SPD

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PROPERTY 177 Paddington Pl, Souderton, PA 18964

2 SELLER Harry W Woelkers

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INFORMATION REGARDING THE REAL ESTATE SELLER DISCLOSURE LAW

- Generally speaking, the Real Estate Seller Disclosure Law (68 P.S. §7301 et seq.) requires that before an agreement of sale is signed, the seller in a residential real estate transfer must make certain disclosures regarding the property to potential buyers in a form defined by the law. A residential real estate transfer is defined as a sale, exchange, installment sales contract, lease with an option to buy, grant or other transfer of an interest in real property where NOT LESS THAN ONE AND NOT MORE THAN FOUR RESIDENTIAL DWELLING UNITS are involved. The Law defines a number of exceptions where the disclosures do not have to be made:
- 9 1. Transfers that are the result of a court order.
- 2. Transfers to a mortgage lender that result from a buyer's default and subsequent foreclosure sales that result from default.
- 3. Transfers from a co-owner to one or more other co-owners.
- 12 4. Transfers made to a spouse or direct descendant.
- 5. Transfers between spouses that result from divorce, legal separation, or property settlement.
- 6. Transfers by a corporation, partnership or other association to its shareholders, partners or other equity owners as part of a plan of liquidation.
 - 7. Transfer of a property to be demolished or converted to non-residential use.
 - Transfer of unimproved real property.
 - 9. Transfers by a fiduciary during the administration of a decedent estate, guardianship, conservatorship or trust.
- 19 10. Transfers of new construction that has never been occupied when:
 - a. The buyer has received a one-year warranty covering the construction;
- b. The building has been inspected for compliance with the applicable building code or, if none, a nationally recognized model building code; and
 - c. A certificate of occupancy or a certificate of code compliance has been issued for the dwelling.
- In addition to these exceptions, disclosures for condominiums and cooperatives are limited to the seller's particular unit(s). Disclosures regarding common areas or facilities are not required, as those elements are already addressed in the laws that govern the resale of condominium and cooperative interests.
- While the Law requires certain disclosures, this statement includes disclosures beyond the basic requirements of the Law in an effort to assist sellers in complying with seller disclosure requirements and to assist buyers in evaluating the property being considered. Sellers who wish to see or use the basic disclosure form can find the form on the Web site of the Pennsylvania State Real Estate Commission.
- This Statement discloses Seller's knowledge of the condition of the property as of the date signed by Seller and is not a substitute for any inspections or warranties that Buyer may wish to obtain. This Statement is not a warranty of any kind by Seller or a warranty or representation by any listing real estate broker, any selling real estate broker, or their licensees. Buyer is encouraged to address concerns about the condition of the property that may not be included in this Statement. This Statement does not relieve Seller of the obligation to disclose a material defect that may not be addressed on this form.
- A material defect is a problem with a residential real property or any portion of it that would have a significant adverse impact on the 36 value of the property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem 37 is at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.
- Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the property. Check unknown when the question does apply to the property but you are not sure of the answer.

11 Seller's Initial Dw / Date 3/19/2018	SPD Page 1 of 10	Buyer's Initials/ Date	
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Sanford A Alderfer Inc, 672 Main Street Harleysville PA 19438 Phone: (215)723-1171 Fax:

