

CONDITIONS OF SALE

The Conditions of the present public sale, being held on the 18th day of June, 2026, at 6:00 o'clock p.m., are as follows:

1. **SELLER**: This sale is held on behalf of the Pete J. Hazangeles Revocable Trust U/A Dated July 10, 2019 (hereinafter referred to as "Seller"), c/o Vance E. Antonacci, Esquire, McNees Wallace & Nurick LLC, 570 Lausch Lane, Suite 200, Lancaster, PA 17601, the present owner of the Property as hereinafter set forth.
2. **PROPERTY**: The Property to be sold is all that certain land and improvements known as 71 W. Frederick St., Millersville, PA 17551, also referred to as Lancaster County Tax Parcel Number: 440-42145-0-0000 (the "Property"). The Property is more particularly described in that certain Deed dated September 5, 2019, and recorded with the Lancaster County Recorder of Deeds on September 17, 2019, at Instrument Number 6479825. A copy of the referenced Deed is attached as Exhibit A hereto and incorporated herein by reference.
 - a. **INCLUSIONS**: Except as provided in b., below, included in the sale are all buildings, improvements, rights, privileges, and appurtenances; gas, electric, heating, plumbing, lighting, water, water softening and central air conditioning fixtures, and systems; cook stoves attached to gas or water systems, and built-in ovens; laundry tubs; radio and television aerials, masts and rotor equipment; storm doors and windows, screen doors and fitted window screens; roller and venetian blinds, curtain and drapery rods and hardware; radiator covers; and any articles permanently affixed to the Property.
 - b. **EXCLUSIONS**: All other personal property remaining at the Property (both in the house and garage) will be removed from the Property by Seller prior to settlement, the Property to be restored to reasonable condition by Seller prior to settlement.
3. **ZONING**: The parties acknowledge that no representation whatsoever is made concerning zoning of the Property or the uses of the Property that may be permitted under local ordinances, and that Purchaser has satisfied himself that the zoning of the Property is satisfactory for his contemplated use thereof. The Purchaser hereby waives any applicable requirement for Seller to provide a certification of zoning classification prior to settlement pursuant to Disclosure Act of May 27, 1955, P.L. 258, §3, as amended and reenacted (21 P.S. §613).
4. **PURCHASE AND DOWN PAYMENT**: The highest bidder shall be the Purchaser upon the auctioneer announcing that the Property is sold. Thereafter, the Purchaser shall immediately sign and deliver to Seller the Purchaser's Agreement attached to these Conditions of Sale and pay down 10% of the purchase price to Seller's attorneys, McNees Wallace & Nurick LLC, as security for performance of this Agreement. If any dispute arises among bidders, the Property shall immediately be put up for renewal of bidding.
5. **RESERVE/REJECTION OF BIDS**: The Seller reserves the right to reject any or all bids. Seller reserves the right to withdraw the Property from the sale and/or to adjourn the sale to a future date or dates.

6. **SALE NOT CONTINGENT ON FINANCING/SALE OF OTHER REAL ESTATE:** This sale of real estate shall NOT be contingent upon the Purchaser's ability to obtain financing for the purchase of the Property and shall NOT be contingent upon the sale of any other real estate owned by the Purchaser
7. **SETTLEMENT; PAYMENT OF BALANCE OF PURCHASE PRICE:** The balance of the purchase money shall be paid at settlement, which shall be on or before **August 3, 2026** (unless another time or place shall hereafter be agreed upon by the Seller and Purchaser), and which shall be held at the office of McNees Wallace & Nurick LLC, 570 Lausch Lane, Suite 200, Lancaster, PA 17601, or at Purchaser's discretion, at the attorney or title insurance company selected by Purchaser, and who shall be paid by Purchaser the usual and customary fees for performing a title search and examination, conducting the closing for these premises, and issuing a title insurance policy for the Property.
8. **TITLE:** At settlement and upon payment of the balance of the purchase price to Seller, Seller shall convey to the Purchaser, by deed prepared at Purchaser's expense, title to said Property, free and clear of all liens and encumbrances not noted in these Conditions and the attached deed, but subject to any existing wall rights, easements, building or use restrictions, zoning or land subdivision regulations, encroachments of cornices, trim and spouting over property boundaries, or encroachments of any kind within the legal width of public highways. Possession shall be given to Purchaser at settlement.
9. **CONDITION OF PREMISES AND FIXTURES:** At settlement, the Property and all of its appurtenances and fixtures shall be in substantially the same condition as at present, except for (a) ordinary reasonable wear and tear, (b) damage of any kind for which full or partial recovery may be had under the Seller's or Purchaser's insurance, (c) damage which occurs after possession has been given to the Purchaser, or (d) any taking by eminent domain.
10. **DELIVERY OF DEED:** Formal tender of deed and purchase money is waived.
11. **COSTS:** The costs related to this public sale and the settlement on the Property shall be as follows:
 - a. Purchaser shall provide, be responsible for, and shall pay all costs of and relating to settlement, including but not limited to:
 - i. All required state and local realty transfer taxes.
 - ii. Any survey, if desired or required by Purchaser, other than a survey required to provide Seller with an adequate legal description.
 - iii. Any and all disbursement fees, escrow fees, service fees, or similar fees or costs, purported to be charged against Seller by any title company or attorney holding settlement for the Property, unless expressly contracted for in writing by the Seller.
 - iv. The cost of any title search at regular rates, title insurance, certification of title, examination of title, and title company or settlement services.

- v. Preparation of other documents, including, but not limited to, deed, mortgage, and bill of sale for personal property, if any, and all fees incurred at settlement, including attorney fees, tax certification fees, disbursement fees, recording fees, or settlement fees, whether purported to be billed against Purchaser or Seller, unless expressly contracted for in writing by Seller.
 - b. Seller shall provide or pay for:
 - i. Water and sewer rent, if any, through the earlier of the settlement date, or the date of prior delivery of possession to Purchaser.
 - ii. A legally adequate description and preparing, obtaining, and/or recording releases or other documents or surveys reasonably required in order to make Seller's title to the Property insurable at regular rates by a title insurance company of Seller's choice licensed to do business in the Commonwealth of Pennsylvania.
 - c. Real estate taxes and any water and sewer rents upon the Property shall be apportioned on a fiscal basis to the earlier of the settlement date, or the date of prior delivery to Purchaser.
12. **INSURANCE**: Seller will continue in force the present fire insurance coverage until settlement. Purchaser is advised to insure his, her, or its interest in the Property immediately until delivery of deed to the Purchaser, and in case of loss will credit on account of the purchase price at settlement any insurance collected or collectible (either by seller or any mortgagee or other loss-payee) therefor.
13. **EMINENT DOMAIN AND EASEMENTS**: The Seller represents that there are no pending and unsettled eminent domain proceedings, and no appropriations by the filing of State Highway plans in the Recorder's Office, affecting the Property, of which the Seller has knowledge; and that no part of the Property, except any part within utility reserve strips in developments or within legal limits of highways, is subject to any currently used or enforceable easement for any sewer, gas or water main, petroleum products pipeline, public storm sewer, or underground electric or telephone cable not apparent upon reasonable physical inspection, except as noted in these Conditions and the attached Deed.
14. **NO REPRESENTATIONS OR WARRANTIES BY SELLER; SELLER'S PROPERTY DISCLOSURE STATEMENT**: Seller has attached hereto as Exhibit B a completed Seller's Property Disclosure Statement, of which Purchaser acknowledges receipt. Notwithstanding, it shall be expressly understood between the parties hereto that the Property has been inspected by Purchaser or Purchaser's agent and that the same is being purchased as a result of such inspection and not as a result of any representations made by Seller or any selling or other agent of Seller, and that Purchaser is purchasing the Property "**AS IS, WHERE IS, AND WITH ALL FAULTS,**" without any obligation on the part of Seller and with no warranty as to structural or functional soundness of buildings, fixtures, sewage system, and/or water supply. Seller has no knowledge that the Property contains any hazardous or toxic substances which would require remediation, but has made no independent investigation to that effect. Therefore, Seller makes no representation or warranty to Purchaser, express or implied, that the Property is free from hazardous or toxic substances, material or wastes which are or become regulated by any federal,

state, or local governmental authority or that the Property is in compliance with any federal, state, or local environmental laws or regulations.

