

SELLER'S PROPERTY DISCLOSURE STATEMENT

SPD

1 Property Address 22 Hemlock Circle
2 Elizabethtown, Pa 17022

3 Seller Thomas S. Mumma

4 A seller must disclose to a buyer all known material defects about property being sold that are not readily observable. This disclosure
5 statement is designed to assist Seller in complying with disclosure requirements and to assist Buyer in evaluating the property being
6 considered.

7 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
8 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
9 representation by any listing real estate broker, any selling real estate broker, or their licensees. Buyer is encouraged to address concerns
10 about the conditions of the property that may not be included in this Statement. This Statement does not relieve Seller of the obligation
11 to disclose a material defect that may not be addressed on this form.

12 A material defect is a problem with the property or any portion of it that would have a significant adverse impact on the value of the
13 residential real property or that involves an unreasonable risk to people on the land.

14 1. SELLER'S EXPERTISE Seller does not possess expertise in contracting, engineering, architecture, or other areas related to the
15 construction and conditions of the property and its improvements, except as follows:

16 2. OCCUPANCY

17 (a) Do you, Seller, currently occupy this property? [] Yes [X] No

18 If "no," when did you last occupy the property? 4/6/25

19 (b) Have there been any pets living in the house or other structures during your ownership? [] Yes [X] No

20 If "yes," describe:

21 3. ROOF

22 (a) Date roof installed: 9/2004 Documented? [X] Yes [] No [] Unknown

23 (b) Has the roof been replaced or repaired during your ownership? [X] Yes [] No

24 (c) If "yes," were the existing shingles removed? [X] Yes [] No [] Unknown

25 (d) Has the roof ever leaked during your ownership? [] Yes [X] No

26 (e) Do you know of any problems with the roof, gutters or downspouts? [] Yes [X] No

27 Explain any "yes" answers that you give in this section:

28 4. BASEMENTS AND CRAWL SPACES (Complete only if applicable)

29 (a) Does the property have a sump pump? [] Yes [X] No [] Unknown

30 (b) Are you aware of any water leakage, accumulation, or dampness within the basement or crawl space? [X] Yes [] No

31 If "yes," describe in detail: downstairs rec room closet - very heavy rain + wind

32 coming from the East - hardly ever happens, its been a long time...

33 (c) Do you know of any repairs or other attempts to control any water or dampness problem in the basement or crawl space?

34 [] Yes [X] No

35 If "yes," describe the location, extent, date, and name of the person who did the repair or control effort:

36 5. TERMITES/WOOD-DESTROYING INSECTS, DRYROT, PESTS

37 (a) Are you aware of any termites/wood-destroying insects, dryrot, or pests affecting the property? [] Yes [X] No

38 (b) Are you aware of any damage to the property caused by termites/wood-destroying insects, dryrot, or pests? [] Yes [X] No

39 (c) Is your property currently under contract by a licensed pest control company? [] Yes [X] No

40 (d) Are you aware of any termite/pest control reports or treatments for the property in the last five years? [] Yes [X] No

41 Explain any "yes" answers that you give in this section, including the name of any service/treatment provider, if applicable:

42 6. STRUCTURAL ITEMS

43 (a) Are you aware of any past or present water leakage in the house or other structures? [] Yes [X] No

44 (b) Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, or other struc-

45 tural components? [] Yes [X] No

46 (c) Are you aware of any past or present problems with driveways, walkways, patios, or retaining walls on the property?

47 [] Yes [X] No

48 (d) Is your property constructed with an Exterior Insulating Finishing System (EIFS), such as drivit or synthetic stucco?

49 [] Yes [X] No [] Unknown

50 If "yes," describe any known problems:

59 (e) Are there any defects in flooring, including stains? Yes No Unknown 59
60 If "yes," explain: older floors that are well worn 60

61 Explain any "yes" answers that you give in this section. When explaining reports to control or repair, please describe the loca- 61
62 tion and extent of the problem, and the date and person by whom the work was done, if known: _____ 62
63 _____ 63
64 _____ 64

65 7. ADDITIONS/REMODELS Have you made any additions, structural changes, or other alterations to the property? Yes No 65
66 If "yes," describe: _____ 66
67 _____ 67

