

RESIDENTIAL LEAD-BASED PAINT HAZARDS DISCLOSURE FORM

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

LPD

THIS FORM MUST BE COMPLETED FOR ANY PROPERTY BUILT PRIOR TO 1978

PROPERTY 4807 Mill Rd Emmaus PA 18049 John C. Fuduch
SELLER Barbara Weatherhold John C. Fuduch

LEAD WARNING STATEMENT

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller of any interest in residential real property is required to provide the Buyer with any information on lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the Buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

SELLER'S DISCLOSURE

Seller has no knowledge of the presence of lead-based paint and/or lead-based paint hazards in or about the Property.
 Seller has knowledge of the presence of lead-based paint and/or lead-based paint hazards in or about the Property. (Provide the basis for determining that lead-based paint and/or hazards exist, the location(s), the condition of the painted surfaces, and other available information concerning Seller's knowledge of the presence of lead-based paint and/or lead-based paint hazards.)

SELLER'S RECORDS/REPORTS

Seller has no records or reports pertaining to lead-based paint and/or lead-based paint hazards in or about the Property.
 Seller has provided Buyer with all available records and reports regarding lead-based paint and/or lead-based paint hazards in or about the Property. (List documents): N/A

Seller certifies that to the best of Seller's knowledge the above statements are true and accurate.

SELLER John C. Fuduch DATE 3/9/2025
SELLER Barbara Weatherhold DATE 3/9/2025
SELLER _____ DATE _____

BUYER

DATE OF AGREEMENT

BUYER'S ACKNOWLEDGMENT

Buyer has received the pamphlet *Protect Your Family from Lead in Your Home* and has read the Lead Warning Statement.
 Buyer has reviewed Seller's disclosure of known lead-based paint and/or lead-based paint hazards and has received the records and reports regarding lead-based paint and/or lead-based paint hazards identified above.

Buyer has (initial one):

received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
 waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Buyer certifies that to the best of Buyer's knowledge the statements contained in Buyer's Acknowledgement are true and accurate.

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

AGENT ACKNOWLEDGEMENT AND CERTIFICATION

Agent/Licensee represents that Agent has informed Seller of Seller's obligations under the Residential Lead-Based-Paint Hazard Reduction Act, 42 U.S.C. §4852(d), and is aware of Agent's responsibility to ensure compliance.

The following have reviewed the information above and certify that the Agent statements are true to the best of their knowledge and belief. Seller Agent and Buyer Agent must both sign this form.

BROKER FOR SELLER (Company Name) Wish Partners
LICENSEE 00174 DATE 2/27/25

BROKER FOR BUYER (Company Name) _____
LICENSEE _____ DATE _____



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).

PROPERTY 410 Station Rd., Quakertown, PA
SELLER Jeffrey C, & Carmen Frederick

The Real Estate Seller Disclosure Law (68 P.S. §7301 et seq.) requires that a seller of a property must disclose to a buyer all known material defects about the property being sold that are not readily observable.

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.

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.

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.

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

1. SELLER'S EXPERTISE

- (A) Does Seller possess expertise in contracting, engineering, architecture, environmental assessment or other areas related to the construction and conditions of the property and its improvements?
(B) Is Seller the landlord for the property?
(C) Is Seller a real estate licensee?

Explain any "yes" answers in section 1: N/A

Table with 4 columns: Yes, No, Unk, N/A. Row 1: Unk checked. Row 2: Yes checked. Row 3: Unk checked. Row 4: Unk checked. Row 5: Unk checked. Row 6: Unk checked. Row 7: Unk checked. Row 8: Unk checked. Row 9: Unk checked. Row 10: Unk checked. Row 11: Unk checked. Row 12: Unk checked. Row 13: Unk checked. Row 14: Unk checked. Row 15: Unk checked. Row 16: Unk checked. Row 17: Unk checked. Row 18: Unk checked. Row 19: Unk checked. Row 20: Unk checked.

2. OWNERSHIP/OCCUPANCY

- (A) Occupancy
1. When was the property most recently occupied? 2015
2. Was the Seller the most recent occupant? If "no," when did the Seller most recently occupy the property? N/A
3. How many persons most recently occupied the property? 4
(B) Role of Individual Completing This Disclosure. Is the individual completing this form:
1. The owner
2. The executor
3. The administrator
4. The trustee
5. An individual holding power of attorney
(C) When was the property purchased? 2015
(D) Are you aware of any pets having lived in the house or other structures during your ownership?