15. **LEAD WARNING STATEMENT FOR PROPERTIES BUILT PRIOR TO 1978:** 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 has no records or reports nor knowledge pertaining to lead-based paint and/or lead-based paint hazards in or about the residence, as provided on the Residential Lead-Based Paint Hazards Disclosure Form attached hereto as Exhibit C. By signing the attached Purchaser's Agreement, Purchaser acknowledges receipt of the Protect Your Family from Lead in Your Home booklet, attached hereto as Exhibit D, and waives the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

16. **SUMMARY OF CONDITIONS:** The Purchaser acknowledges that these Conditions of Sale were available for inspection by the Purchaser prior to the commencement of bidding and sale of the Property, that the Purchaser had an opportunity to review the full Conditions of Sale, and that the Purchaser understands the contents thereof and all terms and conditions under which the Property is being sold, agreeing to be bound by the full terms and conditions as set forth therein. The Purchaser acknowledges that only a summary of the Conditions of Sale was read prior to commencement of bidding on the Property, and that the Purchaser is not relying upon the public reading of the Conditions of Sale as a complete statement of the terms and conditions for sale of the Property.
17. **DEFAULT:** In case of non-compliance by the Purchaser with these conditions or Purchaser's failure to settle for any reason, the Seller, in addition to all other remedies provided by law, shall have the option either (a) to receive the Purchaser's down payment money from escrow as liquidated damages regardless of whether or not, or on what terms, the Property is resold, or (b) to resell the Property at public or private sale, with or without notice to the present Purchaser and to retain any advance in price, or hold the present Purchaser liable for any loss, resulting from such resale, meanwhile receiving from escrow the down payment money paid hereunder as security for or toward payment of any such loss. The said time for settlement and all other times or obligations of this agreement are hereby agreed to be of the essence of this agreement. If the Seller is unable to give title to the Property as required herein, the Purchaser's sole remedy shall be to (1) take such title as Seller can give, or (2) require Seller to return all payments, whereupon all further obligations of the parties under these Conditions shall terminate.
18. **PARTIES BOUND:** These Conditions of Sale and the Purchaser's Agreement made hereunder shall be binding upon the parties hereto and their respective heirs, successors, personal representatives and assigns. All references to the highest bidder, Buyer or

Purchaser contained herein shall be deemed to refer to all Purchasers, jointly and severally, whether referred to in the singular or plural or masculine or female form.

19. **OFFSITE BIDDING:** Seller shall accept bids from prospective bidders via the telephone and online on the following terms and conditions to-wit:

- a. Online bidders must register on HiBid.com in advance of the auction.
- b. Successful bidder (telephone or online) must contact Vance E. Antonacci, Esq. within 24 hours after conclusion of the auction to arrange a time to drop off deposit check and fully executed Conditions of Sale and Seller's Disclosure at 570 Lausch Lane, Suite 200, Lancaster, PA 17601.
- c. Failure to contact Vance E. Antonacci, Esq. within 24 hours OR appear at the duly arranged time to submit deposit check and fully-executed documents may, at the election of the Seller, render this contract null and void and Seller shall be authorized to enter into a contract with any third party.
- d. Prospective bidder accepts all terms herein.

20. **ENTIRE AGREEMENT:** This Agreement represents the entire Agreement between the parties, and any representations concerning the Property, or otherwise, made prior to the execution of the Purchaser's Agreement, are hereby superseded by this Agreement. No modification of these Conditions of Sale shall be valid unless made in writing, executed with the same degree of formality as these Conditions of Sale and the Purchaser's Agreement attached hereto.

Seller:

PETE J. HAZANGELES REVOCABLE TRUST
U/A DATED JULY 10, 2019

Date: June _____, 2026

By: _____
Angel Lee Aslanidis, Co-Trustee

c/o Vance E. Antonacci, Esquire
McNees Wallace & Nurick LLC
570 Lausch Lane, Suite 200
Lancaster, PA 17601
Phone: 717.581.3701
E-mail: vantonacci@mcneeslaw.com

PURCHASER'S AGREEMENT

The undersigned, as Purchaser, intending to be legally bound hereby, acknowledges that Purchaser has examined the Conditions of Sale attached hereto available for inspection prior to sale of the Premises, and agrees to be bound by the full terms thereof, further acknowledging that only a summary of the Conditions was read prior to commencement of bidding for the Premises.

Purchaser agrees to purchase the Property mentioned in the foregoing Conditions, subject to said Conditions, for the sum of _____ Dollars (\$_____), and if Purchaser shall acquire possession of the premises before payment of the purchase money and shall fail to make payment when due, Purchaser authorizes any attorney to appear for Purchaser in any court and, to the extent and under the conditions, if any, then permitted or prescribed by law, confess judgment in ejectment against Purchaser, in favor of the Seller or the latter's assigns, for possession of said premises, and direct the issuing of a writ of possession, with clause or writ of execution for costs; hereby waiving all irregularities, notice, leave of court, present or future exemption laws, and right of appeal.

Witness my/our hand(s) and seal(s) this ____ day of June, 2026.

Purchaser:

_____(SEAL)

Printed name: _____

Address: _____

Phone: _____

Email: _____

Witness:

_____(SEAL)

Printed name: _____

Purchaser:

_____(SEAL)

Printed name: _____

Address: _____

Phone: _____

Email: _____

Witness:

_____(SEAL)

Printed name: _____

RECEIPT

Received of purchaser on above date, as down payment on account of the above purchase price, the sum of _____
_____ Dollars (\$_____).

Seller:

PETE J. HAZANGELES REVOCABLE TRUST
U/A DATED JULY 10, 2019

Date: June _____, 2026

By: _____
Angel Lee Aslanidis, Co-Trustee

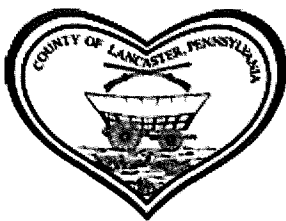
c/o Vance E. Antonacci, Esquire
McNees Wallace & Nurick LLC
570 Lausch Lane, Suite 200
Lancaster, PA 17601
Phone: 717.581.3701
E-mail: vantonacci@mcneeslaw.com

EXHIBIT “A”

See attached.

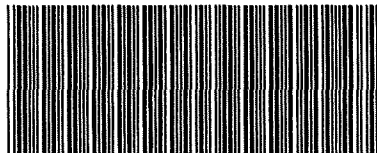
Lancaster County

Ann M. Hess
Recorder of Deeds
150 N. Queen St.
Suite 315
Lancaster, PA 17603
Phone: 717-299-8238
Fax: 717-299-8393



INSTRUMENT # : 6479825

RECORDED DATE: 09/17/2019 11:51:26 AM



4044058-0029T

LANCASTER COUNTY ROD**OFFICIAL RECORDING COVER PAGE**

Page 1 of 5

Document Type: DEED**Transaction Reference:****Document Reference:****Transaction #:** 3877721 - 9 Doc(s)**Document Page Count:** 4**Operator Id:** macrinam**RETURN TO:** (tmartin@mcneeslaw.com)

**PLEASE NOTE: Recorded documents with completed
Cover Pages are returned via email to the email address(es)
identified above.

Tamela Martin
570 Lausch Lane, Suite 200
Lancaster, PA 17601

SUBMITTED BY: (tmartin@mcneeslaw.com)

Tamela Martin
570 Lausch Lane, Suite 200
Lancaster, PA 17601

*** PROPERTY DATA:**

Parcel ID #: 440-4214500000

Municipality: MILLERSVILLE BOROUGH
(100%)

School District: PENN MANOR SD

*** ASSOCIATED DOCUMENT(S):****FEES / TAXES:**

RECORDING FEE: DEED	\$13.00
CRC #6544	\$2.00
RIF #6543	\$3.00
WRIT TAX	\$0.50
AFF HSG #6557	\$11.50
PA SURCHARGE #6548	\$40.25
Total:	\$70.25

INSTRUMENT # : 6479825

RECORDED DATE: 09/17/2019 11:51:26 AM

I hereby CERTIFY that this document is
recorded in the Recorder of Deeds Office in
Lancaster County, Pennsylvania.



A handwritten signature in black ink, appearing to read "Ann M. Hess".

Ann M. Hess
Recorder of Deeds

PLEASE DO NOT DETACH**THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT**

NOTE: If document data differs from cover sheet, document data always controls.

*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT AFTER RECORDING FOR ADDITIONAL INFORMATION

Prepared By:

Return To: McNees Wallace & Nurick LLC
By: Vance E. Antonacci, Esquire
570 Lausch Lane; Ste. 200
Lancaster, Pa 17601
717-291-1177

Tax Parcel No. 440-42145-0-0000

NOT SEARCHED - NOT CERTIFIED

THIS DEED

Made this 5th day of September, Two Thousand and Nineteen (2019),

BETWEEN PETE J. HAZANGELES, adult individual, of the County of Lancaster and Commonwealth of Pennsylvania ("Grantor") of the one part, and

PETE J. HAZANGELES, TRUSTEE OF THE PETER J. HAZANGELES REVOCABLE TRUST U/A DATED JULY 10, 2019, (hereinafter called "Grantee") of the other part,

WITNESSETH, that the Grantor, for and in consideration of ONE DOLLAR (\$1.00) in hand paid, receipt whereof is hereby acknowledged, does hereby grant and convey to the Grantee and its successors and assigns:

ALL THAT CERTAIN tract of land with a two-story brick dwelling house and other improvements thereon erected, known as No. 71 West Frederick Street, and situated on the North side of West Frederick Street in the Borough of Millersville, County of Lancaster and Commonwealth of Pennsylvania, more fully bounded and described as follows:

CONTAINING in front on West Frederick Street forty-five (45) feet more or less and extending in depth Northwardly of that width two hundred eighty-eight (288) feet more or less to a twelve (12) feet wide common alley.

BOUNDED on the South by Frederick Street, on the West by property late of Hostetter and Hackman, on the North by said twelve (12) feet wide alley, and on the East by property formerly of John G. Aierstuck and others.