68 8. WATER AND SEWAGE 68

69 (a) What is the source of your drinking water? Public Water On-Site Water (Well on Property) 69
70 Community Water None Other (explain) _____ 70

71 (b) If your drinking water source is not public: 71
72 When was your water last tested? _____ What was the result of the test? _____ 72
73 Is the pumping system in working order? Yes No 73
74 If "no," explain: _____ 74

75 (c) Do you have a softener, filter, or other purification system? Yes No 75
76 If "yes," is the system Leased Owned 76

77 (d) What is the type of sewage system? Public Sewer Individual On-lot Sewage Disposal System 77
78 Individual On-lot Sewage Disposal System in Proximity to Well Community Sewage Disposal System 78
79 Ten-acre Permit Exemption Holding Tank None None Available/Permit Limitations in Effect 79
80 If Individual On-lot, what type? Cesspool Drainfield Unknown Other (specify): _____ 80
81 Is there a septic tank on the Property? Yes No Unknown 81
82 If "yes," what is the type of tank? Metal/steel Cement/concrete Fiberglass Unknown 82
83 Other (specify): _____ 83
84 Other type of sewage system (explain): _____ 84
85 _____ 85

86 (e) When was the on-site sewage disposal system last serviced? _____ 86

87 (f) Is there a sewage pump? Yes No 87
88 If "yes," is it in working order? Yes No 88

89 (g) Is either the water or sewage system shared? Yes No 89
90 If "yes," explain: _____ 90

91 (h) Are you aware of any leaks, backups, or other problems relating to any of the plumbing, water, and sewage-related items? 91
92 Yes No 92
93 If "yes," explain: _____ 93

94 9. PLUMBING SYSTEM 94

95 (a) Type of plumbing: Copper Galvanized Lead PVC Unknown 95
96 Other (explain): _____ 96

97 (b) Are you aware of any problems with any of your plumbing fixtures (e.g., including but not limited to: kitchen, laundry, or bath- 97
98 room fixtures; wet bars; hot water heater, etc.)? Yes No 98
99 If "yes," explain: _____ 99

100 10. HEATING AND AIR CONDITIONING 100

101 (a) Type of air conditioning: Central Electric Central Gas Wall None 101
102 Number of window units included in sale _____ Location _____ 102

103 (b) List any areas of the house that are not air conditioned: _____ 103
104 _____ 104

105 (c) Type of heating: Electric Fuel Oil Natural Gas Propane (On-site) 105
106 Are there wood or coal burning stoves? Yes No If "yes," how many? _____ Are they working? Yes No 106
107 Are there any fireplaces? Yes No If "yes," how many? _____ Are they working? Yes No 107
108 Other types of heating systems (explain): Heat Pump new in 12/2022 108
109 _____ 109

110 (d) Are there any chimneys? Yes No If "yes," how many? 1 Are they working? Yes No 110
111 When were they last cleaned? ? 111

112 (e) List any areas of the house that are not heated: _____ 112
113 _____ 113

114 (f) Type of water heating: Electric Gas Solar Other: _____ 114

115 (g) Are you aware of any underground fuel tanks on the property? Yes No 115
116 If "yes," describe: _____ 116
117 If tanks are not owned, explain: _____ 117

118 (h) Are you aware of any problems with any item in this section? Yes No 118

121 11. **ELECTRICAL SYSTEM** Are you aware of any problems or repairs needed in the electrical system? Yes No 121
122 If "yes," explain: _____ 122

123 12. **OTHER EQUIPMENT AND APPLIANCES INCLUDED IN SALE (Complete only if applicable)** 123

124 Equipment and appliances ultimately included in the sale will be determined by negotiation and according to the terms of the 124
125 Agreement of Sale. 125

- 126 (a) Electric Garage Door Opener No. of Transmitters 2 126
- 127 (b) Smoke Detectors How many? 1 Location Hallway 127
- 128 (c) Security Alarm System Owned Leased Lease Information _____ 128
- 129 (d) Lawn Sprinkler No. _____ Automatic Timer 129
- 130 (e) Swimming Pool Pool Heater Spa/Hot Tub 130
- 131 Pool/Spa Equipment (list): _____ 131
- 132 (f) Refrigerator Range Microwave Oven Dishwasher Trash Compactor Garbage Disposal 132
- 133 (g) Washer Dryer 133
- 134 (h) Intercom 134
- 135 (i) Ceiling fans No. _____ Location _____ 135
- 136 (j) Other: _____ 136

