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

### PROPERTY 3320 River Road, Conestoga, Manor Township, Lancaster County, PA 17516

### SELLER Richard F. Brenner, by his Agent, Lisa Campbell

### 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:

- 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.

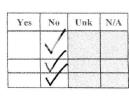
While the Law requires certain disclosures, this statement includes disclosures beyond the basic requirements of the Law in an effort to assist sellers in complying with seller disclosure requirements and to assist buyers in evaluating the property being considered. Sellers who wish to see or use the 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 conditions 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 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.

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.

Seller's Initials LC /	Date 9/24/2025	SPD Page 1 of 10
Agent Pennsylvania Asso	ociation of REALTORS*	



Yes	No	Unk	N/A
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Yes	No	Unk	N/A
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Yes	No	Unk	NIA
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### 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:

### 2. OWNERSHIP/OCCUPANCY

- (A) Occupancy
  - When was the property most recently occupied? Jan. 2022
  - 2. Was the Seller the most recent occupant? If "no," when did the Seller most recently occupy the property?
  - 3. How many persons most recently occupied the property?
- (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?
- (D) Are you aware of any pets having lived in the house or other structures during your ownership?

### Explain section 2 (if needed):

### 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\_\_
- (B) If "yes," how much are the fees? \$\_\_\_\_\_\_, 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:
- (D) If "yes," provide the following information about the association:
  - 1. Community Name \_\_\_\_\_
  - 2. Contact\_
  - 3. Mailing Address \_\_
  - 4. Telephone Number
- (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 receive a copy of the declaration (other than the plats and plans), the by-laws, the rules or regulations, and a certificate of resale issued by the association in the condominium, cooperative, or planned community. Buyers may be responsible for capital contributions, initiation fees or similar one-time fees in addition to regular monthly maintenance fees. The buyer will have the option of canceling the agreement with the return of all deposit monies until the certificate has been provided to the buyer and for five days thereafter or until conveyance, whichever occurs first.

### 4. ROOF AND ATTIC

- (A) Installation
  - 1. When was the roof installed?
  - 2. Do you have documentation (invoice, work order, warranty, etc.)?
- - 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?
- (C) Issues
  - 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?

Explain any "yes" answers in section 4, including the location and extent of any problem(s) and any repair or remediation efforts:

# Yes No Unk N/A Yes No Unk N/A

### 5. BASEMENTS AND CRAWLSPACES

### (A) Sump Pump

- 1. Does the property have a sump pit? If yes, how many?
- 2. Does the property have a sump pump? If yes, how many?
- 3. If it has a sump pump, has it ever run?
- 4. If it has a sump pump, is the sump pump in working order?

### (B) Water Infiltration

- 1. Are you aware of any water leakage, accumulation, or dampness within the basement or crawl space?
- 2. Do you know of any repairs or other attempts to control any water or dampness problem in the basement or crawl space?
- 3. Are the downspouts or gutters connected to a public system?

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

Some water came in basement area

when we had over 4 inches of rain just in I section.

6. TERMITES/WOOD-DESTROYING INSECTS, DRYROT, PESTS

## Yes No Unk N/A

- (A) Status
  - 1. Are you aware of any termites/wood-destroying insects, dryrot, or pests affecting the property?
  - 2. Are you aware of any damage caused by termites/wood-destroying insects, dryrot, or pests?

### 3) Treatment

- 1. Is your property currently under contract by a licensed pest control company?
- 2. Are you aware of any termite/pest control reports or treatments for the property?

Explain any "yes" answers in section 6, including the name of any service/treatment provider, if applicable: Was treated by J.C. Ehrlich pest control

## Yes No Unk N/A

### 7. STRUCTURAL ITEMS

- (A) Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, or other structural components?
- (B) Are you aware of any past or present problems with driveways, walkways, patios, or retaining walls on the property?
- (C) Are you aware of any past or present water infiltration in the house or other structures, other than the roof, basement or crawl spaces?