TOGETHER with the right at all times hereafter to the free and uninterrupted use in common with others entitled thereto of a certain twelve (12) feet wide alley extending Westwardly from the Northwest corner of the above granted premises to Prince Street.

TOGETHER also with the right at all times hereafter to the free and uninterrupted use in common with others entitled thereto of another certain twelve (12) feet wide alley beginning in

Camela R. Martin
Notary Public

I certify that the precise address of the within Grantee is:

4 Bentley Lane
Lancaster, PA 17603

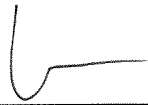
Sign: 
Vance E. Antonacci

EXHIBIT “B”

See attached.

SELLER'S PROPERTY DISCLOSURE STATEMENT

SPD

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

1 **PROPERTY** 71 W. Frederick St. Millersville, PA 17551
2 **SELLER** Peter R Hazangeles Revocable TRUST

3 INFORMATION REGARDING THE REAL ESTATE SELLER DISCLOSURE LAW

4 The Real Estate Seller Disclosure Law (68 P.S. §7301, et seq.) requires that before an agreement of sale is signed, the seller in a residential
5 real estate transfer must disclose all known **material defects** about the property being sold that are not readily observable. A **material defect**
6 is a problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or
7 that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is at or beyond the end
8 of its normal useful life is not by itself a material defect.

9 This property disclosure statement ("Statement") includes disclosures beyond the basic requirements of the Law and is designed to assist
10 Seller in complying with disclosure requirements and to assist Buyer in evaluating the property being considered. Sellers who wish to see
11 or use the basic disclosure form can find the form on the website of the Pennsylvania State Real Estate Commission. Neither this Statement
12 nor the basic disclosure form limits Seller's obligation to disclose a material defect.

13 This Statement discloses Seller's knowledge of the condition of the Property as of the date signed by Seller and is **not a substitute for any**
14 **inspections or warranties** that Buyer may wish to obtain. **This Statement is not a warranty of any kind by Seller or a warranty or rep-**
15 **resentation by any listing real estate broker, any selling real estate broker, or their licensees.** Buyer is encouraged to address concerns
16 about the condition of the Property that may not be included in this Statement.

17 **The Law provides exceptions (listed below) where a property disclosure statement does not have to be completed. All other sellers**
18 **are obligated to complete a property disclosure statement, even if they do not occupy or have never occupied the Property.**

- 19 1. Transfers by a fiduciary during the administration of a decedent estate, guardianship, conservatorship or trust.
20 2. Transfers as a result of a court order.
21 3. Transfers to a mortgage lender that results from a buyer's default and subsequent foreclosure sales that result from default.
22 4. Transfers from a co-owner to one or more other co-owners.
23 5. Transfers made to a spouse or direct descendant.
24 6. Transfers between spouses as a result of divorce, legal separation or property settlement.
25 7. Transfers by a corporation, partnership or other association to its shareholders, partners or other equity owners as part of a plan of
26 liquidation.
27 8. Transfers of a property to be demolished or converted to non-residential use.
28 9. Transfers of unimproved real property.
29 10. Transfers of new construction that has never been occupied and:
30 a. The buyer has received a one-year warranty covering the construction;
31 b. The building has been inspected for compliance with the applicable building code or, if none, a nationally recognized model
32 building code; and
33 c. A certificate of occupancy or a certificate of code compliance has been issued for the dwelling.

34 **COMMON LAW DUTY TO DISCLOSE**
35 Although the provisions of the Real Estate Seller Disclosure Law exclude some transfers from the requirement of completing a disclo-
36 sure statement, the Law does not excuse the seller's common law duty to disclose any known material defect(s) of the Property in order
37 to avoid fraud, misrepresentation or deceit in the transaction. **This duty continues until the date of settlement.**

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

43 Seller's Initials CK / _____ Date 5/21/26 SPD Page 1 of 11 Buyer's Initials _____ / _____ Date _____



Pennsylvania Association of Realtors®

COPYRIGHT PENNSYLVANIA ASSOCIATION OF REALTORS® 2021

RE/MAX Centre Realty, 1375 Martin Street State College PA 16803
Todd Costello

Phone: 814-231-8200 Fax:
Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

rev. 3/21; rel. 7/21
2363 Raven Hollow Rd

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

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: Seller was landlord when house was rented out.

	Yes	No	Unk	N/A
A		✓		
B	✓			
C		✓		

2. OWNERSHIP/OCCUPANCY

(A) Occupancy

1. When was the Property most recently occupied? 2022

2. By how many people? 4

3. Was Seller the most recent occupant?

4. If "no," when did Seller most recently occupy the Property? Never

(B) Role of Individual Completing This Disclosure. Is the individual completing this form:

1. The owner

2. The executor or administrator

3. The trustee

4. An individual holding power of attorney

(C) When was the Property acquired? 2013

(D) List any animals that have lived in the residence(s) or other structures during your ownership: N/A.

Explain Section 2 (if needed):

	Yes	No	Unk	N/A
A1				
A2				
A3		✓		
A4				
B1		✓		
B2		✓		
B3	✓			
B4		✓		
C				

3. CONDOMINIUMS/PLANNED COMMUNITIES/HOMEOWNERS ASSOCIATIONS

(A) Disclosures for condominiums and cooperatives are limited to Seller's particular unit(s). Disclosures regarding common areas or facilities are not required by the Real Estate Seller Disclosure Law.

(B) 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

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

(D) If "yes," are there any community services or systems that the association or community is responsible for supporting or maintaining? Explain:

(E) If "yes," provide the following information:

1. Community Name

2. Contact

3. Mailing Address

4. Telephone Number

(F) How much is the capital contribution/initiation fee(s)? \$ _____

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, condominium, cooperative, or planned community. Buyers may be responsible for capital contributions, initiation fees or similar one-time fees in addition to regular 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. ROOFS AND ATTIC

(A) Installation

1. When was or were the roof or roofs installed? 1900 - Back mudroom roof

2. Do you have documentation (invoice, work order, warranty, etc.)? replaced in 5/2025.

(B) Repair

1. Was the roof or roofs or any portion of it or them replaced or repaired during your ownership?

2. If it or they were replaced or repaired, were any existing roofing materials removed?

(C) Issues

1. Has the roof or roofs ever leaked during your ownership?

2. Have there been any other leaks or moisture problems in the attic?

3. Are you aware of any past or present problems with the roof(s), attic, gutters, flashing or downspouts?

	Yes	No	Unk	N/A
A1				
A2		✓		
B1	✓			
B2		✓	✓	
C1			✓	
C2			✓	
C3		✓		

Seller's Initials CK / Date 5/21/26 SPD Page 2 of 11 Buyer's Initials / Date

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

Explain any "yes" answers in Section 4. Include the location and extent of any problem(s) and any repair or remediation efforts, the name of the person or company who did the repairs and the date they were done:

Greenwalt Roofing did roof repair in 2025.

5. BASEMENTS AND CRAWL SPACES

(A) Sump Pump

- Does the Property have a sump pit? If "yes," how many? _____
- Does the Property have a sump pump? If "yes," how many? _____
- If it has a sump pump, has it ever run? _____
- If it has a sump pump, is the sump pump in working order? _____

	Yes	No	Unk	N/A
A1		✓		
A2		✓		
A3				✓
A4				✓
B1		✓		
B2		✓		
B3		✓		

(B) Water Infiltration

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

Explain any "yes" answers in Section 5. Include the location and extent of any problem(s) and any repair or remediation efforts, the name of the person or company who did the repairs and the date they were done: N/A

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

(A) Status

- Are you aware of past or present dryrot, termites/wood-destroying insects or other pests on the Property? _____
- Are you aware of any damage caused by dryrot, termites/wood-destroying insects or other pests? _____

	Yes	No	Unk	N/A
A1		✓		
A2		✓		
B1		✓		
B2		✓		

(B) Treatment

- Is the Property currently under contract by a licensed pest control company? _____
- Are you aware of any termite/pest control reports or treatments for the Property? _____

Explain any "yes" answers in Section 6. Include the name of any service/treatment provider, if applicable: _____

7. STRUCTURAL ITEMS

(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(s), basement or crawl space(s)? _____

(D) Stucco and Exterior Synthetic Finishing Systems

- Is any part of the Property constructed with stucco or an Exterior Insulating Finishing System (EIFS) such as Dryvit or synthetic stucco, synthetic brick or synthetic stone? _____
- If "yes," indicate type(s) and location(s) _____
- If "yes," provide date(s) installed _____

(E) Are you aware of any fire, storm/weather-related, water, hail or ice damage to the Property? _____

(F) Are you aware of any defects (including stains) in flooring or floor coverings? _____

	Yes	No	Unk	N/A
A		✓		
B		✓		
C	✓			
D1		✓		
D2				✓
D3				✓
E	✓			
F	✓			

Explain any "yes" answers in Section 7. Include the location and extent of any problem(s) and any repair or remediation efforts, the name of the person or company who did the repairs and the date the work was done: Pipe burst in Jan 2026 causing water damage to wood floors.

8. ADDITIONS/ALTERATIONS

(A) Have any additions, structural changes or other alterations (including remodeling) been made to the Property during your ownership? Itemize and date all additions/alterations below.