Michelle Hunsberger

,		,	
42	Yes No Unk N/A 1	SELLER'S EXPERTISE	
43 A		(A) Does Seller possess expertise in contracting, engineering, architecture, environmental assessmen	at or
44		other areas related to the construction and conditions of the property and its improvements? (B) Is Seller the landlord for the property?	
45 E 46 C		(C) Is Seller a real estate licensee?	
47	· L	plain any "yes" answers in Section 1:	
48	2	OWNERSHIP/OCCUPANCY	
49	Yes No Unk N/A	(A) Occupancy	
50 I		 When was the property most recently occupied? Was the Seller the most recent occupant? If "no," when did the Seller most recently occupant? 	cunv
51 2 52		the property?	
53 3		3. How many persons most recently occupied the property?	
54		(B) Role of Individual Completing This Disclosure. Is the individual completing this form:	
55 1		1. The owner 2. The executor	
56 2 57 3		2. The executor 3. The administrator	
58 4		4. The trustee	
59 5		5. An individual holding power of attorney	
60 ((C) When was the property purchased?	
61 1		(D) Are you aware of any pets having lived in the house or other structures during your ownership?	
62 63		cplain section 2 (if needed):CONDOMINIUMS/PLANNED COMMUNITIES/OTHER HOMEOWNERS ASSOCIATIONS	
64	Yes No Unk N/A	(A) Type. Is the Property part of a(n):	
65		1. Condominium	
66 2	2	2. Homeowners association or planned community	
67 :		Cooperative Other type of association or community	
68 4 69 1	3	4. Other type of association or community (B) If "yes," how much are the fees? \$	arly)
70		(C) If "yes," are there any community services or systems that the association or community	ty is
71		responsible for supporting or maintaining? Explain:	
72		(C) 764 P 11/0 6 11 1 1 6 P 1 1 1 1 1 1 1 1 1 1 1 1 1	
73]		(D) If "yes," provide the following information about the association:	
74 : 75 :		1. Community Name 2. Contact	
76		3. Mailing Address	
77	4	4. Telephone Number	
	E	(E) How much is the capital contribution/initiation fee? \$ Notice to Buyer: A buyer of a resale unit in a condominium, cooperative, or planned community must re	raiva
79 80		a copy of the declaration (other than the plats and plans), the by-laws, the rules or regulations, and a certi	
81		of resale issued by the association in the condominium, cooperative, or planned community. Buyers mu	ay be
82		responsible for capital contributions, initiation fees or similar one-time fees in addition to regular mo	
83		maintenance fees. The buyer will have the option of canceling the agreement with the return of all de	2posit
84 62		monies until the certificate has been provided to the buyer and for five days thereafter or until convey whichever occurs first.	ance,
85 86		ROOF AND ATTIC	
87	Yes No Unk N/A	(A) Installation	
88	1	1. When was the roof installed?	
	2 /	2. Do you have documentation (invoice, work order, warranty, etc.)?	
90 91	1	(B) Repair 1. Has the roof or any portion of it been replaced or repaired during your ownership?	
		2. If it has been replaced or repaired, was the existing roofing material removed?	
93		(C) Issues	
	1 /	1. Has the roof ever leaked during your ownership?	
	2	 Are you aware of any current/past problems with the roof, gutters, flashing or downspouts? xplain any "yes" answers in section 4, including the location and extent of any problem(s) and 	onv
96 97		epair or remediation efforts:	any
98			
	/		
	DS		
	DIN	2 /10 /2018	
99	Seller's Initials/	Date 3/19/2018 SPD Page 2 of 10 Buyer's Initials/ Date	
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					E	BASEMENTS AND CRAWI	SPACES		
100 101	Γ	Yes N	0 Unk	N/A		(A) Sump Pump	DIACED		
102	-					1. Does the property have			
1113	-					2. Does the property have		w many?	
104	-					 If it has a sump pump, If it has a sump pump, 		ing order?	
105 106	4					(B) Water Infiltration			
107	1	The state of the s				1. Are you aware of a	ny water leakage, accum	nulation, or dampness y	within the basement or
108	ļ					crawl space? 2. Do you know of any	rangire or other attempt	s to control any water o	or dampness problem in
109 110	2	1				the basement or crawl:		s to condition any water c	n damphess problem in
111	3					Are the downspouts or	gutters connected to a pul	olic system?	
112	_					lain any "yes" answers in t		e location and extent	of any problem(s) and
113 114					any 6.	repair or remediation efforts TERMITES/WOOD-DESTR	OVING INSECTS, DRY	ROT, PESTS	
115	ſ	Yes N	o Unk	N/A		(A) Status			
116	-					1. Are you aware of any t			
117 118	2					2. Are you aware of any o(B) Treatment	lamage caused by termites	swood-destroying insects	, dryiot, or pests:
