutes of sample collection.

The Matrix Spike associated with this sample is below established acceptance criteria, indicating potential matrix interference. Results of this sample may be biased low.

Sample Receipt Conditions:

Results met the sample receipt requirements for the relevant analyses.

Maximum Contaminant Level based on 40CFR part 141 and 143. MCL and Pass/Fail are provided for reference only.

Reporting Limit. The lowest concentration reported for this sample. Results below the RL are considered Non-Detected.

Results meet the requirements of STL's TNI (NELAC) Accredited Quality System unless otherwise noted. If your results contain any data qualifiers or flags, you should evaluate useability relative to your needs.

Operator initials include "STL", samples have been collected in accordance with STL SOP SL0015.

Results reported on an As Received (Wet Weight) basis unless otherwise noted.

Laboratory report may not be reproduced, except in full, without the written approval of STL.

Results are considered Preliminary unless report is signed by authorized representative of STL.

Prepared and Released By:

Jennifer Moyer
 Manager

Report Generated On: 07/18/2017 1:48 pm 7072202
 STL_DW_Results Revision #1.7 Effective: 07/09/2014



From: **KENDI DISTEFANO** kendidinger1967@gmail.com
Subject: New Roof Estimate
Date: July 16, 2019 at 8:52 AM
To: Anita Hipple ahipster1017@gmail.com

LD CONTRACTING, LLC

Lew DiStefano

3688 Coventryville Road Pottstown, PA 19465

610-507-9081

PA1291

ESTIMATE

July 16, 2019

Anita Hipple
2140 Perkiomenville Rd
Harleysville, PA 19438

RE: Roof replacement

Removal of existing one- layer asphalt shingles from house and shed caused by hail storm.

Inspection of roof decking, any rotted or damaged wood to be replaced at \$2.00 per sq. ft.

Application of;

- Synthetic roof underlayment.
- 3' Ice and water shield on all eaves and valleys.
- White aluminum drip edge on all rakes and eaves.
- New flashing on all roof penetrations.
- Owens Corning Lifetime architectural shingles.
- Cap over ridge vent on all peaks.
- Application of ½' ISO board and .060 fully adhered EPDM rubber roof membrane on rear flat roof with new aluminum drip edge.

Clean up and removal of all job- related debris.



LD CONTRACTING, LLC

Lew DiStefano

3688 Coventryville Road Pottstown, PA 19465

610-507-9081

PA1291

INVOICE

September 5, 2019

Anita Hipple

RE; Roof Replacement

- Removal of existing roof and application of new roof as quoted.
- Clean up and removal of all job- related debris.

Total -\$16,650.00

Down payment-\$8,000.00

Total Due-\$8,650.00

Please make payments to;
LD Contracting, LLC
3688 Coventryville Rd
Pottstown, PA 19465

Thank you,

Lew DiStefano