Explain section 2 (if needed):

Table with 4 columns: Yes, No, Unk, N/A. Row 1: No checked. Row 2: No checked. Row 3: No checked. Row 4: No checked. Row 5: No checked. Row 6: No checked. Row 7: No checked. Row 8: No checked. Row 9: No checked. Row 10: No checked. Row 11: No checked. Row 12: No checked. Row 13: No checked. Row 14: No checked. Row 15: No checked. Row 16: No checked. Row 17: No checked. Row 18: No checked. Row 19: No checked. Row 20: No checked.

3. CONDOMINIUMS/PLANNED COMMUNITIES/OTHER HOMEOWNERS ASSOCIATIONS

- (A) Type. Is the Property part of a(n):
1. Condominium
2. Homeowners association or planned community
3. Cooperative
4. Other type of association or community. N/A
(B) If "yes," how much are the fees? \$ N/A, paid () Monthly () Quarterly () Yearly
(C) If "yes," are there any community services or systems that the association or community is responsible for supporting or maintaining? Explain: N/A

Seller's Initials JC / CF Date 3/9/25 SPD Page 1 of 9 Buyer's Initials / Date

PROPERTY

	Yes	No	Unk	N/A
A	✓			
B		✓		

8. ADDITIONS/ALTERATIONS

- (A) Have any additions, structural changes, or other alterations been made to the property during your ownership? Itemize and date all additions/alterations below.
- (B) Are you aware of any private or public architectural review control of the property other than zoning codes?

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

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

Addition, structural change, or alteration	Approximate date of work	Were permits obtained?	Final inspections/ approvals obtained?
New Bathroom added to 1 Floor	3/9/2016	(Yes/No/Unknown)	(Yes/No/Unknown)
Family Room Addition	6/20/2021	Yes	Yes
New Windows (Installation (Lowes))	1/7/2016	Unknown	Unknown
Tux Roof Deck Railings (Installation (Lowes))	6/20/2021	Unknown	Unknown
(BH Electric) installed spots lights (h&B)	10/2/2021	Unknown	Unknown

New breaker panel (2016) unknown-UNK. A sheet describing other additions and alterations is attached.

9. WATER SUPPLY

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

- Public
- A well on the property
- Community water
- A holding tank
- A cistern
- A spring
- Other A compression tank in the basement
- No water service (explain): N/A

- (B) **Bypass Valve** (for properties with multiple sources of water)

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

- (C) **Well**

- Has your well ever run dry? NO
- Depth of Well _____
- Gallons per minute _____, measured on (date) _____
- Is there a well used for something other than the primary source of drinking water?
- If there is an unused well, is it capped?

- (D) **Pumping and Treatment**

- If your drinking water source is not public, is the pumping system in working order? If "no," explain: Well pump, well & compressor in basement is working well
- Do you have a softener, filter, or other treatment system?
- Is the softener, filter, or other treatment system leased? From whom? _____

- (E) **General**

- When was your water last tested? 2016 Test results: Heavy metals (Calcium)
- Is the water system shared? With whom? NO

	Yes	No	Unk	N/A
1	✓	✓		
2	✓			
3		✓		
4		✓		
5		✓		
6		✓		
7	✓			
8		✓		
1			✓	
2		✓		✓
1		✓		
2			✓	
3			✓	
4		✓		
5				✓
1	✓			
2	✓			
3		✓		
1			✓	
2			✓	

Seller's Initials JF / CA Date 3/9/25 SPD Page 3 of 9 Buyer's Initials _____ / _____ Date _____

Alterations

			Permits	insp.
2nd Floor	New toilet installed (Lowe's)	5-15-2018	Unknown	
2nd floor	New bathroom sink	3-9-2016	unknown	
	New Charger Water treatment tank	10/18/2019	unknown	
CNC Paving	Installation New Driveway	4/3/2019	yes - yes	
	New Countertops (Kit) Faucets (Colonial marble and Granite)	2/7/2016	unknown	
	New patio	4/20/2023	unknown	
(New)	laundry Room (Plumbing)	3/9/2016	unknown	
	New plumbing (pex/PVC) entire house	3/9/2016	unknown	
(10)	New windows Sun Room (Lowe's)	10/1/2021	unknown	
	New 6 ^{ft} High Wood Fencing 3 sides of perimeter of property	6/10/2017	unk.	