110	1					Is your property current			
120	2				_	2. Are you aware of any t			
121						olain any "yes" answers in dicable:	section 6, including the	e name of any service	treatment provider, it
122 123	Γ	Yes N	o Unk			STRUCTURAL ITEMS			
124	A					(A) Are you aware of any p	ast or present movement	, shifting, deterioration,	or other problems with
125						walls, foundations, or other (B) Are you aware of any p	er structural components?	with deivorsors wellow	ove notice or retaining
126 127	В					walls on the property?	ast of present problems	with titiveways, walkwa	ays, panos, or remaining
128	С	_				(C) Are you aware of any p	past or present water inf	iltration in the house of	r other structures, other
129						than the roof, basement or (D) Stucco and Exterior Syn	crawl spaces?		
130	,		1			1. Is your property constr	neted with stucco?		
132	1					2. Is your property con	structed with an Exterio	r Insulating Finishing S	System (EIFS), such as
133							cco, synthetic brick or syn	thetic stone?	
134	- 1					3. If "yes," when was it is (E) Are you aware of any fire,	storm, water or ice dama	ge to the property?	·
136						(F) Are you aware of any defe	ects (including stains) in fl	ooring or floor coverings'	?
137	•				Exp	plain any "yes" answers in s	ection 7, including the l	ocation and extent of a	ny problem(s) and any
138 139	ı	Yes N	o Unk	N/A	rep 8.	air or remediation efforts: ADDITIONS/ALTERATION	VS.		
140	Α	100 1	io omi	11111	0.	(A) Have any additions, struc	tural changes, or other a	Iterations been made to 1	the property during your
141				· :		ownership? Itemize and d	ate all additions/alteration	s below.	41
142	В					(B) Are you aware of any property zoning codes?	private or public architec	tural review control of	the property other than
143						/ Zonnig codes:	T	1	
144				A	dditi	on, structural	Approximate date	Were permits	Final inspections/
145						e, or alteration	of work	obtained?	approvals obtained?
146				/	, -	•		(Yes/No/Unknown)	(Yes/No/Unknown)
				/ -			<u> </u>		
147									
148			/_						
149									
150			/						
151		-/							
152		/							
153	/	<u>/</u>				A sheet describing other addi	tions and alterations is a	ttached.	
(4)	/				Ч	Soor tonic outer muni		··· +	
				DS					
121	· C	eller's Ir	itials D	W	,	Date 3/19/2018	SPD Page 3 of 10 Bu	ıyer's Initials/	Date
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155		Note to Buyer: The PA Construction Code Act, 33 P.S. \$/210 et seq. (effective 2004), and local codes es-
156		tablish standards for building and altering properties. Buyers should check with the municipality to de-
157		termine if permits and/or approvals were necessary for disclosed work and if so, whether they were
158		obtained. Where required permits were not obtained, the municipality might require the current owner to
159		upgrade or remove changed made by the prior owners. Buyers can have the property inspected by an ex-
160		pert in codes compliance to determine if issues exist. Expanded title insurance policies may be available
161		for Buyers to cover the risk of work done to the property by previous owners without a permit or approval.
162		Note to Buyer: According to the PA Stormwater Management Act, each municipality must enact a Storm
163		Water Management Plan for drainage control and flood reduction. The municipality where the property
164		is located may impose restrictions on impervious or semi-pervious surfaces added to the property. Buyers
165		should contact the local office charged with overseeing the Stormwater Management Plan to determine
166		if the prior addition of impervious or semi-pervious areas, such as walkways, decks, and swimming pools,
167		might affect your ability to make future changes.
168		9. WATER SUPPLY
169	Yes No Unk N/A	(A) Source. Is the source of your drinking water (check all that apply):
170		1. Public
171		2. A well on the property
172		3. Community water
		4. A holding tank
173		5. A cistern
174		6. A spring
175		7. Other
176		8. No water service (explain):
177	8	(B) Bypass Valve (for properties with multiple sources of water)
178		1. Does your water source have a bypass valve?
179		
180	2	2. If "yes," is the bypass valve working?
181		(C) Well
182		1. Has your well ever run dry?
183		2. Depth of Well
184		3. Gallons per minute, measured on (date)
185		4. Is there a well used for something other than the primary source of drinking water?
186	5	5. If there is an unused well, is it capped?
137		(D) Pumping and Treatment