	Yes	No	Unk	N/A
A		✓		

Addition, structural change or alteration (continued on following page)	Approximate date of work	Were permits obtained? (Yes/No/Unk/NA)	Final inspections/ approvals obtained? (Yes/No/Unk/NA)

Seller's Initials CH /

Date 5/21/26

SPD Page 3 of 11

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

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

[] A sheet describing other additions and alterations is attached.

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

Yes	No	Unk	N/A
	✓		

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 changes 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.

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 _____
- If no water service, explain: _____

(B) General

- When was the water supply last tested? _____
Test results: _____
- Is the water system shared?
If "yes," is there a written agreement?
- Do you have a softener, filter or other conditioning system?
- Is the softener, filter or other treatment system leased? From whom? _____
- If your drinking water source is not public, is the pumping system in working order? If "no," explain: _____

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

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

(D) Well

- Has your well ever run dry?
- Depth of well _____
- Gallons per minute: _____, measured on (date) _____
- Is there a well that is used for something other than the primary source of drinking water?
If "yes," explain _____
- If there is an unused well, is it capped?

	Yes	No	Unk	N/A
A1	✓			
A2		✓		
A3		✓		
A4		✓		
A5		✓		
A6		✓		
A7		✓		
B1			✓	
B2		✓		
B3				✓
B4		✓		
B5				✓
B6				✓
C1		✓		
C2				✓
D1				✓
D2				✓
D3				✓
D4			✓	
D5			✓	

Seller's Initials CK /

Date 5/21/26

SPD Page 4 of 11

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

(E) Issues

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?

	Yes	No	Unk	N/A
E1	☒	☐	☐	☐
E2	☐	☒	☐	☐

Explain any problem(s) with your water supply. Include the location and extent of any problem(s) and any repair or remediation efforts, the name of the person or company who did the repairs and the date the work was done:

Jan. 2016 due to frozen conditions. No repairs have been made. Pipes burst in

10. SEWAGE SYSTEM

(A) General

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

	Yes	No	Unk	N/A
A1	☒	☐	☐	☐
A2	☐	☐	☐	☒
A3	☐	☐	☒	☐
A4	☐	☐	☒	☐

(B) Type Is your Property served by:

1. Public
2. Community (non-public)
3. An individual on-lot sewage disposal system
4. Other, explain:

	Yes	No	Unk	N/A
B1	☒	☐	☐	☐
B2	☐	☒	☐	☐
B3	☐	☒	☐	☐
B4	☐	☒	☐	☐

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

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

	Yes	No	Unk	N/A
C1	☐	☐	☒	☐
C2	☐	☐	☐	☒
C3	☐	☐	☐	☒
C4	☐	☐	☐	☒
C5	☐	☐	☐	☒
C6	☐	☐	☐	☒
C7	☐	☐	☐	☒
C8	☐	☒	☐	☐
C9	☐	☒	☐	☐
C10	☐	☒	☐	☐

(D) Tanks and Service

1. Are there any metal/steel septic tanks on the Property?
2. Are there any cement/concrete septic tanks on the Property?
3. Are there any fiberglass septic tanks on the Property?
4. Are there any other types of septic tanks on the Property? Explain
5. Where are the septic tanks located?
6. When were the tanks last pumped and by whom?

	Yes	No	Unk	N/A
D1	☐	☒	☐	☐
D2	☐	☒	☐	☐
D3	☐	☒	☐	☐
D4	☐	☒	☐	☐
D5	☐	☐	☐	☒
D6	☐	☐	☐	☒

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

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

	Yes	No	Unk	N/A
E1	☐	☒	☐	☐
E2	☐	☐	☐	☒

(F) Sewage Pumps

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

	Yes	No	Unk	N/A
F1	☐	☒	☐	☐
F2	☐	☐	☐	☒
F3	☐	☐	☐	☒
F4	☐	☐	☐	☒
F5	☐	☐	☐	☒

(G) Issues

1. How often is the on-lot sewage disposal system serviced?
2. When was the on-lot sewage disposal system last serviced and by whom?
3. Is any waste water piping not connected to the septic/sewer system?
4. Are you aware of any past or present leaks, backups, or other problems relating to the sewage system and related items?

	Yes	No	Unk	N/A
G1	☐	☐	☐	☒
G2	☐	☐	☐	☒
G3	☐	☒	☐	☐
G4	☐	☒	☐	☐

Seller's Initials OK

Date 5/21/26

SPD Page 5 of 11

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

Explain any "yes" answers in Section 10. Include the location and extent of any problem(s) and any repair or remediation efforts, the name of the person or company who did the repairs and the date the work was done:

11. PLUMBING SYSTEM

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

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

	Yes	No	Unk	N/A
A1	☒	☐	☐	☐
A2	☐	☒	☐	☐
A3	☐	☒	☐	☐
A4	☒	☐	☐	☐
A5	☐	☒	☐	☐
A6	☒	☐	☐	☐
A7	☐	☐	☒	☐
B	☒	☐	☐	☐

(B) Are you aware of any past or present problems with any of your plumbing fixtures (e.g., including but not limited to: kitchen, laundry, or bathroom fixtures; wet bars; exterior faucets; etc.)?

If "yes," explain: Were replaced as needed.

12. DOMESTIC WATER HEATING

(A) Type(s). Is your water heating (check all that apply):

- Electric
- Natural gas
- Fuel oil
- Propane
- If "yes," is the tank owned by Seller?
- Solar
- If "yes," is the system owned by Seller?
- Geothermal
- Other

	Yes	No	Unk	N/A
A1	☒	☐	☐	☐
A2	☐	☒	☐	☐
A3	☒	☐	☐	☐
A4	☐	☒	☐	☒
A5	☐	☒	☐	☒
A6	☐	☒	☐	☐
A7	☐	☐	☒	☐
B1	☐	☐	☐	☐
B2	☐	☐	☒	☐
B3	☒	☐	☐	☐
C	☐	☒	☐	☐

(B) System(s)

- How many water heaters are there? 1
Tanks ☒ Tankless ☐
- When were they installed? Within last 10 years
- Is your water heater a summer/winter hook-up (integral system, hot water from the boiler, etc.)?

(C) Are you aware of any problems with any water heater or related equipment?

If "yes," explain:

13. HEATING SYSTEM

(A) Fuel Type(s). Is your heating source (check all that apply):

- Electric
- Natural gas
- Fuel oil
- Propane
- If "yes," is the tank owned by Seller?
- Geothermal
- Coal
- Wood
- Solar shingles or panels
- If "yes," is the system owned by Seller?
- Other:

	Yes	No	Unk	N/A
A1	☐	☒	☐	☐
A2	☐	☒	☐	☐
A3	☒	☐	☐	☐
A4	☐	☒	☐	☐
A5	☐	☒	☐	☒
A6	☐	☒	☐	☐
A7	☐	☒	☐	☐
A8	☐	☒	☐	☒
A9	☐	☐	☒	☐
B1	☒	☐	☐	☐
B2	☒	☐	☐	☐
B3	☐	☒	☐	☐
B4	☐	☒	☐	☐
B5	☐	☒	☐	☐
B6	☐	☒	☐	☐
B7	☐	☒	☐	☐

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

- Forced hot air
- Hot water
- Heat pump
- Electric baseboard
- Steam
- Radiant flooring
- Radiant ceiling

Seller's Initials CK

Date 5/21/26

SPD Page 6 of 11

334 **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
 335 Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

- 336 8. Pellet stove(s) _____
 337 How many and location? _____
 338 9. Wood stove(s) _____
 339 How many and location? _____
 340 10. Coal stove(s) _____
 341 How many and location? _____
 342 11. Wall-mounted split system(s) _____
 343 How many and location? _____
 344 12. Other: _____
 345 13. If multiple systems, provide locations _____
 346 _____

347 **(C) Status**

- 348 1. Are there any areas of the house that are not heated?
 349 If "yes," explain: _____
 350 2. How many heating zones are in the Property? 1
 351 3. When was each heating system(s) or zone installed? _____
 352 4. When was the heating system(s) last serviced? _____
 353 5. Is there an additional and/or backup heating system? If "yes," explain: _____
 354 _____
 355 6. Is any part of the heating system subject to a lease, financing or other agreement?
 356 If "yes," explain: _____
 357 _____

358 **(D) Fireplaces and Chimneys**

- 359 1. Are there any fireplaces? How many? _____
 360 2. Are all fireplaces working? _____
 361 3. Fireplace types (wood, gas, electric, etc.): _____
 362 4. Was the fireplace(s) installed by a professional contractor or manufacturer's representative?
 363 5. Are there any chimneys (from a fireplace, water heater or any other heating system)?
 364 6. How many chimneys? _____
 365 7. When were they last cleaned? _____
 366 8. Are the chimneys working? If "no," explain: _____

367 **(E) Fuel Tanks**

- 368 1. Are you aware of any heating fuel tank(s) on the Property?
 369 2. Location(s), including underground tank(s): Basement
 370 3. If you do not own the tank(s), explain: _____

371 **(F) Are you aware of any problems or repairs needed regarding any item in Section 13? If "yes,"**
 372 **explain:** Not sure because of frozen pipe situation.