PROPERTY

410 Station Road, Quakertown, PA

	Yes	No	Unk	N/A
170				
171		✓		
172 1		✓		
173 2		✓		
174				
175				
176				
177				
178				

(F) Issues

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

Explain any "yes" answers in section 9, including the location and extent of any problem(s) and any repair or remediation efforts: N/A

10. SEWAGE SYSTEM

	Yes	No	Unk	N/A
179	✓			
180 1				
181 2				✓
182 3			✓	
183				
184 1	✓			
185 2		✓		
186 3		✓		
187 4		✓		
188				
189 1				
190 2				
191 3		✓		
192 4		✓		
193 5		✓		
194 6		✓		
195 7		✓		
196 8				✓
197				
198 1		✓		
199 2		✓		
200 3		✓		
201 4		✓		
202 5				✓
203 6				✓
204 7				✓
205				
206 1		✓		
207 2			✓	
208				
209 1			✓	
210 2			✓	
211 3			✓	
212 4			✓	
213				
214 1		✓		
215 2	✓			
216				
217				
218				
219				
220				

(A) General

- Is your property served by a sewage system (public, private or community)?
- If no, is it due to availability or permit limitations?
- When was the sewage system installed (or date of connection, if public)? UNK

(B) Type Is your property served by:

- Public (if "yes," continue to D through G below)
- Community (non-public)
- An individual on-lot sewage disposal system
- Other, explain: N/A

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

- Within 100 feet of a well
- Subject to a ten-acre permit exemption
- A holding tank
- A drainfield
- Supported by a backup or alternate drainfield, sandmound, etc.
- A cesspool
- Shared
- Other, explain: N/A

(D) Tanks and Service

- Are there any metal/steel septic tanks on the Property?
- Are there any cement/concrete septic tanks on the Property?
- Are there any fiberglass septic tanks on the Property?
- Are there any other types of septic tanks on the Property? N/A
- Where are the septic tanks located? N/A
- How often is the on-lot sewage disposal system serviced? N/A
- When was the on-lot sewage disposal system last serviced? N/A

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

- Are you aware of any abandoned septic systems or cesspools on your property?
- Have these systems or cesspools been closed in accordance with the municipality's ordinance?

(F) Sewage Pumps

- Are there any sewage pumps located on the property?
- What type(s) of pump(s)?
- Are pump(s) in working order?
- Who is responsible for maintenance of sewage pumps?

(G) Issues

- Is any waste water piping not connected to the septic/sewer system?
- Are you aware of any past or present leaks, backups, or other problems relating to the sewage system and related items?

Explain any "yes" answers in section 10, including the location and extent of any problem(s) and any repair or remediation efforts: The clean out in the driveway got backed up one time. Problem was taking care of.

11. PLUMBING SYSTEM

	Yes	No	Unk	N/A
221	✓			
222 1			✓	
223 2			✓	
224 3			✓	
225 4	✓			
226 5			✓	
227 6	✓			
228 7			✓	
229				
230 B		✓		
231				
232				

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

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

(B) 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: N/A

233 Seller's Initials JF / GF Date 3/9/25 SPD Page 4 of 9 Buyer's Initials _____ / _____ Date _____

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
 5. Solar
 6. Geothermal
 7. Other N/A
 8. Is your water heating a summer-winter hook-up (integral system, hot water from the boiler, etc.)?
 (B) How many water heaters are there? 1 When were they installed? 2024
 (C) Are you aware of any problems with any water heater or related equipment?
 If "yes," explain: No problems

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
 5. Geothermal
 6. Coal
 7. Wood
 8. Other HOT WATER BOILER
 (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
 7. Wood stove(s) How many? _____
 8. Coal stove(s) How many? _____
 9. Other Mini-split A/C heat in addition
 (C) **Status**
 1. When was your heating system(s) installed? Natural gas installed from street along with boiler/blower
 2. When was the heating system(s) last serviced? 2
 3. How many heating zones are in the property?
 4. Is there an additional and/or backup heating system? Explain: Mini-split in addition Kitchen Bathroom baseboard heaters hooked up to boiler, but doesn't work.
 (D) **Fireplaces**
 1. Are there any fireplace(s)? How many? 1
 2. Are all fireplace(s) working?
 3. Fireplace type(s) (wood, gas, electric, etc.): Wood
 4. Were the fireplace(s) installed by a professional contractor or manufacturer's representative?
 5. Are there any chimney(s) (from a fireplace, water heater or any other heating system)?
 6. How many chimney(s)? 1 When were they last cleaned? Boiler exhaust runs through & fire-place in living room
 7. Are the chimney(s) working? If "no," explain:
 (E) List any areas of the house that are not heated: Attic
 (F) **Heating Fuel Tanks**
 1. Are you aware of any heating fuel tank(s) on the property?
 2. Location(s), including underground tank(s): Room in basement (empty)
 3. If you do not own the tank(s), explain: We had oil heat before