188	1	1. If your drinking water source is not public, is the pumping system in working order? If "no,"
189		explain:
190		2. Do you have a softener, filter, or other treatment system?
191	3	3. Is the softener, filter, or other treatment system leased? From whom?
192		(E) General
193		1. When was your water last tested? Test results: 2. Is the water system shared? With whom?
194	2	2. Is the water system shared? With whom?
195		(F) Issues
196	1	1. Are you aware of any leaks or other problems, past or present, relating to the water supply,
197		pumping system, and related items? Here you ever had a problem with your water symply?
198	2	Á. Have you ever had a problem with your water supply? Explain any "yes" answers in section 9, including the location and extent of any problem(s) and any
199		repair or remediation efforts:
200		repair of remediation efforts:
201 202		10. SEWAGE SYSTEM
	Yes No Unk N/A	(A) General
203		1. Is your property served by a sewage system (public, private or community)?
204		2. If no, is it due to availability or permit limitations?
205		3. When was the sewage system installed (or date of connection, if public)?
206	3	(B) Type Is your property served by:
207		1. Public (if "yes," continue to D through G below)
208		2. Community (non-public)
209		3. An individual on-lot sewage disposal system
210		5. An individual on-lot sewage disposal system
211	4 /	4. Other, explain:
	DS	
	Dir	2/10/2019
212	Seller's Initials	/ Date 3/19/2018 SPD Page 4 of 10 Buyer's Initials / Date
	<u> </u>	
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						,
213	Yes	No	Unk	N/A	(C)	Individual On-lot Sewage Disposal System. Is your sewage system (check all that apply):
214 1						1. Within 100 feet of a well
215 2						2. Subject to a ten-acre permit exemption
216 3						3. A holding tank
217 4						4. A drainfield
218 5						5. Supported by a backup or alternate drainfield, sandmound, etc.
219 6	i					6. A cesspool
220 7		·				7. Shared
221 8	·					8. Other, explain:
222		,			(D)	Tanks and Service 1. Are there any metal/steel septic tanks on the Property?
223 1		-				2. Are there any cement/concrete septic tanks on the Property?
224 2		 		<u></u>		3. Are there any fiberglass septic tanks on the Property?
225 3 226 4						4. Are there any other types of septic tanks on the Property?
227 5		1				5. Where are the septic tanks located?
228 6						6. How often is the on-lot sewage disposal system serviced?
229 7	100 E 10		-	-		7. When was the on-lot sewage disposal system last serviced?
230					(E)	Abandoned Individual On-lot Sewage Disposal Systems and Septic
231 1		1	4		` '	1. Are you aware of any abandoned septic systems or cesspools on your property?
232 2	2					2. Have these systems or cesspools been closed in accordance with the municipality's ordinance?
233					(F)	Sewage Pumps
234 1	ı 🗀					1. Are there any sewage pumps located on the property?
235 2	2					2. What type(s) of pump(s)?
236 3	_	<u> </u>				Are pump(s) in working order? Who is responsible for maintenance of sewage pumps?
237 4	4				(C)	4. Who is responsible for maintenance of sewage pumps?
238					(G)	Issues 1. Is any waste water piping not connected to the septic/sewer system?
239 [2. Are you aware of any past or present leaks, backups, or other problems relating to the sewage
240 g 241	2	1				system and related items?
242	L	1		E	xnlain	any "yes" answers in section 10, including the location and extent of any problem(s) and any
243				re	epair o	r remediation efforts:
244				_		/
245	_				I. PLI	JMBING SYSTEM
246	Yes	No	Unk	N/A	(A)	Material(s). Are the plumbing materials (check all that apply):
247	1					1. Copper
248	2					2. Galvanized
249		<u> </u>				3. Léad
250	`		 			4. PVC
251 :	ļ					5/ Polybutylene pipe (PB)
252		-	-			Cross linked nelvethyline (DEV)
253	_	1			,	6. Cross-linked polyethyline (PEX)
	7				des des	6. Cross-linked polyethyline (PEX) 7. Other
	_				(B)	6. Cross-linked polyethyline (PEX) 7. Other Are you aware of any problems with any of your plumbing fixtures (e.g., including but not limited
255	7				(B)	6. Cross-linked polyethyline (PEX) 7. OtherAre you aware of any problems with any of your plumbing fixtures (e.g., including but not limited to: kitchen, laundry, or bathroom fixtures; wet bars; exterior faucets; etc.)?
	7				(B)	6. Cross-linked polyethyline (PEX) 7. Other Are you aware of any problems with any of your plumbing fixtures (e.g., including but not limited
255 256 257	7				(B) 2. DO	6. Cross-linked polyethyline (PEX) 7. Other Are you aware of any 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: MESTIC WATER HEATING