373 **14. AIR CONDITIONING SYSTEM**

374 **(A) Type(s).** Is the air conditioning (check all that apply):

- 375 1. Central air _____
 376 a. How many air conditioning zones are in the Property? 1
 377 b. When was each system or zone installed? _____
 378 c. When was each system last serviced? _____
 379 2. Wall units _____
 380 How many and the location? _____
 381 3. Window units _____
 382 How many? _____
 383 4. Wall-mounted split units _____
 384 How many and the location? _____
 385 5. Other _____
 386 6. None _____

387 **(B)** Are there any areas of the house that are not air conditioned?

388 If "yes," explain: _____

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

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

390 Seller's Initials CK / Date 5/21/26 SPD Page 7 of 11

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

15. ELECTRICAL SYSTEM

(A) Type(s)

1. Does the electrical system have fuses?
2. Does the electrical system have circuit breakers?
3. Is the electrical system solar powered?
 - a. If "yes," is it entirely or partially solar powered? _____
 - b. If "yes," is any part of the system subject to a lease, financing or other agreement? If "yes," explain: _____

(B) What is the system amperage? 200

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

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

	Yes	No	Unk	N/A
A1		☒		
A2	☒			
A3		☒		
3a				☒
3b				☒
B				☒
C		☒		
D		☒		

16. OTHER EQUIPMENT AND APPLIANCES

(A) **THIS SECTION IS INTENDED TO IDENTIFY PROBLEMS OR REPAIRS** and must be completed for each item that will, or may, be included with the Property. The 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. **THE FACT THAT AN ITEM IS LISTED DOES NOT MEAN IT IS INCLUDED IN THE AGREEMENT OF SALE.**

(B) Are you aware of any problems or repairs needed to any of the following:

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

(C) Explain any "yes" answers in Section 16: Pool and it's equipment are in Disrepair. Storage shed is old + needs repairs.

17. POOLS, SPAS AND HOT TUBS

(A) Is there a swimming pool on the Property? If "yes,"

1. Above-ground or in-ground? In ground
2. Saltwater or chlorine? _____
3. If heated, what is the heat source? _____
4. Vinyl-lined, fiberglass or concrete-lined? _____
5. What is the depth of the swimming pool? _____
6. Are you aware of any problems with the swimming pool?
7. Are you aware of any problems with any of the swimming pool equipment (cover, filter, ladder, lighting, pump, etc.)?

(B) Is there a spa or hot tub on the Property?

1. Are you aware of any problems with the spa or hot tub?
2. Are you aware of any problems with any of the spa or hot tub equipment (steps, lighting, jets, cover, etc.)?

(C) Explain any problems in Section 17: Pool + equipment are in Disrepair.

	Yes	No	Unk	N/A
A	☒			
A1			☒	
A2			☒	
A3			☒	
A4			☒	
A5			☒	
A6	☒			
A7	☒			
B			☒	
B1				☒
B2				☒

Seller's Initials CK

Date 5/21/26

SPD Page 8 of 11

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

2363 Raven

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

18. WINDOWS

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

	Yes	No	Unk	N/A
A		☒		
B		☒		

(B) Are you aware of any problems with the windows or skylights?

Explain any "yes" answers in Section 18. Include the location and extent of any problem(s) and any repair, replacement or remediation efforts, the name of the person or company who did the repairs and the date the work was done:

19. LAND/SOILS

(A) Property

1. Are you aware of any fill or expansive soil on the Property?

	Yes	No	Unk	N/A
A1		☒		

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?

	Yes	No	Unk	N/A
A2		☒		

3. Are you aware of sewage sludge (other than commercially available fertilizer products) being spread on the Property?

	Yes	No	Unk	N/A
A3		☒		

4. Have you received written notice of sewage sludge being spread on an adjacent property?

	Yes	No	Unk	N/A
A4		☒		

5. Are you aware of any existing, past or proposed mining, strip-mining, or any other excavations on the Property?

	Yes	No	Unk	N/A
A5		☒		

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 further information on mine subsidence insurance are available through Department of Environmental Protection Mine Subsidence Insurance Fund, (800) 922-1678 or ra-epmsi@pa.gov.

(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)

	Yes	No	Unk	N/A
B1		☒		

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

	Yes	No	Unk	N/A
B2		☒		

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

	Yes	No	Unk	N/A
B3		☒		

4. Any other law/program:

	Yes	No	Unk	N/A
B4		☒		

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

	Yes	No	Unk	N/A
C1		☒		

2. Coal

	Yes	No	Unk	N/A
C2		☒		

3. Oil

	Yes	No	Unk	N/A
C3		☒		

4. Natural gas

	Yes	No	Unk	N/A
C4		☒		

5. Mineral or other rights (such as farming rights, hunting rights, quarrying rights) Explain:

	Yes	No	Unk	N/A
C5		☒		

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 19:

20. FLOODING, DRAINAGE AND BOUNDARIES

(A) Flooding/Drainage

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

	Yes	No	Unk	N/A
A1		☒		

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

	Yes	No	Unk	N/A
A2		☒		

3. Do you maintain flood insurance on this Property?

	Yes	No	Unk	N/A
A3		☒		

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

	Yes	No	Unk	N/A
A4		☒		

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

	Yes	No	Unk	N/A
A5		☒		

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?

	Yes	No	Unk	N/A
A6		☒		

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

	Yes	No	Unk	N/A
A7				☒

Seller's Initials CK /

Date 5/21/26

SPD Page 9 of 11

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

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

(B) Boundaries

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

	Yes	No	Unk	N/A
B1		☒		
B2	☒			
B3	☒			
3a		☒		
3b				☒
B4		☒		

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.

Explain any "yes" answers in Section 20(B): N/A

21. HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES

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

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

	Yes	No	Unk	N/A
A1		☒		
A2		☒		

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 services of a qualified professional to do testing. Information on this issue is available from the United States Environmental Protection Agency and may be obtained by contacting IAQ INFO, P.O. Box 37133, Washington, D.C. 20013-7133, 1-800-438-4318.

(B) Radon

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

	Yes	No	Unk	N/A
B1		☒		
B2				
B3		☒		

(C) Lead Paint

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

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

	Yes	No	Unk	N/A
C1		☒		
C2		☒		

(D) Tanks

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

	Yes	No	Unk	N/A
D1		☒		
D2		☒		

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

If "yes," location: _____

	Yes	No	Unk	N/A
E		☒		

(F) Other

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

	Yes	No	Unk	N/A
F1		☒		
F2		☒		
F3		☒		
F4		☒		

Explain any "yes" answers in Section 21. Include test results and the location of the hazardous substance(s) or environmental issue(s): _____

22. MISCELLANEOUS

(A) Deeds, Restrictions and Title

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

	Yes	No	Unk	N/A
A1		☒		
A2		☒		

Seller's Initials UK / Date 5/21/26 SPD Page 10 of 11

568 **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
 569 **Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.**

570 3. Are you aware of any reason, including a defect in title or contractual obligation such as an option
 571 or right of first refusal, that would prevent you from giving a warranty deed or conveying title to the
 572 Property?

	Yes	No	Unk	N/A
A3		✓		
B1		✓		
B2		✓		
B3		✓		
C1		✓		
C2		✓		
D1		✓		

573 (B) **Financial**

574 1. Are you aware of any public improvement, condominium or homeowner association assessments
 575 against the Property that remain unpaid or of any violations of zoning, housing, building, safety or
 576 fire ordinances or other use restriction ordinances that remain uncorrected?

577 2. Are you aware of any mortgages, judgments, encumbrances, liens, overdue payments on a support
 578 obligation, or other debts against this Property or Seller that cannot be satisfied by the proceeds of
 579 this sale?

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

581 (C) **Legal**

582 1. Are you aware of any violations of federal, state, or local laws or regulations relating to this Prop-
 583 erty?

584 2. Are you aware of any existing or threatened legal action affecting the Property?

585 (D) **Additional Material Defects**

586 1. Are you aware of any material defects to the Property, dwelling, or fixtures which are not dis-
 587 closed elsewhere on this form?

588 *Note to Buyer: A material defect is a problem with a residential real property or any portion of it that would have a significant*
 589 *adverse impact on the value of the property or that involves an unreasonable risk to people on the property. The fact that a*
 590 *structural element, system or subsystem is at or beyond the end of the normal useful life of such a structural element, system or*
 591 *subsystem is not by itself a material defect.*

592 2. After completing this form, if Seller becomes aware of additional information about the Property, including through
 593 inspection reports from a buyer, the Seller must update the Seller's Property Disclosure Statement and/or attach the
 594 inspection report(s). These inspection reports are for informational purposes only.

595 Explain any "yes" answers in Section 22: _____
 596 _____

597 **23. ATTACHMENTS**

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

599 [] Seller's Property Disclosure Statement Addendum (PAR Form SDA)

600 [] _____

601 [] _____

602 [] _____

603 The undersigned Seller represents that the information set forth in this disclosure statement is accurate and complete to the best
 604 of Seller's knowledge. Seller hereby authorizes the Listing Broker to provide this information to prospective buyers of the prop-
 605 erty and to other real estate licensees. SELLER ALONE IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMA-
 606 TION CONTAINED IN THIS STATEMENT. If any information supplied on this form becomes inaccurate following comple-
 607 tion of this form, Seller shall notify Buyer in writing.