Are you aware of any problems or repairs needed regarding any item in section 13? If "yes," explain: N/A

14. AIR CONDITIONING SYSTEM

(A) **Type(s).** Is the air conditioning (check all that apply):
 1. Central air
 2. Wall units
 3. Window units
 4. Other Mini-split in new addition
 5. None

	Yes	No	Unk	N/A
234				
235				
236 1	✓			
237 2	✓			
238 3		✓		
239 4		✓		
240 5		✓		
241 6		✓		
242 7		✓	✓	
243 8	✓			
244 B				
245 C		✓		

	Yes	No	Unk	N/A
248				
249 1	✓			
250 2	✓			
251 3		✓		
252 4		✓		
253 5		✓		
254 6		✓		
255 7		✓		
256 8	✓			
257				
258 1		✓		
259 2	✓			
260 3		✓		
261 4	✓			
262 5		✓		
263 6		✓		
264 7		✓		
265 8		✓		
266 9	✓			
267				
268 1				
269 2				
270 3				
271 4				
272				
273 1	✓			
274 2			✓	
275 3				
276 4			✓	
277 5	✓			
278 6				
279 7			✓	
280 E				
281				
282 1	✓			
283 2				✓
284 3				✓
285 P		✓		

	Yes	No	Unk	N/A
288				
289				
290 1		✓		
291 2	✓			
292 3	✓			
293 4	✓			
294 5		✓		

PROPERTY 410 Station Road, Quakertown, PA 1

296	Yes	No	Unk	N/A
297				✓
298				✓
299				✓
300			✓	
301				
302		✓		
303				
304				

- (B) Status
- When was the central air conditioning system installed? N/A
 - When was the central air conditioning system last serviced? N/A
 - How many air conditioning zones are in the property? (2) house & additional
- (C) List any areas of the house that are not air conditioned: Attic

Are you aware of any problems with any item in section 14? If "yes," explain: N/A

305	Yes	No	Unk	N/A
306	✓			
307				
308			-	
309		✓		
310		✓		
311				
312				
313				
314				
315				
316				

15. ELECTRICAL SYSTEM

- (A) Type(s)
- Does the electrical system have fuses?
 - Does the electrical system have circuit breakers?
- (B) What is the system amperage? 200A
- (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: N/A

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 items, if any, are included in the purchase of the Property.

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		✓
In-ground lawn sprinklers		✓	A/C window units	✓	
Sprinkler automatic timer		✓	Awnings		✓
Swimming pool		✓	Attic fan(s)		✓
Hot tub/spa		✓	Satellite dish		✓
Deck(s)		✓	Storage shed	✓	
Pool/spa heater		✓	Electric animal fence		✓
Pool/spa cover		✓	Other:		
Whirlpool/tub		✓	1. Living Room chandelier	✓	
Pool/spa accessories		✓	2. Bedroom, kitchen chandeliers	✓	
Refrigerator(s)	✓		3. Bathroom 2nd fl. chandeliers	✓	
Range/oven	✓		4. Corner cab. dining room	✓	
Microwave oven	✓		5.		
Dishwasher	✓		6.		

337	Yes	No	Unk	N/A
338		✓		
339				
340				
341				

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

17. LAND/SOILS

343	Yes	No	Unk	N/A
344		✓		
345		✓		
346		✓		
347		✓		
348				
349				

- (A) Property
- Are you aware of any fill or expansive soil on the property?
 - Are you aware of any sliding, settling, earth movement, upheaval, subsidence, sinkholes or earth stability problems that have occurred on or affect the property?
 - 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?