### (D)Stucco and Exterior Synthetic Finishing Systems

- 1. Is your property constructed with stucco?
- 2. Is your property constructed with an Exterior Insulating Finishing System (EIFS), such as Dryvit or synthetic stucco, synthetic brick or synthetic stone?
- 3. If "yes," when was it installed?
- (E) Are you aware of any fire, storm, water or ice damage to the property?
- (F) Are you aware of any defects (including stains) in flooring or floor coverings?

Explain any "yes" answers in section 7, including the location and extent of any problem(s) and any repair or remediation efforts: Linclium floors are worn formall fire in tobacco shed

### Yes No Unk N/A

Seller's l

### 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?

Addition, structural change, or alteration	Approximate date of work	Were permits obtained? (Yes/No/Unknown)	Final inspections/ approvals obtained? (Yes/No/Unknown)

 $\ \square$  A sheet describing other additions and alterations is attached.

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Note to Buyer: The PA Construction Code Act, 35 P.S. §7210.101 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. obtained. Where required permits were not obtained, the municipality might require the current owner to upgrade or remove changes made by 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 coverthe risk of work done to the property by previous owners without a permit or approval. Note to Buyer: According to the PA Stormwater Managment 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 Managment 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.
				P. WATER SUPPLY
Yes	No	Unk	N/A	(A) <b>Source.</b> Is the source of your drinking water (check all that apply):
,	1			1. Public
1				2. A well on the property
	1			3. Community water
	<b>†</b>			4. A holding tank
	1			5. A cistern
	<b>†</b>	<u> </u>		6. A spring
	-	-		7. Other
	+	<del> </del>		8. No water service (explain):
				(B) Bypass Valve (for properties with multiple sources of water)
		1	1	1. Does your water source have a bypass valve?
	-	<u> </u>		2. If "yes," is the bypass valve working?
				(C) Well
		1		1. Has your well ever run dry?
		1		2. Depth of Well
		/ /		3. Gallons per minute , measured on (date)
	1	1-	+	4. Is there a well used for something other than the primary source of drinking water?
-	+-	<del> </del>	+-+	5. If there is an unused well, is it capped?
				(D) Pumping and Treatment
		-		1. If your drinking water source is not public, is the pumping system in working order? If "no,"
				"no," explain:
	1./	1	1000000	2. Do you have a softener, filter, or other treatment system?
	+	-		3. Is the softener, filter, or other treatment system leased? From whom?
			/	(E) General
	<del>                                      </del>	/	4	1. When was your water last tested? Test results:
	1./	V		2. Is the water system shared? With whom?
	\ <u>\</u>	1		(F) Issues
		V		1. Are you aware of any leaks or other problems, past or present, relating to the water supply, pumping system, and related items?
				2. 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 ar
				repair or remediation efforts:
				10. SEWAGESYSTEM
Yes	No	Unk	N/A	(A) General
-	4	+	+	1. Is your property served by a sewage system (public, private or community)?
	1	1000000	Section Electrical	1. 15 your property served by a sewage system (public, private or community):

- 2. If no, is it due to availability or permit limitations?
- 3. When was the sewage system installed (or date of connection, if public)?

### (B) **Type** Is your property served by:

- 1. Public (if "yes," continue to E, F and G below)
- 2. Community (non- public)
- 3. An individual on-lot sewage disposal system

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4. Other, explain:

		Unk	N/A	
				(C) Individual On-lot Sewage Disposal System. Is your sewage system (check all that apply):
		V		1. Within 100 feet of a well
	ļ			Subject to a ten-acre permit exemption     A holding tank
1	f			4. A drainfield
	-			5. Supported by a backup or alternate drainfield, sandmound, etc.
				6. A cesspool
				7. Shared
				8. Other, explain:
			r .	(D) Tanks and Service
_/	<u> </u>	~		1. Are there any metal/steel septic tanks on the Property?
<u> </u>	1			<ul><li>2. Are there any cement/concrete septic tanks on the Property?</li><li>3. Are there any fiberglass septic tanks on the Property?</li></ul>
	1			4. Are there any other types of septic tanks on the Property?
	-V			5. Where are the septic tanks located? rear of the house
				6. How often is the on-lot sewage disposal system serviced?  7. When was the on-lot sewage disposal system last serviced?
		,		(E) Abandoned Individual On-lot Sewage Disposal Systems and Septic
	V			1. Are you aware of any abandoned septic systems or cesspools on your property?
12000 32000				2. Have these systems or cesspools been closed in accordance with the municipality's ordinance
	٠.,			(F) Sewage Pumps
	V			<ol> <li>Are there any sewage pumps located on the property?</li> <li>What type(s) of pump(s)?</li> </ol>
				3. Are pump(s) in working order?
			<del>  </del>	4. Who is responsible for maintenance of sewage pumps?
	-			(G) Issues
	1			1. Is any waste water piping not connected to the septic/sewer system?
	T -	./		2. Are you aware of any past or present leaks, backups, or other problems relating to the sewage
		V		system and related items?  Explain any "yes" answers in section 10, including the location and extent of any problem(s) and
Yes	No	Unk	N/A	<ul><li>11. PLUMBING SYSTEM</li><li>(A) Material(s). Are the plumbing materials (check all that apply):</li><li>1. Copper</li></ul>
				2. Galvanized
				3. Lead
V				3. Lead 4. PVC
<b>V</b>				<ul><li>3. Lead</li><li>4. PVC</li><li>5. Polybutylene pipe (PB)</li></ul>
<b>V</b>				<ul><li>3. Lead</li><li>4. PVC</li><li>5. Polybutylene pipe (PB)</li><li>6. Cross-linked polyethylene (PEX)</li></ul>
\/ \/				3. Lead 4. PVC 5. Polybutylene pipe (PB) 6. Cross-linked polyethylene (PEX) 7. Other Cast (Co. 501) Pipes
\/ \/				<ul> <li>3. Lead</li> <li>4. PVC</li> <li>5. Polybutylene pipe (PB)</li> <li>6. Cross-linked polyethylene (PEX)</li> <li>7. Other Cast (Cost) pipes</li> <li>(B) Are you aware of any problems with any of your plumbing fixtures (e.g., including but not lim to: kitchen, laundry, or bathroom fixtures; wet bars; exterior faucets; etc.)?</li> </ul>
\/ \/				<ul> <li>3. Lead</li> <li>4. PVC</li> <li>5. Polybutylene pipe (PB)</li> <li>6. Cross-linked polyethylene (PEX)</li> <li>7. Other Cast von Soil Pipes</li> <li>(B) Are you aware of any problems with any of your plumbing fixtures (e.g., including but not lim to: kitchen, laundry, or bathroom fixtures; wet bars; exterior faucets; etc.)?</li> </ul>
\/ \/				3. Lead 4. PVC 5. Polybutylene pipe (PB) 6. Cross-linked polyethylene (PEX) 7. Other Casticon Soil pipes (B) Are you aware of any problems with any of your plumbing fixtures (e.g., including but not lim to: kitchen, laundry, or bathroom fixtures; wet bars; exterior faucets; etc.)?  If "yes," explain: Soil pipes are deteriorated, therefore to letter are disconnected.