255 256 257 258	7	s No	Unk		(B) 2. DO (A)	6. Cross-linked polyethyline (PEX) 7. Other Are you aware of any 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: MESTIC WATER HEATING
255 256 257	7 B	s No	Unk	1/A	(B) 2. DO (A)	6. Cross-linked polyethyline (PEX) 7. Other Are you aware of any 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:
255 256 257 258 259	7 B Yes	s No	Unk		(B) 2. DO (A)	6. Cross-linked polyethyline (PEX) 7. Other Are you aware of any 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: MESTIC WATER HEATING Type(s). Is your water heating (check all that apply):
255 256 257 258 259 260	7 B Yes	s No	Unk		(B) 2. DO (A)	6. Cross-linked polyethyline (PEX) 7. Other
255 256 257 258 259 260 261 262 263	7 B Yes	s No	Unk		(B) 2. DO (A)	6. Cross-linked polyethyline (PEX) 7. Other
255 256 257 258 259 260 261 262	7 B Yes	s No	Unk		(B) 2. DO (A)	6. Cross-linked polyethyline (PEX) 7. Other
255 256 257 258 259 260 261 262 263 264 265	7 Yes 1 2 3 4 5 6	s No	Unk		(B) 2. DO (A)	6. Cross-linked polyethyline (PEX) 7. Other Are you aware of any 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: MESTIC WATER HEATING Type(s). Is your water heating (check all that apply): 1. Electric 2. Natural gas 3. Fuel oil 4. Propane 5. Solar 6. Geothermal
255 256 257 258 259 260 261 262 263 264 265 266	7 Yes 1 2 3 4 5 6 7	s No	Unk		(B) 2. DO (A)	6. Cross-linked polyethyline (PEX) 7. Other Are you aware of any 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: MESTIC WATER HEATING Type(s). Is your water heating (check all that apply): 1. Electric 2. Natural gas 3. Fuel oil 4. Propane 5. Solar 6. Geothermal 7. Other:
255 256 257 258 259 260 261 262 263 264 265 266 267	Yes 1 2 3 4 5 6 7 8	s No	Unk		(A)	6. Cross-linked polyethyline (PEX) 7. Other
255 256 257 258 259 260 261 262 263 264 265 266 267 268	Yes 1 2 3 4 5 6 6 7 8 8	S No	Unk		(A)	6. Cross-linked polyethyline (PEX) 7. Other
255 256 257 258 259 260 261 262 263 264 265 266 267 268 269	Yes 1 2 3 4 5 6 7 8	S No	Unk		(A)	6. Cross-linked polyethyline (PEX) 7. Other Are you aware of any 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: MESTIC WATER HEATING Type(s). Is your water heating (check all that apply): 1. Electric 2. Natural gas 3. Fuel oil 4. Propane 5. Solar 6. Geothermal 7. Other: 8. Is your water heating a summer-winter hook-up (integral system, hot water from the boiler, etc.)? How many water heaters are there? Are you aware of any problems with any water heater or related equipment?
255 256 257 258 259 260 261 262 263 264 265 266 267 268	Yes 1 2 3 4 5 6 6 7 8 8	S No	Unk		(A)	6. Cross-linked polyethyline (PEX) 7. Other
255 256 257 258 259 260 261 262 263 264 265 266 267 268 269	Yes 1 2 3 4 5 6 6 7 8 8	S No	Unk		(A)	6. Cross-linked polyethyline (PEX) 7. Other Are you aware of any 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: MESTIC WATER HEATING Type(s). Is your water heating (check all that apply): 1. Electric 2. Natural gas 3. Fuel oil 4. Propane 5. Solar 6. Geothermal 7. Other: 8. Is your water heating a summer-winter hook-up (integral system, hot water from the boiler, etc.)? How many water heaters are there? Are you aware of any problems with any water heater or related equipment?
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255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270	7 B Ye. 1 2 3 4 5 5 6 6 7 8 B C C			N/A	(A) (B) (C)	6. Cross-linked polyethyline (PEX) 7. Other Are you aware of any 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: MESTIC WATER HEATING Type(s). Is your water heating (check all that apply): 1. Electric 2. Natural gas 3. Fuel oil 4. Propane 5. Solar 6. Geothermal 7. Other: 8. Is your water heating a summer-winter hook-up (integral system, hot water from the boiler, etc.)? How many water heaters are there? Are you aware of any problems with any water heater or related equipment? If "yes," explain:
255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270	7 B Ye. 1 2 3 4 5 5 6 6 7 8 B C C	's Init		N/A	(A) (B) (C)	6. Cross-linked polyethyline (PEX) 7. Other Are you aware of any 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: MESTIC WATER HEATING Type(s). Is your water heating (check all that apply): 1. Electric 2. Natural gas 3. Fuel oil 4. Propane 5. Solar 6. Geothermal 7. Other: 8. Is your water heating a summer-winter hook-up (integral system, hot water from the boiler, etc.)? How many water heaters are there? Are you aware of any problems with any water heater or related equipment?