350 Seller's Initials JF / CA Date 3/9/25 SPD Page 6 of 9 Buyer's Initials _____ / _____ Date _____

PROPERTY 410 Station Road, Quakertown, PA

	Yes	No	Unk	N/A
351		✓		
352				
353				
354				
355				
356				
357				
358				
359				
360				
361				
362	1	✓		
363	2	✓		
364	3	✓		
365	4	✓		
366				
367				
368				
369				
370				
371				
372				
373	1	✓		
374	2	✓		
375	3	✓		
376	4	✓		
377	5	✓		
378				

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).

(B) Preferential Assessment and Development Rights

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

1. Farmland and Forest Land Assessment Act - 72 P.S. §5490.1 et seq. (Clean and Green Program)
2. Open Space Act - 16 P.S. §11941 et seq.
3. Agricultural Area Security Law - 3 P.S. §901 et seq. (Development Rights)
4. Any other law/program: N/A

Note to Buyer: Pennsylvania has enacted the Right to Farm Act (3 P.S. § 951-957) in an effort to limit the circumstances under which agricultural operations may be subject to nuisance suits or ordinances. Buyers are encouraged to investigate whether any agricultural operations covered by the Act operate in the vicinity of the property.

(C) Property Rights

Are you aware of the transfer, sale and/or lease of any of the following property rights (by you or a previous owner of the property):

1. Timber
2. Coal
3. Oil
4. Natural gas
5. Other minerals or rights (such as farming rights, hunting rights, quarrying rights) Explain: N/A

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

Explain any "yes" answers in section 17: N/A

18. FLOODING, DRAINAGE AND BOUNDARIES

	Yes	No	Unk	N/A
388	1	✓		
389	2	✓		
390	3	✓		
391	4	✓		

(A) Flooding/Drainage

1. Is any part of this property located in a wetlands area?
2. Is any part of this property located in a FEMA flood zone?
3. Are you aware of any past or present drainage or flooding problems affecting the property?
4. Are you aware of any drainage or flooding mitigation on the property?

Explain any "yes" answers in section 18(A), including dates and extent of flooding: N/A

	Yes	No	Unk	N/A
395	1	✓		
396				
397				
398				
399				
400				
401				
402				
403	2	✓		
404	3			✓
405	4	✓		

(B) Boundaries

1. 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?
4. 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): N/A

410 Seller's Initials JF, CF Date 9/3/25 SPD Page 7 of 9 Buyer's Initials _____ / _____ Date _____

PROPERTY 410 Station Road, Quakertown, PA

	Yes	No	Unk	N/A
1		✓		
2		✓		
1		✓		

- (C) Legal
1. Are you aware of any violations of federal, state, or local laws or regulations relating to this property?
 2. Are you aware of any existing or threatened legal action affecting the property?

- (D) Additional Material Defects
1. 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.
 2. After completing this form, if Seller becomes aware of additional information about the property, including through inspection reports from a buyer, the Seller must update the Seller's Property Disclosure Statement and/or attach the inspection(s). These inspection reports are for informational purposes only.

Explain any "yes" answers in section 20: N/A

21. ATTACHMENTS

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

The undersigned Seller represents that the information set forth in this disclosure statement is accurate and complete to the best of Seller's knowledge. Seller hereby authorizes the Listing Broker to provide this information to prospective buyers of the property and to other real estate licensees. SELLER ALONE IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED IN THIS STATEMENT. Seller shall cause Buyer to be notified in writing of any information supplied on this form which is rendered inaccurate by a change in the condition of the property following completion of this form.

SELLER [Signature] DATE 12/14/2015
 SELLER [Signature] DATE 3/9/2025
 SELLER [Signature] DATE 3/9/2025

INFORMATION REGARDING THE REAL ESTATE SELLER DISCLOSURE LAW

EXECUTOR, ADMINISTRATOR, TRUSTEE SIGNATURE BLOCK

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

DATE _____

RECEIPT AND ACKNOWLEDGEMENT BY BUYER

The undersigned Buyer acknowledges receipt of this Disclosure 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 _____

Generally speaking, the Real Estate Seller Disclosure Law 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:

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.
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.
8. Transfer of unimproved real property.
9. Transfers by a fiduciary during the administration of a decedent estate, guardianship, conservatorship or trust.
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.

Seller's Initials JF, CF Date 9/3/25 SPD Notices 1 of 1 Buyer's Initials _____ / _____ Date _____