				<ul> <li>3. Lead</li> <li>4. PVC</li> <li>5. Polybutylene pipe (PB)</li> <li>6. Cross-linked polyethylene (PEX)</li> <li>7. Other Cast von Soil Pipes</li> <li>(B) Are you aware of any problems with any of your plumbing fixtures (e.g., including but not lim to: kitchen, laundry, or bathroom fixtures; wet bars; exterior faucets; etc.)?</li> </ul>
Yes	No	Unk	N/A	3. Lead 4. PVC 5. Polybutylene pipe (PB) 6. Cross-linked polyethylene (PEX) 7. Other Cast (Cast) pipes (B) Are you aware of any problems with any of your plumbing fixtures (e.g., including but not lim to: kitchen, laundry, or bathroom fixtures; wet bars; exterior faucets; etc.)? If "yes," explain: Soil pipes are deteriorated, therefore to letter are disconnected.  12. DOMESTIC WATERHEATING (A) Type(s). Is your water heating (check all that apply):
Yes	No	Unk	N/A	3. Lead 4. PVC 5. Polybutylene pipe (PB) 6. Cross-linked polyethylene (PEX) 7. Other Cast (Co. Soil pipes (B) Are you aware of any problems with any of your plumbing fixtures (e.g., including but not lim to: kitchen, laundry, or bathroom fixtures; wet bars; exterior faucets; etc.)?  If "yes," explain: Soil pipes are deteriorated, therefore to letter are disconnected.  12. DOMESTIC WATERHEATING (A) Type(s). Is your water heating (check all that apply): 1. Electric
Yes	No	Unk	N/A	3. Lead 4. PVC 5. Polybutylene pipe (PB) 6. Cross-linked polyethylene (PEX) 7. Other Cast (Constitution Soil pipes (B) Are you aware of any problems with any of your plumbing fixtures (e.g., including but not lim to: kitchen, laundry, or bathroom fixtures; wet bars; exterior faucets; etc.)?  If "yes," explain: Soil pipes are deteriorated, therefore to letter are described.  12. DOMESTIC WATERHEATING (A) Type(s). Is your water heating (check all that apply): 1. Electric 2. Natural gas
Yes	No	Unk	N/A	3. Lead 4. PVC 5. Polybutylene pipe (PB) 6. Cross-linked polyethylene (PEX) 7. Other Cast (as 501 pipes) (B) Are you aware of any problems with any of your plumbing fixtures (e.g., including but not lim to: kitchen, laundry, or bathroom fixtures; wet bars; exterior faucets; etc.)? If "yes," explain: Soil pipes are deteriorated; therefore to letter are the latest are descented.  12. DOMESTIC WATERHEATING (A) Type(s). Is your water heating (check all that apply): 1. Electric 2. Natural gas 3. Fuel oil
Yes	No	Unk	N/A	3. Lead 4. PVC 5. Polybutylene pipe (PB) 6. Cross-linked polyethylene (PEX) 7. Other Cast (as 501 pipes) (B) Are you aware of any problems with any of your plumbing fixtures (e.g., including but not lim to: kitchen, laundry, or bathroom fixtures; wet bars; exterior faucets; etc.)? If "yes," explain: Soil pipes are deteriorated; therefore to letter are the latest are descented.  12. DOMESTIC WATERHEATING (A) Type(s). Is your water heating (check all that apply): 1. Electric 2. Natural gas 3. Fuel oil 4. Propane
Yes	No	Unk	N/A	3. Lead 4. PVC 5. Polybutylene pipe (PB) 6. Cross-linked polyethylene (PEX) 7. Other Cast (as 501 pipes) (B) Are you aware of any problems with any of your plumbing fixtures (e.g., including but not lim to: kitchen, laundry, or bathroom fixtures; wet bars; exterior faucets; etc.)? If "yes," explain: Soil pipes are deteriorated; therefore to letter are the latest are descented.  12. DOMESTIC WATERHEATING (A) Type(s). Is your water heating (check all that apply): 1. Electric 2. Natural gas 3. Fuel oil