137 Are any items in this section in need of repair or replacement? Yes No Unknown 137
138 If "yes," explain: _____ 138

139 13. **LAND (SOILS, DRAINAGE, AND BOUNDARIES)** 139

- 140 (a) Are you aware of any fill or expansive soil on the property? Yes No 140
- 141 (b) Are you aware of any sliding, settling, earth movement, upheaval, subsidence, or earth stability problems that have occurred on 141
142 or affect the property? Yes No 142

143 *Note to Buyer: The property may be subject to mine subsidence damage. Maps of the counties and mines where mine subsidence* 143
144 *damage may occur and mine subsidence insurance are available through: Department of Environmental Protection, Mine Subsidence* 144
145 *Insurance Fund, 3913 Washington Road, McMurray, PA 15317 (800) 922-1678 (within Pennsylvania) or (724) 941-7100* 145
146 *(outside Pennsylvania).* 146

- 147 (c) Are you aware of any existing or proposed mining, strip-mining, or any other excavations that might affect this property? 147
148 Yes No 148
- 149 (d) To your knowledge, is this property, or part of it, located in a flood zone or wetlands area? Yes No 149
- 150 (e) Do you know of any past or present drainage or flooding problems affecting the property? Yes No 150
- 151 (f) Do you know of any encroachments, boundary line disputes, or easements? Yes No 151

152 *Note to Buyer: Most properties have easements running across them for utility services and other reasons. In many cases, the* 152
153 *easements do not restrict the ordinary use of the property, and Seller may not be readily aware of them. Buyers may wish to* 153
154 *determine the existence of easements and restrictions by examining the property and ordering an Abstract of Title or searching* 154
155 *the records in the Office of the Recorder of Deeds for the county before entering into an Agreement of Sale.* 155

- 156 (g) Are you aware of any shared or common areas (e.g., driveways, bridges, docks, walls, etc.) or maintenance agreements? 156
157 Yes No 157
- 158 Explain any "yes" answers that you give in this section: _____ 158
159 _____ 159

160 14. **HAZARDOUS SUBSTANCES** 160

- 161 (a) Are you aware of any underground tanks (other than fuel tanks) or hazardous substances present on the property (structure or soil) 161
162 such as, but not limited to, asbestos, Polychlorinated biphenyls (PCBs), Ureaformaldehyde Foam Insulation (UFFI), etc.? 162
163 Yes No 163

- 164 (b) To your knowledge, has the property been tested for any hazardous substances? Yes No 164
 - 165 (c) Do you know of any other environmental concerns that might impact upon the property? Yes No 165
- 166 Explain any "yes" answers that you give in this section: _____ 166
167 _____ 167

- 168 (d) Do you know of any tests for radon gas that have been performed in any buildings on the property? Yes No 168
- 169 If "yes," list date, type, and results of all tests below: 169

DATE	TYPE OF TEST	RESULTS (picocuries/liter or working levels)	NAME OF TESTING SERVICE
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

- 174 (e) Are you aware of any radon removal system on the property? Yes No 174
- 175 If "yes," list date installed and type of system, and whether it is in working order below: 175

DATE INSTALLED	TYPE OF SYSTEM	PROVIDER	WORKING ORDER
_____	_____	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No
_____	_____	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No
_____	_____	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No

- 183 (f) If property was constructed, or if construction began, before 1978, you must disclose any knowledge of lead-based paint on the 183
 184 property. Are you aware of any lead-based paint or lead-based paint hazards on the property? Yes No 184
 185 If "yes," explain how you know of it, where it is, and the condition of those lead-based paint surfaces: _____ 185
 186 _____ 186
 187 (g) If property was constructed, or if construction began, before 1978, you must disclose any reports or records of lead-based paint 187
 188 or lead-based paint hazards on the property. Are you aware of any reports or records regarding lead-based paint or lead-based 188
 189 paint hazards on the property? Yes No 189
 190 If "yes," list all available reports and records: _____ 190
 191 _____ 191