608 SELLER cxoul. DATE 5/21/26
 609 SELLER _____ DATE _____
 610 SELLER _____ DATE _____
 611 SELLER _____ DATE _____
 612 SELLER _____ DATE _____
 613 SELLER _____ DATE _____

614 **RECEIPT AND ACKNOWLEDGEMENT BY BUYER**

615 The undersigned Buyer acknowledges receipt of this Statement. Buyer acknowledges that this Statement is not a warranty and
 616 that, unless stated otherwise in the sales contract, Buyer is purchasing this property in its present condition. It is Buyer's re-
 617 sponsibility to satisfy himself or herself as to the condition of the property. Buyer may request that the property be inspected, at
 618 Buyer's expense and by qualified professionals, to determine the condition of the structure or its components.

619 BUYER _____ DATE _____
 620 BUYER _____ DATE _____
 621 BUYER _____ DATE _____

EXHIBIT “C”

See attached.

RESIDENTIAL LEAD-BASED PAINT HAZARDS DISCLOSURE FORM**LPD**

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

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

1 **PROPERTY** 71 West Frederick St. Millersville, PA 17551
2 **SELLER** Peter Hazangeles Revocable Trust

LEAD WARNING STATEMENT

3 Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such
4 property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead
5 poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient,
6 behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller of any interest
7 in residential real property is required to provide the Buyer with any information on lead-based paint hazards from risk assessments or
8 inspections in the Seller's possession and notify the Buyer of any known lead-based paint hazards. A risk assessment or inspection for
9 possible lead-based paint hazards is recommended prior to purchase.
10

SELLER'S DISCLOSURE

11 CK / ☐ **Seller has no knowledge** of the presence of lead-based paint and/or lead-based paint hazards in or about the Property.
12 ☐ / ☐ **Seller has knowledge** of the presence of lead-based paint and/or lead-based paint hazards in or about the Property. (Provide the
13 basis for determining that lead-based paint and/or hazards exist, the location(s), the condition of the painted surfaces, and other
14 available information concerning Seller's knowledge of the presence of lead-based paint and/or lead-based paint hazards.)
15
16

SELLER'S RECORDS/REPORTS

17 CK / ☐ **Seller has no records or reports** pertaining to lead-based paint and/or lead-based paint hazards in or about the Property.
18 ☐ / ☐ **Seller has provided** Buyer with all available records and reports regarding lead-based paint and/or lead-based paint hazards in
19 or about the Property. (List documents):
20
21

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

23 **SELLER** CK **DATE** 5/11/26
24 **SELLER** **DATE**
25 **SELLER** **DATE**

BUYER**DATE OF AGREEMENT****BUYER'S ACKNOWLEDGMENT**

29 ☐ / ☐ Buyer has received the pamphlet *Protect Your Family from Lead in Your Home* and has read the Lead Warning Statement.
30 ☐ / ☐ Buyer has reviewed Seller's disclosure of known lead-based paint and/or lead-based paint hazards and has received the records
31 and reports regarding lead-based paint and/or lead-based paint hazards identified above.
32 Buyer has (initial one):
33 ☐ / ☐ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of
34 lead-based paint and/or lead-based paint hazards; or
35 ☐ / ☐ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based
36 paint hazards.

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

38 **BUYER** **DATE**
39 **BUYER** **DATE**
40 **BUYER** **DATE**

AGENT ACKNOWLEDGEMENT AND CERTIFICATION

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

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

46 **BROKER FOR SELLER (Company Name)** _____
47 **LICENSEE** _____ **DATE** _____

48 **BROKER FOR BUYER (Company Name)** _____
49 **LICENSEE** _____ **o DATE** _____

COPYRIGHT PENNSYLVANIA ASSOCIATION OF REALTORS® 2016
10/16

EXHIBIT “D”

See attached.



Protect Your Family From Lead in Your Home



United States
Environmental
Protection Agency



United States
Consumer Product
Safety Commission



United States
Department of Housing
and Urban Development

June 2017

Are You Planning to Buy or Rent a Home Built Before 1978?

Did you know that many homes built before 1978 have **lead-based paint**? Lead from paint, chips, and dust can pose serious health hazards.

Read this entire brochure to learn:

- How lead gets into the body
- How lead affects health
- What you can do to protect your family
- Where to go for more information

Before renting or buying a pre-1978 home or apartment, federal law requires:

- Sellers must disclose known information on lead-based paint or lead-based paint hazards before selling a house.
- Real estate sales contracts must include a specific warning statement about lead-based paint. Buyers have up to 10 days to check for lead.
- Landlords must disclose known information on lead-based paint and lead-based paint hazards before leases take effect. Leases must include a specific warning statement about lead-based paint.

If undertaking renovations, repairs, or painting (RRP) projects in your pre-1978 home or apartment:

- Read EPA's pamphlet, *The Lead-Safe Certified Guide to Renovate Right*, to learn about the lead-safe work practices that contractors are required to follow when working in your home (see page 12).



Simple Steps to Protect Your Family from Lead Hazards

If you think your home has lead-based paint:

- Don't try to remove lead-based paint yourself.
- Always keep painted surfaces in good condition to minimize deterioration.
- Get your home checked for lead hazards. Find a certified inspector or risk assessor at [epa.gov/lead](https://www.epa.gov/lead).
- Talk to your landlord about fixing surfaces with peeling or chipping paint.
- Regularly clean floors, window sills, and other surfaces.
- Take precautions to avoid exposure to lead dust when remodeling.
- When renovating, repairing, or painting, hire only EPA- or state-approved Lead-Safe certified renovation firms.
- Before buying, renting, or renovating your home, have it checked for lead-based paint.
- Consult your health care provider about testing your children for lead. Your pediatrician can check for lead with a simple blood test.
- Wash children's hands, bottles, pacifiers, and toys often.
- Make sure children eat healthy, low-fat foods high in iron, calcium, and vitamin C.
- Remove shoes or wipe soil off shoes before entering your house.

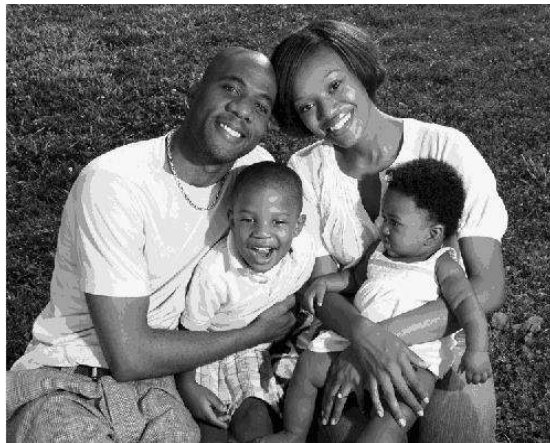
Lead Gets into the Body in Many Ways

Adults and children can get lead into their bodies if they:

- Breathe in lead dust (especially during activities such as renovations, repairs, or painting that disturb painted surfaces).
- Swallow lead dust that has settled on food, food preparation surfaces, and other places.
- Eat paint chips or soil that contains lead.

Lead is especially dangerous to children under the age of 6.

- At this age, children's brains and nervous systems are more sensitive to the damaging effects of lead.
- Children's growing bodies absorb more lead.
- Babies and young children often put their hands and other objects in their mouths. These objects can have lead dust on them.



Women of childbearing age should know that lead is dangerous to a developing fetus.

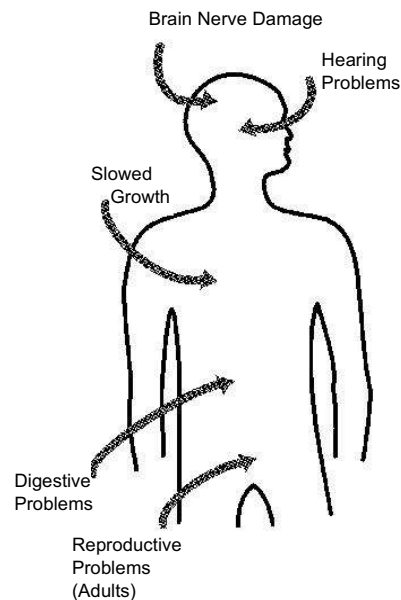
- Women with a high lead level in their system before or during pregnancy risk exposing the fetus to lead through the placenta during fetal development.

Health Effects of Lead

Lead affects the body in many ways. It is important to know that even exposure to low levels of lead can severely harm children.

In children, exposure to lead can cause:

- Nervous system and kidney damage
- Learning disabilities, attention-deficit disorder, and decreased intelligence
- Speech, language, and behavior problems
- Poor muscle coordination
- Decreased muscle and bone growth
- Hearing damage



While low-lead exposure is most common, exposure to high amounts of lead can have devastating effects on children, including seizures, unconsciousness, and, in some cases, death.

Although children are especially susceptible to lead exposure, lead can be dangerous for adults, too.