Yes	No	Unk	N/A	3. Lead 4. PVC 5. Polybutylene pipe (PB) 6. Cross-linked polyethylene (PEX) 7. Other Cast ron soil pipes (B) Are you aware of any problems with any of your plumbing fixtures (e.g., including but not lim to: kitchen, laundry, or bathroom fixtures; wet bars; exterior faucets; etc.)?  If "yes," explain: Soil pipes are deteriorated; therefore to leave the same testing (check all that apply): 1. Electric 2. Natural gas 3. Fuel oil 4. Propane 5. Solar
Yes	No	Unk	N/A	3. Lead 4. PVC 5. Polybutylene pipe (PB) 6. Cross-linked polyethylene (PEX) 7. Other Castico Soil pipes (B) Are you aware of any problems with any of your plumbing fixtures (e.g., including but not lim to: kitchen, laundry, or bathroom fixtures; wet bars; exterior faucets; etc.)?  If "yes," explain: Soil pipes are deteriorated; therefore to let a connected  12. DOMESTIC WATERHEATING  (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 8. Is your water heating a summer-winter hook-up (integral system, hot water from the boiler,
Yes	No	Unk	N/A	3. Lead 4. PVC 5. Polybutylene pipe (PB) 6. Cross-linked polyethylene (PEX) 7. Other Castico Soil pipes (B) Are you aware of any problems with any of your plumbing fixtures (e.g., including but not lim to: kitchen, laundry, or bathroom fixtures; wet bars; exterior faucets; etc.)?  If "yes," explain: Soil pipes are deteriorated therefore to lead to late a connected therefore to lead to late a connected t
Yes	No	Unk	N/A	3. Lead 4. PVC 5. Polybutylene pipe (PB) 6. Cross-linked polyethylene (PEX) 7. OtherCash
Yes	No	Unk	N/A	3. Lead 4. PVC 5. Polybutylene pipe (PB) 6. Cross-linked polyethylene (PEX) 7. Other Castico Soil pipes (B) Are you aware of any problems with any of your plumbing fixtures (e.g., including but not lim to: kitchen, laundry, or bathroom fixtures; wet bars; exterior faucets; etc.)?  If "yes," explain: Soil pipes are deteriorated therefore to lead to late to lead the pipes are deteriorated.  12. DOMESTIC WATERHEATING  (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 8. Is your water heating a summer-winter hook-up (integral system, hot water from the boiler, (B) How many water heaters are there? When were they installed?
Yes	No	Unk		3. Lead 4. PVC 5. Polybutylene pipe (PB) 6. Cross-linked polyethylene (PEX) 7. Other Cast row soil pipes  (B) Are you aware of any problems with any of your plumbing fixtures (e.g., including but not lim to: kitchen, laundry, or bathroom fixtures; wet bars; exterior faucets; etc.)?  If "yes," explain: Soil pipes are deteriorated therefore  12. DOMESTIC WATERHEATING  (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 8. Is your water heating a summer-winter hook-up (integral system, hot water from the boiler, (B) How many water heaters are there? When were they installed?  (C) Are you aware of any problems with any water heater or related equipment?  If "yes," explain: Small oil leak at pump
	No No			3. Lead 4. PVC 5. Polybutylene pipe (PB) 6. Cross-linked polyethylene (PEX) 7. OtherCash