192 15. **CONDOMINIUMS AND OTHER HOMEOWNER ASSOCIATIONS (Complete only if applicable)** 192
 193 Type: Condominium Cooperative Homeowner Association or Planned Community 193
 194 Other _____ 194
 195 *Notice regarding Condominiums, Cooperatives, and Planned Communities: According to Section 3407 of the Uniform Condo-* 195
 196 *minium Act [68 Pa. C.S. §3407 (relating to resale of units) and 68 Pa. C.S. §4409 (relating to resale of cooperative interests)] and* 196
 197 *Section 5407 of the Uniform Planned Community Act [68 Pa. C.S. §5407 (relating to resale of units)], a buyer of a resale unit in a* 197
 198 *condominium, cooperative, or planned community must receive a copy of the declaration (other than the plats and plans), the by-* 198
 199 *laws, the rules or regulations, and a certificate of resale issued by the association in the condominium, cooperative, or planned com-* 199
 200 *munity. The buyer will have the option of canceling the agreement with the return of all deposit monies until the certificate has been* 200
 201 *provided to the buyer and for five days thereafter or until conveyance, whichever occurs first.* 201
 202 _____ 202

- 202 16. **MISCELLANEOUS** 202
 203 (a) Are you aware of any historic preservation restriction or ordinance or archeological designation associated with the property? 203
 204 Yes No 204
 205 (b) Are you aware of any existing or threatened legal action affecting the property? Yes No 205
 206 (c) Do you know of any violations of federal, state, or local laws or regulations relating to this property? Yes No 206
 207 (d) Are you aware of any public improvement, condominium or homeowner association assessments against the property that remain 207
 208 unpaid or of any violations of zoning, housing, building, safety or fire ordinances that remain uncorrected? Yes No 208
 209 (e) Are you aware of any judgment, encumbrance, lien (for example, co-maker or equity loan), overdue payment on a support obli- 209
 210 gation, or other debt against this property that cannot be satisfied by the proceeds of this sale? Yes No 210
 211 (f) 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 211
 212 property? Yes No 212
 213 (g) Are you aware of any material defects to the property, dwelling, or fixtures which are not disclosed elsewhere on this form? 213
 214 Yes No 214
 215 A material defect is a problem with the property or any portion of it that would have a significant adverse impact on the value of 215
 216 the residential real property or that involves an unreasonable risk to people on the land. 216
 217 Explain any "yes" answers that you give in this section: _____ 217
 218 _____ 218
 219 _____ 219

220 The undersigned Seller represents that the information set forth in this disclosure statement is accurate and complete to the best 220
 221 of Seller's knowledge. Seller hereby authorizes the Listing Broker to provide this information to prospective buyers of the prop- 221
 222 erty and to other real estate licensees. SELLER ALONE IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION 222
 223 CONTAINED IN THIS STATEMENT. Seller shall cause Buyer to be notified in writing of any information supplied on this form 223
 224 which is rendered inaccurate by a change in the condition of the property following completion of this form. 224
 225 _____ 225

226 WITNESS Lamar Mayer SELLER Sally Mayer, P.O.A. DATE 6/2/25 226
 227 WITNESS _____ SELLER _____ DATE _____ 227
 228 WITNESS _____ SELLER _____ DATE _____ 228
 229 _____ 229

230 **EXECUTOR, ADMINISTRATOR, TRUSTEE SIGNATURE BLOCK** 230
 231 According to the provisions of the "Real Estate Seller Disclosure Act," the undersigned executor, administrator or trustee is not required to fill out a Seller's Property 231
 232 Disclosure Statement. The executor, administrator or trustee, must, however, disclose any known material defect(s) of the property. 232
 233 _____ DATE _____ 233
 234 _____ 234

235 **RECEIPT AND ACKNOWLEDGEMENT BY BUYER** 235
 236 The undersigned Buyer acknowledges receipt of this Disclosure Statement. Buyer acknowledges that this Statement is not a warranty and that, unless 236
 237 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 237
 238 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 con- 238
 239 dition of the structure or its components. 239
 240 _____ 240
 241 WITNESS _____ BUYER _____ DATE _____ 241
 242 WITNESS _____ BUYER _____ DATE _____ 242
 243 _____ 243