In adults, exposure to lead can cause:

- Harm to a developing fetus
- Increased chance of high blood pressure during pregnancy
- Fertility problems (in men and women)
- High blood pressure
- Digestive problems
- Nerve disorders
- Memory and concentration problems
- Muscle and joint pain

Check Your Family for Lead

Get your children and home tested if you think your home has lead.

Children's blood lead levels tend to increase rapidly from 6 to 12 months of age, and tend to peak at 18 to 24 months of age.

Consult your doctor for advice on testing your children. A simple blood test can detect lead. Blood lead tests are usually recommended for:

- Children at ages 1 and 2
- Children or other family members who have been exposed to high levels of lead
- Children who should be tested under your state or local health screening plan

Your doctor can explain what the test results mean and if more testing will be needed.

Where Lead-Based Paint Is Found

In general, the older your home or childcare facility, the more likely it has lead-based paint.¹

Many homes, including private, federally-assisted, federally-owned housing, and childcare facilities built before 1978 have lead-based paint. In 1978, the federal government banned consumer uses of lead-containing paint.²

Learn how to determine if paint is lead-based paint on page 7.

Lead can be found:

- In homes and childcare facilities in the city, country, or suburbs,
- In private and public single-family homes and apartments,
- On surfaces inside and outside of the house, and
- In soil around a home. (Soil can pick up lead from exterior paint or other sources, such as past use of leaded gas in cars.)

Learn more about where lead is found at [epa.gov/lead](https://www.epa.gov/lead).

¹ “Lead-based paint” is currently defined by the federal government as paint with lead levels greater than or equal to 1.0 milligram per square centimeter (mg/cm), or more than 0.5% by weight.

² “Lead-containing paint” is currently defined by the federal government as lead in new dried paint in excess of 90 parts per million (ppm) by weight.

Identifying Lead-Based Paint and Lead-Based Paint Hazards

Deteriorating lead-based paint (peeling, chipping, chalking, cracking, or damaged paint) is a hazard and needs immediate attention. **Lead-based paint** may also be a hazard when found on surfaces that children can chew or that get a lot of wear and tear, such as:

- On windows and window sills
- Doors and door frames
- Stairs, railings, banisters, and porches

Lead-based paint is usually not a hazard if it is in good condition and if it is not on an impact or friction surface like a window.

Lead dust can form when lead-based paint is scraped, sanded, or heated. Lead dust also forms when painted surfaces containing lead bump or rub together. Lead paint chips and dust can get on surfaces and objects that people touch. Settled lead dust can reenter the air when the home is vacuumed or swept, or when people walk through it. EPA currently defines the following levels of lead in dust as hazardous:

- 40 micrograms per square foot ($\mu\text{g}/\text{ft}^2$) and higher for floors, including carpeted floors
- 250 $\mu\text{g}/\text{ft}^2$ and higher for interior window sills

Lead in soil can be a hazard when children play in bare soil or when people bring soil into the house on their shoes. EPA currently defines the following levels of lead in soil as hazardous:

- 400 parts per million (ppm) and higher in play areas of bare soil
- 1,200 ppm (average) and higher in bare soil in the remainder of the yard

Remember, lead from paint chips—which you can see—and lead dust—which you may not be able to see—both can be hazards.

The only way to find out if paint, dust, or soil lead hazards exist is to test for them. The next page describes how to do this.

Checking Your Home for Lead

You can get your home tested for lead in several different ways:

- A lead-based paint **inspection** tells you if your home has lead-based paint and where it is located. It won't tell you whether your home currently has lead hazards. A trained and certified testing professional, called a lead-based paint inspector, will conduct a paint inspection using methods, such as:
 - Portable x-ray fluorescence (XRF) machine
 - Lab tests of paint samples
- A **risk assessment** tells you if your home currently has any lead hazards from lead in paint, dust, or soil. It also tells you what actions to take to address any hazards. A trained and certified testing professional, called a risk assessor, will:
 - Sample paint that is deteriorated on doors, windows, floors, stairs, and walls
 - Sample dust near painted surfaces and sample bare soil in the yard
 - Get lab tests of paint, dust, and soil samples
- A combination inspection and risk assessment tells you if your home has any lead-based paint and if your home has any lead hazards, and where both are located.



Be sure to read the report provided to you after your inspection or risk assessment is completed, and ask questions about anything you do not understand.

Checking Your Home for Lead, continued

In preparing for renovation, repair, or painting work in a pre-1978 home, Lead-Safe Certified renovators (see page 12) may:

- Take paint chip samples to determine if lead-based paint is present in the area planned for renovation and send them to an EPA-recognized lead lab for analysis. In housing receiving federal assistance, the person collecting these samples must be a certified lead-based paint inspector or risk assessor
- Use EPA-recognized tests kits to determine if lead-based paint is absent (but not in housing receiving federal assistance)
- Presume that lead-based paint is present and use lead-safe work practices

There are state and federal programs in place to ensure that testing is done safely, reliably, and effectively. Contact your state or local agency for more information, visit epa.gov/lead, or call **1-800-424-LEAD (5323)** for a list of contacts in your area.³

³ Hearing- or speech-challenged individuals may access this number through TTY by calling the Federal Relay Service at 1-800-877-8399.

What You Can Do Now to Protect Your Family

If you suspect that your house has lead-based paint hazards, you can take some immediate steps to reduce your family's risk:

- If you rent, notify your landlord of peeling or chipping paint.
- Keep painted surfaces clean and free of dust. Clean floors, window frames, window sills, and other surfaces weekly. Use a mop or sponge with warm water and a general all-purpose cleaner. (Remember: never mix ammonia and bleach products together because they can form a dangerous gas.)
- Carefully clean up paint chips immediately without creating dust.
- Thoroughly rinse sponges and mop heads often during cleaning of dirty or dusty areas, and again afterward.
- Wash your hands and your children's hands often, especially before they eat and before nap time and bed time.
- Keep play areas clean. Wash bottles, pacifiers, toys, and stuffed animals regularly.
- Keep children from chewing window sills or other painted surfaces, or eating soil.
- When renovating, repairing, or painting, hire only EPA- or state-approved Lead-Safe Certified renovation firms (see page 12).
- Clean or remove shoes before entering your home to avoid tracking in lead from soil.
- Make sure children eat nutritious, low-fat meals high in iron, and calcium, such as spinach and dairy products. Children with good diets absorb less lead.

Reducing Lead Hazards

Disturbing lead-based paint or removing lead improperly can increase the hazard to your family by spreading even more lead dust around the house.

- In addition to day-to-day cleaning and good nutrition, you can **temporarily** reduce lead-based paint hazards by taking actions, such as repairing damaged painted surfaces and planting grass to cover lead-contaminated soil. These actions are not permanent solutions and will need ongoing attention.
- You can minimize exposure to lead when renovating, repairing, or painting by hiring an EPA- or state-certified renovator who is trained in the use of lead-safe work practices. If you are a do-it-yourselfer, learn how to use lead-safe work practices in your home.
- To remove lead hazards permanently, you should hire a certified lead abatement contractor. Abatement (or permanent hazard elimination) methods include removing, sealing, or enclosing lead-based paint with special materials. Just painting over the hazard with regular paint is not permanent control.



Always use a certified contractor who is trained to address lead hazards safely.

- Hire a Lead-Safe Certified firm (see page 12) to perform renovation, repair, or painting (RRP) projects that disturb painted surfaces.
- To correct lead hazards permanently, hire a certified lead abatement professional. This will ensure your contractor knows how to work safely and has the proper equipment to clean up thoroughly.

Certified contractors will employ qualified workers and follow strict safety rules as set by their state or by the federal government.

Reducing Lead Hazards, continued

If your home has had lead abatement work done or if the housing is receiving federal assistance, once the work is completed, dust cleanup activities must be conducted until clearance testing indicates that lead dust levels are below the following levels:

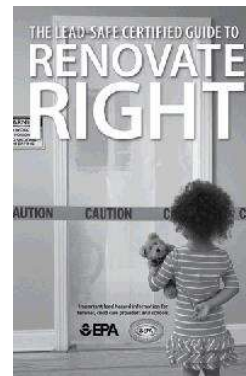
- 40 micrograms per square foot ($\mu\text{g}/\text{ft}^2$) for floors, including carpeted floors
- 250 $\mu\text{g}/\text{ft}^2$ for interior window sills
- 400 $\mu\text{g}/\text{ft}^2$ for window troughs

For help in locating certified lead abatement professionals in your area, call your state or local agency (see pages 14 and 15), or visit epa.gov/lead, or call 1-800-424-LEAD.