	13. HEATING SYSTEM
Yes No Unk N/A	(A) Fuel Type(s). Is your heating source (check all that apply):
	1. Electric
	2. Natural gas
J	3. Fuel oil
	4. Propane
	5. Geothermal
	6. Coal
	7. Wood
	8. Other
	(B) System Type(s) (check all that apply):
	1. Forced hot air
V	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
	(C) Status
-	1. When was your heating system(s) installed?
	2. When was the heating system(s) last serviced?
1.1	3. How many heating zones are in the property?
	4. Is there an additional and/or backup heating system? Explain:
	(D) Fireplaces 1. Are there any fireplace(s)? How many?
	2. Are all fireplace(s) working?
	3. Fireplace types(s) (wood, gas, electric, etc.):
	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 chimany(s)2
	7. Are the chimney(s) working? If "no," explain:
	(E) List any areas of the house that are not heated: (E)
	(F) Heating Fuel Tanks
A - A - A	1. Are you aware of any heating fuel tank(s) on the property?
<del>V</del>	2. Location(s), including underground tank(s): in the basement
	3. If you do not own the tank(s), explain:
	Are you aware of any problems or repairs needed regarding any item in section 13? If "yes," expl
	14. AIR CONDITIONING SYSTEM
Yes No Unk N/A	(A) <b>Type(s)</b> . Is the air conditioning (check all that apply):
	1. Central air
	2. Wall units
	3. Window units
	4. Other
	5. None
	(B) Status
	1. When was the central air conditioning system installed?
	2. When was the central air conditioning system last serviced? 2021
	3. How many air conditioning zones are in the property?
	(C) List any areas of the house that are not air conditioned: half the house
	Are you aware of any problems with any item in section 14? If "yes," explain:
V	
	15. ELECTRICAL SYSTEM
Yes No Unk N/A	
Yes No Unk N/A	(A) <b>Type(s)</b>
Yes No Unk N/A	