272				-	12 UF.	ATING SYSTEM
272 273	Yes	No	Unk		13. IIE2 (A)	Fuel Type(s). Is your heating source (check all that apply):
274 1					()	1. Electric
275 2						2. Natural gas
276 3						3. Fuel oil
277 4						4. Propane
278 5						5. Geothermal6. Coal
279 6 280 7						7. Wood
281 8						8. Other
282					(B)	System Type(s) (check all that apply):
283 1						1. Forced hot air
284 2						2. Hot water
285 3						 Heat pump Electric baseboard
286 4 287 5						5. Steam
288 6						6. Radiant
289 7						7. Wood stove(s) How many?
290 8						8. Coal stove(s) How many?
291 9						9. Other:
292					(C)	Status 1. When was your heating system(s) installed?
293 1						When was your heating system(s) installed? When was the heating system(s) last serviced?
294 2 295 3						3. How many heating zones are in the property?
296 4	_					How many heating zones are in the property? Is there an additional and/or backup heating system? Explain: Eigenbaces
297					(D)	Fireplaces
298 1						1. Are there any fireplace(s)? How many?
299 2						2. Are all fireplace(s) working? 3. Fireplace types(s) wood, gas, electric, etc.):
300 3						 Fireplace types(s) (wood, gas, electric, etc.): Were the fireplace(s) installed by a professional contractor or manufacturer's representative?
301 4 302 5		├				5. Are there any chimney(s) (from a fireplace, water heater or any other heating system)?
303 6						6. How many chimney(s)? When were they last cleaned?
304 7						7. Are the chimney(s) working? If "no," explain:
305 E						List any areas of the house that are not heated:
306					(F)	Heating Ruel Tanks
307 1						Are you aware of any heating fuel tank(s) on the property? Location(s), including underground tank(s):
308 2 309 3						3. If you do not own the tank(s), explain:
310 P	_				Are vou	a aware of any problems or repairs needed regarding any item in section 13? If "yes," explain:
311		1	:			/
312		·····	· · · · · · · · · · · · · · · · · · ·			Ŕ CONDITIONING SYSTEM
313	Yes	No	Unk	N/A	(A)	Type(s). Is the air conditioning (check all that apply):
314 1		ļ				1. Central air
315 2		╄—	\vdash			Wall units Window units
316 3 317 4		1	+		/	4. Other
318 5		1	$+ - \parallel$			5. None
319			تحرظ	<i>,,</i>	(B)	Status
320 1					. •	1. When was the central air conditioning system installed?
321 2						2. When was the central air conditioning system last serviced?
322 3			_		(C)	3. How many air conditioning zones are in the property? List any areas of the house that are not air conditioned:
323 (324)	P	17				a aware of any problems with any item in section 14? If "yes," explain:
325	r	┯			riic you	t undie of any problems with any remain section 1-1. If yes, explains
326	······	<u> </u>			15. EL	ECTRICAL SYSTEM
327	Yes	No	Unk	N/A	(A)	Type(s)
328 1						1. Does the electrical system have fuses?
329 2	/	1				2. Does the electrical system have circuit breakers?
			_	DS		
			10	(N		3/19/2018
330	Seller'	s Initi	ats	/		Date 3/19/2018 SPD Page 6 of 10 Buyer's Initials/ Date
			<u> </u>			Produced with zipForm® by zlpLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zlpLogix.com 177 Paddington Pl,