Renovating, Repairing or Painting a Home with Lead-Based Paint

If you hire a contractor to conduct renovation, repair, or painting (RRP) projects in your pre-1978 home or childcare facility (such as pre-school and kindergarten), your contractor must:

- Be a Lead-Safe Certified firm approved by EPA or an EPA-authorized state program
- Use qualified trained individuals (Lead-Safe Certified renovators) who follow specific lead-safe work practices to prevent lead contamination
- Provide a copy of EPA's lead hazard information document, *The Lead-Safe Certified Guide to Renovate Right*



RRP contractors working in pre-1978 homes and childcare facilities must follow lead-safe work practices that:

- **Contain the work area.** The area must be contained so that dust and debris do not escape from the work area. Warning signs must be put up, and plastic or other impermeable material and tape must be used.
- **Avoid renovation methods that generate large amounts of lead-contaminated dust.** Some methods generate so much lead-contaminated dust that their use is prohibited. They are:
 - Open-flame burning or torching
 - Sanding, grinding, planing, needle gunning, or blasting with power tools and equipment not equipped with a shroud and HEPA vacuum attachment
 - Using a heat gun at temperatures greater than 1100°F
- **Clean up thoroughly.** The work area should be cleaned up daily. When all the work is done, the area must be cleaned up using special cleaning methods.
- **Dispose of waste properly.** Collect and seal waste in a heavy duty bag or sheeting. When transported, ensure that waste is contained to prevent release of dust and debris.

To learn more about EPA's requirements for RRP projects visit epa.gov/getleadsafe, or read *The Lead-Safe Certified Guide to Renovate Right*.

Other Sources of Lead

Lead in Drinking Water

The most common sources of lead in drinking water are lead pipes, faucets, and fixtures.

Lead pipes are more likely to be found in older cities and homes built before 1986.

You can't smell or taste lead in drinking water.

To find out for certain if you have lead in drinking water, have your water tested.

Remember older homes with a private well can also have plumbing materials that contain lead.

Important Steps You Can Take to Reduce Lead in Drinking Water

- Use only cold water for drinking, cooking and making baby formula. Remember, boiling water does not remove lead from water.
- Before drinking, flush your home's pipes by running the tap, taking a shower, doing laundry, or doing a load of dishes.
- Regularly clean your faucet's screen (also known as an aerator).
- If you use a filter certified to remove lead, don't forget to read the directions to learn when to change the cartridge. Using a filter after it has expired can make it less effective at removing lead.

Contact your water company to determine if the pipe that connects your home to the water main (called a service line) is made from lead. Your area's water company can also provide information about the lead levels in your system's drinking water.

For more information about lead in drinking water, please contact EPA's Safe Drinking Water Hotline at 1-800-426-4791. If you have other questions about lead poisoning prevention, call 1-800 424-LEAD.*

Call your local health department or water company to find out about testing your water, or visit epa.gov/safewater for EPA's lead in drinking water information. Some states or utilities offer programs to pay for water testing for residents. Contact your state or local water company to learn more.

* Hearing- or speech-challenged individuals may access this number through TTY by calling the Federal Relay Service at 1-800-877-8339.

Other Sources of Lead, continued

- **Lead smelters** or other industries that release lead into the air.
- **Your job.** If you work with lead, you could bring it home on your body or clothes. Shower and change clothes before coming home. Launder your work clothes separately from the rest of your family's clothes.
- **Hobbies** that use lead, such as making pottery or stained glass, or refinishing furniture. Call your local health department for information about hobbies that may use lead.
- Old **toys** and **furniture** may have been painted with lead-containing paint. Older toys and other children's products may have parts that contain lead.⁴
- Food and liquids cooked or stored in **lead crystal** or **lead-glazed pottery or porcelain** may contain lead.
- Folk remedies, such as "**greta**" and "**azarcon**," used to treat an upset stomach.

⁴ In 1978, the federal government banned toys, other children's products, and furniture with lead-containing paint. In 2008, the federal government banned lead in most children's products. The federal government currently bans lead in excess of 100 ppm by weight in most children's products.

For More Information

The National Lead Information Center

Learn how to protect children from lead poisoning and get other information about lead hazards on the Web at epa.gov/lead and hud.gov/lead, or call **1-800-424-LEAD (5323)**.

EPA's Safe Drinking Water Hotline

For information about lead in drinking water, call **1-800-426-4791**, or visit epa.gov/safewater for information about lead in drinking water.

Consumer Product Safety Commission (CPSC) Hotline

For information on lead in toys and other consumer products, or to report an unsafe consumer product or a product-related injury, call **1-800-638-2772**, or visit CPSC's website at cpsc.gov or saferproducts.gov.

State and Local Health and Environmental Agencies

Some states, tribes, and cities have their own rules related to lead-based paint. Check with your local agency to see which laws apply to you. Most agencies can also provide information on finding a lead abatement firm in your area, and on possible sources of financial aid for reducing lead hazards. Receive up-to-date address and phone information for your state or local contacts on the Web at epa.gov/lead, or contact the National Lead Information Center at **1-800-424-LEAD**.

Hearing- or speech-challenged individuals may access any of the phone numbers in this brochure through TTY by calling the toll-free Federal Relay Service at **1-800-877-8339**.

U. S. Environmental Protection Agency (EPA) Regional Offices

The mission of EPA is to protect human health and the environment. Your Regional EPA Office can provide further information regarding regulations and lead protection programs.

Region 1 (Connecticut, Massachusetts, Maine, New Hampshire, Rhode Island, Vermont)

Regional Lead Contact
U.S. EPA Region 1
5 Post Office Square, Suite 100, OES 05-4
Boston, MA 02109-3912
(888) 372-7341

Region 2 (New Jersey, New York, Puerto Rico, Virgin Islands)

Regional Lead Contact
U.S. EPA Region 2
2890 Woodbridge Avenue
Building 205, Mail Stop 225
Edison, NJ 08837-3679
(732) 321-6671

Region 3 (Delaware, Maryland, Pennsylvania, Virginia, DC, West Virginia)

Regional Lead Contact
U.S. EPA Region 3
1650 Arch Street
Philadelphia, PA 19103
(215) 814-2088

Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee)

Regional Lead Contact
U.S. EPA Region 4
AFC Tower, 12th Floor, Air, Pesticides & Toxics
61 Forsyth Street, SW
Atlanta, GA 30303
(404) 562-8998

Region 5 (Illinois, Indiana, Michigan, Minnesota, Ohio, Wisconsin)

Regional Lead Contact
U.S. EPA Region 5 (DT-8J)
77 West Jackson Boulevard
Chicago, IL 60604-3666
(312) 886-7836

Region 6 (Arkansas, Louisiana, New Mexico, Oklahoma, Texas, and 66 Tribes)

Regional Lead Contact
U.S. EPA Region 6
1445 Ross Avenue, 12th Floor
Dallas, TX 75202-2733
(214) 665-2704

Region 7 (Iowa, Kansas, Missouri, Nebraska)

Regional Lead Contact
U.S. EPA Region 7
11201 Renner Blvd.
WWPD/TOPE
Lenexa, KS 66219
(800) 223-0425

Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming)

Regional Lead Contact
U.S. EPA Region 8
1595 Wynkoop St.
Denver, CO 80202
(303) 312-6966

Region 9 (Arizona, California, Hawaii, Nevada)

Regional Lead Contact
U.S. EPA Region 9 (CMD-4-2)
75 Hawthorne Street
San Francisco, CA 94105
(415) 947-4280

Region 10 (Alaska, Idaho, Oregon, Washington)

Regional Lead Contact
U.S. EPA Region 10
Solid Waste & Toxics Unit (WCM-128)
1200 Sixth Avenue, Suite 900
Seattle, WA 98101
(206) 553-1200

Consumer Product Safety Commission (CPSC)

The CPSC protects the public against unreasonable risk of injury from consumer products through education, safety standards activities, and enforcement. Contact CPSC for further information regarding consumer product safety and regulations.

CPSC

4330 East West Highway
Bethesda, MD 20814-4421
1-800-638-2772
cpsc.gov or saferproducts.gov

U. S. Department of Housing and Urban Development (HUD)

HUD's mission is to create strong, sustainable, inclusive communities and quality affordable homes for all. Contact HUD's Office of Healthy Homes and Lead Hazard Control for further information regarding the Lead Safe Housing Rule, which protects families in pre-1978 assisted housing, and for the lead hazard control and research grant programs.

HUD

451 Seventh Street, SW, Room 8236
Washington, DC 20410-3000
(202) 402-7698
hud.gov/offices/lead/

This document is in the public domain. It may be produced by an individual or organization without permission. Information provided in this booklet is based upon current scientific and technical understanding of the issues presented and is reflective of the jurisdictional boundaries established by the statutes governing the co-authoring agencies. Following the advice given will not necessarily provide complete protection in all situations or against all health hazards that can be caused by lead exposure.

U. S. EPA Washington DC 20460
U. S. CPSC Bethesda MD 20814
U. S. HUD Washington DC 20410

EPA-747-K-12-001
June 2017

IMPORTANT!

Lead From Paint, Dust, and Soil in and Around Your Home Can Be Dangerous if Not Managed Properly

- Children under 6 years old are most at risk for lead poisoning in your home.
- Lead exposure can harm young children and babies even before they are born.
- Homes, schools, and child care facilities built before 1978 are likely to contain lead-based paint.
- Even children who seem healthy may have dangerous levels of lead in their bodies.
- Disturbing surfaces with lead-based paint or removing lead-based paint improperly can increase the danger to your family.
- People can get lead into their bodies by breathing or swallowing lead dust, or by eating soil or paint chips containing lead.
- People have many options for reducing lead hazards. Generally, lead-based paint that is in good condition is not a hazard (see page 10).