Yes	No	Unk	N/A
		~	
Age into di Secoli e Nasi in Nasi		1	
	V		

(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 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		1	Garbage disposal		~
Keyless entry		/	Stand-alone freezer		/
Smoke detectors		1	Washer		V
Carbon monoxide detectors		J,	Dryer		/
Security alarm system			Intercom		~
Interior fire sprinklers		$\sqrt{\ }$	Ceiling fans		~
In-ground lawn sprinklers		<i>J</i> ,	A/C window units		~
Sprinkler automatic timer			Awnings		\
Swimming pool		V,	Attic fan(s)		V
Hot tub/spa			Satellite dish		1
Deck(s)		$\checkmark$	Storage shed		V
Pool/spa heater		$\checkmark$	Electric animal fence		V
Pool/spa cover			Other:		
Whirlpool/tub		$\checkmark$	1.		
Pool/spa accessories		$\sqrt{}$	2.		
Refrigerator(s)		V,	3.		
Range/oven		V,	4,		
Microwave oven		V,	5.		
Dishwasher		$\sqrt{}$	6.		

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



### 17. LAND/SOILS

### (A) Property

- 1. Are you aware of any fill or expansive soil on the property?
- 2. Are you aware of any sliding, settling, earth movement, upheaval, subsidence, sinkholes or earth 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).

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Buyer's Initials / Date

Yes	No	Unk	N/A
		-	
	V		
	/		
	V		
	/	1	
	V		
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	1		

### (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:

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:

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 Unk Yes No

### 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 aware of the presence on the property of any man-made feature that temporarily or permanently conveys or manages storm water, including any basin, pond, ditch, drain, swale, culvert, 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:

### (B) Boundaries

1. Are you aware of any encroachments, boundary line disputes, or easements affecting the prop-

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):	
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				19. HAZ	ARDOUS SUBSTANCES	AND ENVIRONMENTAL ISSU	IES
Yes	No	Unk	N/A		old and Indoor Air Quality		
	1			1.	Are you aware of any tests f	or mold, fungi, or indoor air quality	in the property?
	/			2.		d cleaning, have you taken any effor	rts to control or remediate
	\ \ \			Α.	mold or mold-like substance		11.1
				1		ay be affected differently, or not at a air quality is a concern, buyers are	
						to do testing. Information on this is:	0 0
						on Agency and may be obtained by c	-
				1	7133, Washington, D.C. 2001		0, 1, 1, 2, 1, 1
		/		(B) <b>R</b>	adon		
	V			1.		for radon gas that have been perform	
					property? If "yes," list date	e, type, and results of all tests below:	
				D	ate	First Test	Second Test
					ype of Test		
					esults (picocuries/liter)		
				ł .	ame of Testing Service		
And sometiment man				2.	Are you aware of any radon	removal system on the property? If	"yes" list date installed and
						ther it is in working order below:	2
					Date Installed	Type of System Pro	ovider Working?
		1					
				(C)	Lead Paint		
				(0)		d, or if construction began, before 19	79 you must disalose on the ave
Yes	No	Unk	N/A		ledge of, and records and r	eports about, lead-based paint on the	e property.
	110	1			1. Are you aware of any le	ad-based paint or lead-based paint ha	azards on the property?
******************		7				ports or records regarding lead-based	
	~			<i>(</i> 2)	on the property?		*
	-	/		(D)	Tanks		9.0:
	~			8		disting or removed underground tank been removed during your ownershi	
	1			(E)		of any dumping on the property?	
				(F)	Other		
	1/				1. Are you aware of any ex	isting hazardous substances on the p	property (structure or soil) such
		/-			as, but not limited to, as 2. Have you received writt	bestos or polychlorinated biphenyls en notice regarding the presence of a	(PCBs)?
	V				hazard on your property	or any adjacent property?	
	/				3. Are you aware of testing concerns?	on the property for any other hazard	dous substances or environmental
						her hazardous substances or environ	mental concerns that might impact
				<b>3</b> 5	upon the property?		
				Explain :	iny "yes" answers in section	n 19:	
				20. MI	SCELLANEOUS		
Yes	No	Unk	N/A	(A)	Deeds, Restrictions and T	Title	
					a management construction of the contract of t	ed restrictions that apply to the prop	erty?
							•
	<b>V</b>				tion associated with the	storic preservation restriction or ordi property?	mance of archeological designa-
						ason, including a defect in title, that	would prevent you from giving a
		/				ring title to the property?	would prevent you from giving a
	TO THE REAL PROPERTY.			(B)	Financial	A A V	
		/				blic improvement, condominium or	homeowner association assess-
	/				ments against the proper	ty that remain unpaid or of any viola	ations of zoning, housing, building,