	Yes	No	Unk	N/A
В				
С				
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(B) What is the system amperage?

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

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

16. OTHER EQUIPMENT AND APPLIANCES

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

Item	Yes	No	Item	Yes	No
Electric garage door opener			 Trash compactor		
Garage transmitters			 Garbage disposal		
Keyless entry			 Stand-alone freezer		
Smoke detectors			Washer		
Carbon monoxide detectors			Dryer		
Security alarm system			Intercom		
Interior fire sprinklers			Ceiling fans		<u> </u>
In-ground lawn sprinklers			A/C window units		
Sprinkler automatic timer			Awnings		ļ
Swimming pool	7		Attic fan(s)		
Hot tub/spa			Satellite dish		<u> </u>
Deck(s)			 Storage shed		
Pool/spa heater			Electric animal fence		
Pool/spa cover			Other:		
Whirlpool/tub			1.		
Pool/spa accessories/		Ī	2.		
Refrigerator(s)			3.		
Range/oven			4.		
Microwave oyen			5.		
Dishwasher			6.		

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

17. LAND/SOILS (A) Property

Are you aware of any fill or expansive soil on the property?

2. Are you aware of any sliding, settling, earth movement, upheaval, subsidence, sinkholes or earth stability problems that have occurred on or affect the property?

3. Are you aware of sewage sludge (other than commercially available fertilizer products) being spread on the property, or have you received written notice of sewage sludge being spread on an adjacent property?

4. Are you aware of any existing, past or proposed mining, strip-mining, or any other excavations that might affect this property?

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

364					
		Yes	No	Unk	N/A
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435 436 Yes

(B) Preferential Assessment and Development Rights

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

1. Farmland and Forest Land Assessment Act - 72 P.S.§5490.1 et seq. (Clean and Green Program)

Open Space Act - 16 P.S. §11941 et seq.

3. Agricultural Area Security Law - 3 P.S. §901 et seq. (Development Rights)

4. Any other law/program: Note to Buyer: Pennsylvania has enacted the Right to Farm Act (3 P.S. § \$51-957) 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):

- Timber
- Coal 2.
- 3. Oil
- 4. Natural gas

5. Other minerals or rights (such as farming rights, Munting rights, quarrying rights) Explain:

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

Explain any "yes" answers in section 17:

18. FLOODING, DRAINAGE AND BOUNDARIES

(A) Flooding/Drainage

1. Is any part of this property located in a wetlands area?

2. Is the property, or any part of it, designated a Special Flood Hazard Area (SFHA)?

3. Do you maintain flood insurance on this property?

4. Are you aware of any past or present drainage or flooding problems affecting the property?

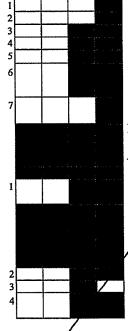
5. Are you aware of any drainage or flooding mitigation on the property?

6. Are you award of the presence on the property of any man-made feature that temporarily or permanently conveys or manages storm water, including any basin, pond, ditch, drain, swale, culvert, pipe or other feature?

7. If "yes", are you responsible for maintaining or repairing that feature which conveys or manages storm water for the property?

Explain any "yes" answers in section 18(A), including dates and extent of flooding and the condition of

any man-made storm water management features:



No Unk N/A

(B) Boundaries

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

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

2. Do you access the property from a private road or lane?

3. If "yes," do you have a recorded right of way or maintenance agreement?

Are you aware of any shared or common areas (driveways, bridges, docks, walls, etc.) or maintenance agreements?

Explain any "yes" answers in section 18(B): _

37	Seller's Initial /	Date 3/19/2018	SPD Page 8 of 10	Buyer's Initials	_/ Date	·
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438		19.	HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES
439	Yes	No Unk N/A	(A) Mold and Indoor Air Quality (other than radon)
440	1		1. Are you aware of any tests for mold, fungi, or indoor air quality in the property?
441	2	, , , , , , , , , , , , , , , , , , ,	2. Other than general household cleaning, have you taken any efforts to control or remediate
442			mold or mold-like substances in the property?
443			Note to Buyer: Individuals may be affected differently, or not at all, by mold contamination. If mold contamination or indoor air quality is a concern, buyers are encouraged to engage the serv-
444			ices of a qualified professional to do testing. Information on this issue is available from the United
445 446			States Environmental Protection Agency and may be obtained by contacting IAQ INFO, P.O. Box
447			37133, Washington, D.C. 20013-7133, 1-800-438-4318.
448			(B) Radon
449	1	· · · · · · · · · · · · · · · · · · ·	1. Are you aware of any tests for radon gas that have been performed in any buildings on the
450			property? If "yes," list date, type, and results of all tests below:
451			First Test Second Test
452			Date
453			Type of Test Results (picocuries/liter)
454 455			Name of Testing Service
456	2		2. Are you aware of any radon removal system on the property? If "yes," list date installed and
457			type of system, and whether it is in working order below:
45%			Date Installed Type of System Provider Working?
459			
460			(O. T. 17)
461			(C) Lead Paint If property was constructed, or if construction began, before 1978, you must disclose any know-
462	Ves	No Unk N/A	ledge of, and records and reports about, lead-based paint on the property.
463 464	1 163	THO CHR TOPA	1. Are you aware of any lead-based paint or lead-based paint hazards on the property?
465	2		2. Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards
466	4		on the property?
467			(D) Tanks
468	1		1. Are you aware of any existing or removed underground tanks? Size:
469	2		2. If "yes," have any tanks been removed during your ownership?
470	E		(E) Dumping. Are you aware of any dumping on the property?
471			(F) Other 1. Are you aware of any existing hazardous substances on the property (structure or soil) such
472 473	1		as, but not limited to, asbestos or polychlorinated biphenyls (PCBs)?
474	2		2. Have you received written notice regarding the presence of an environmental hazard or bio-
175	٦		hazard on your property or any adjacent property?
476	3		3. Are you aware of testing on the property for any other hazardous substances or environmental
477			concerns?
478	4		4. Are you aware of any other hazardous substances or environmental concerns that might impact upon the property?
479 480		E.v	plain any "yes" answers in section 19:
481		15.5	plant any Jos and the backers 227
482			. MISCELLANEOUS
483	Yes	No Unk N/A	(A) Deeds, Restrictions and Title
484	1		1. Are you aware of any deed restrictions that apply to the property?
485	2		/ 2. Are you aware of any historic preservation restriction or ordinance or archeological designation
486			nation associated with the property?
487	3		3. Are you aware of any reason, including a defect in title, that would prevent you from giving a warranty deed or conveying title to the property?
488			
489		/	(B) Financial
490	1		1. Are you aware of any public improvement, condominium or homeowner association assess-
491	-		ments 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?
492	<u></u>		
493	2		Are you aware of any mortgage, judgment, encumbrance, lien, overdue payment on a support obligation, or other debt against this property or Seller that cannot be satisfied by the proceeds
494			of this sale?
495	3		
496			3. Are you aware of any insurance claims filed relating to the property?
		O'	
4/1-	Callan	, Thirial IW ,	Date 3/19/2018 SPD Page 9 of 10 Buyer's Initials/ Date
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	Yes	No I	Jnk N/A	(0)																
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