Seller's Initials LC /

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of this sale?

3. Are you aware of any insurance claims filed relating to the property?

safety or fire ordinances or other use restriction ordinances that remain uncorrected? 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

Buyer's Initials \_\_\_\_/\_\_

	Yes No Unk N/A	(C) Legal
		<ol> <li>Are you aware of any violations of federal, state, or local laws or regulations relating to this property?</li> </ol>
		2. Are you aware of any existing or threatened legal action affecting the property?
		(D) Additional Material Defects
02 03 06 05 06 07 08 09 10 11 12 13 14 15 16	ATTACHMENTS	<ul> <li>(D) Additional Material Defects</li> <li>1. Are you aware of any material defects to the property, dwelling, or fixtures which are not disclosed elsewhere on this form?</li> <li>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 sybsystem 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.</li> <li>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.</li> <li>Explain any "yes" answers in section 20:</li> </ul>
	(A) The following are p	art of this Disclosure if checked:
		Disclosure Statement Addendum (PAR Form SDA)
22		
22 23 <b>T</b>		presents that the information set forth in this disclosure statement is accurate and complete to the best
		ler hereby authorizes the Listing Broker to provide this information to prospective buyers of the prop-
		te licensees."SELLER ALONE IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION
		FATEMENT. Seller shall cause Buyer to be notified in writing of any information supplied on this
		accurate by a change in the condition of the property following completion of this form.
C	EILED -	C 00.00 And Lies Comphell Agent DATE 9/74/7075
C.	Cuya	Campbell, agent Lisa Campbell, Agent DATE 9/24/2025 DATE
5	ELLEK	DATE
30 <b>S</b>	SELLER	DATE
r		
31.		EXECUTOR, ADMINISTRATOR, TRUSTEE SIGNATURE BLOCK
31.		sions of the Real Estate Seller Disclosure Law, the undersigned executor, administrator or trustee is not required
32	to fill out a Seller's Pro	sions of the Real Estate Seller Disclosure Law, the undersigned executor, administrator or trustee is not required operty Disclosure Statement. The executor, administrator or trustee, must, however, disclose any known mate-
34	to fill out a Seller's Pro rial defect(s) of the pro	sions of the Real Estate Seller Disclosure Law, the undersigned executor, administrator or trustee is not required operty Disclosure Statement. The executor, administrator or trustee, must, however, disclose any known mate-
	to fill out a Seller's Pro	sions of the Real Estate Seller Disclosure Law, the undersigned executor, administrator or trustee is not required operty Disclosure Statement. The executor, administrator or trustee, must, however, disclose any known mate-
3.5	to fill out a Seller's Pro rial defect(s) of the pro	sions of the Real Estate Seller Disclosure Law, the undersigned executor, administrator or trustee is not required operty Disclosure Statement. The executor, administrator or trustee, must, however, disclose any known mate-perty.  Agent Campbell, Agent DATE 9/74/7025
3.6	to fill out a Seller's Pro rial defect(s) of the pro Lisa Campbell, A	sions of the Real Estate Seller Disclosure Law, the undersigned executor, administrator or trustee is not required operty Disclosure Statement. The executor, administrator or trustee, must, however, disclose any known mate-perty.  I Gent DATE 9/74/7025  RECEIPT AND ACKNOWLEDGEMENT BY BUYER
35	to fill out a Seller's Pro rial defect(s) of the pro Lisa Campbell, A	sions of the Real Estate Seller Disclosure Law, the undersigned executor, administrator or trustee is not required operty Disclosure Statement. The executor, administrator or trustee, must, however, disclose any known mate-perty.  I Campbell, Agent DATE 9 74 7025  RECEIPT AND ACKNOWLEDGEMENT BY BUYER  er acknowledges receipt of this Disclosure Statement." Buyer acknowledges that this Statement is not a
36 27	to fill out a Seller's Prorial defect(s) of the pro Lisa Campbell, A	sions of the Real Estate Seller Disclosure Law, the undersigned executor, administrator or trustee is not required operty Disclosure Statement. The executor, administrator or trustee, must, however, disclose any known mate-perty.  I Campbell, Cight DATE 9 74 7025  RECEIPT AND ACKNOWLEDGEMENT BY BUYER  er acknowledges receipt of this Disclosure Statement." Buyer acknowledges that this Statement is not a reless stated otherwise in the sales contract, Buyer is purchasing this property in its present condition." It
36 35 36 37 38 38 39 39 39 39 39 39 39 39 39 39 39 39 39	to fill out a Seller's Prorial defect(s) of the pro Lisa Campbell, A  The undersigned Buy warranty and that, un is Buyer's responsibil	RECEIPT AND ACKNOWLEDGEMENT BY BUYER er acknowledges receipt of this Disclosure Statement." Buyer acknowledges that this Statement is not a alless stated otherwise in the sales contract, Buyer is purchasing this property in its present condition." It ity to satisfy himself or herself as to the condition of the property." Buyer may request that the property
36 27	to fill out a Seller's Prorial defect(s) of the pro Lisa Campbell, A  The undersigned Buy warranty and that, un is Buyer's responsibil	sions of the Real Estate Seller Disclosure Law, the undersigned executor, administrator or trustee is not required operty Disclosure Statement. The executor, administrator or trustee, must, however, disclose any known mate-perty.  I Campbell, Cight DATE 9 74 7025  RECEIPT AND ACKNOWLEDGEMENT BY BUYER  er acknowledges receipt of this Disclosure Statement." Buyer acknowledges that this Statement is not a reless stated otherwise in the sales contract, Buyer is purchasing this property in its present condition." It
	to fill out a Seller's Prorial defect(s) of the pro Lisa Campbell, A  The undersigned Buy warranty and that, un is Buyer's responsibilible inspected, at Buyer	RECEIPT AND ACKNOWLEDGEMENT BY BUYER or acknowledges receipt of this Disclosure Statement." Buyer acknowledges that this Statement is not a aless stated otherwise in the sales contract, Buyer is purchasing this property in its present condition. "It ity to satisfy himself or herself as to the condition of the property." Sexpense and by qualified professionals, to determine the condition of the structure or its components.
36 35 36 37 38 38 39 39 39 39 39 39 39 39 39 39 39 39 39	to fill out a Seller's Prorial defect(s) of the pro Lisa Campbell, A  The undersigned Buy warranty and that, un is Buyer's responsibilible inspected, at Buyer	RECEIPT AND ACKNOWLEDGEMENT BY BUYER  er acknowledges receipt of this Disclosure Statement. "Buyer acknowledges that this Statement is not a alless stated otherwise in the sales contract, Buyer is purchasing this property in its present condition." It ity to satisfy himself or herself as to the condition of the property. "S expense and by qualified professionals, to determine the condition of the structure or its components.

DATE

BUYER