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

PROPERTY	2216	Hoch	st.	W. Don	ma al	Twp.	Laux.	Co.	PA		
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INFORMATION REGARDING THE REAL ESTATE SELLER DISCLOSURE LAW

Generally speaking, the Real Estate Seller Disclosure Law (68 P.S. §7301 et seq.) requires that before an agreement of sale is signed, the 5 seller in a residential real estate transfer must make certain disclosures regarding the property to potential buyers in a form defined by the 6 law. A residential real estate transfer is defined as a sale, exchange, installment sales contract, lease with an option to buy, grant or other 7 transfer of an interest in real property where NOT LESS THAN ONE AND NOT MORE THAN FOUR RESIDENTIAL DWELLING 8 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.

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- 10 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. 11
- 12 Transfers made to a spouse or direct descendant.
 - 5. Transfers between spouses that result from divorce, legal separation, or property settlement.
- 14 6. Transfers by a corporation, partnership or other association to its shareholders, partners or other equity owners as part of a plan of 15
- 16 7. Transfer of a property to be demolished or converted to non-residential use.
- 8. Transfer of unimproved real property. 17
 - 9. Transfers by a fiduciary during the administration of a decedent estate, guardianship, conservatorship or trust.
- 19 10. Transfers of new construction that has never been occupied when:
 - a. The buyer has received a one-year warranty covering the construction;
 - b. The building has been inspected for compliance with the applicable building code or, if none, a nationally recognized model building code; and
 - 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 25 regarding common areas or facilities are not required, as those elements are already addressed in the laws that govern the resale of condo-²⁶ minium and cooperative interests.

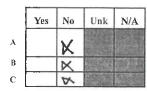
27 While the Law requires certain disclosures, this statement includes disclosures beyond the basic requirements of the Law in an effort to 28 assist sellers in complying with seller disclosure requirements and to assist buyers in evaluating the property being considered. Sellers who 29 wish to see or use the basic disclosure form can find the form on the Web site of the Pennsylvania State Real Estate Commission.

30 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 31 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 rep-32 resentation by any listing real estate broker, any selling real estate broker, or their licensees. Buyer is encouraged to address concerns about the condition of the property that may not be included in this Statement. This Statement does not relieve Seller of the obligation to disclose a material defect that may not be addressed on this form.

35 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. 38

39 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 40 the property. Check unknown when the question does apply to the property but you are not sure of the answer.

41 Seller's Initials BL / Date 9/2//23	SPD Page 1 of 10	Buyer's Initials/_	Date	
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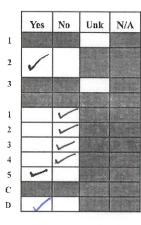
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	Yes	No	Unk	N/A
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1. SELLER'S EXPERTISE

- (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? 7/1/2023
 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? + (2)

(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___
- , paid (☐ Monthly) (☐ Quarterly) (☐ Yearly) (B) If "yes," how much are the fees? \$
- (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:		36

						_	B. CELEBRATO (ATC. CD. LANCE)						
100		ΓΤ				5.	BASEMENTS AND CRAWL	SPACES					
101	1	Yes	No	Unk	N/A		(A) Sump Pump		0 —	(-1			
102 103	2						Does the property have Does the property have	a sump pur ir yes, nov	w many?	(2)			
103	3					1	2. Does the property have a sump pump? If yes, how many? Two (2)3. If it has a sump pump, has it ever run?						
105	4	1					4. If it has a sump pump, is the sump pump in working order?						
106			1000				(B) Water Infiltration						
107		COLUMN CONTRACTOR					1. Are you aware of any w	zater leakage, accumula	tion, or dampness withi	n the basement or crawl			
108	1						space?	ζ.,		in the buscillout of clawl			
109	2		n				2. Do you know of any re	epairs or other attempts	to control any water o	or dampness problem in			
110	4	V			•		the basement or crawl:	space?		[j.v.v.iv.ii			
111	3			V		ĺ	Are the downspouts or	gutters connected to a p	public system?				
112						Ex	plain any "yes" answers in this	section, including the l	ocation and extent of a	ny problem(s) and any			
113							pair or remediation efforts:						
114		N/v]	xv .		6.	TERMITES/WOOD-DESTR	OYING INSECTS, D	RYROT, PESTS				
115		Yes	No	Unk	N/A		(A) Status						
116	1 2		V				1. Are you aware of any te	rmites/wood-destroying	insects, dryrot, or pests	affecting the property?			
117	4		V				2. Are you aware of any of(B) Treatment	amage caused by termi	tes/wood-destroying in	sects, dryrot, or pests?			
118 119	1						1. Is your property curren	thi under contract his	linamand	0			
120	2		/				2. Are you aware of any to	ermite/pest control rend	ncensed pest control co	ompany?			
121				and the same of th		Ex	plain any "yes" answers in sect	ion 6, including the na	one of any carries/tree	e property?			
122						pli	cable:	son o, meaturing the na	inte of any service/trez	innent proviner, it ap-			
123		Yes	No	Unk	N/A	-	STRUCTURAL ITEMS			7			
124							(A) Are you aware of any past	or present movement, s	shifting, deterioration,	or other problems with			
125	Λ		V				walls, foundations, or other	structural components	?				
126	В						(B) Are you aware of any past	or present problems w	ith driveways, walkwa	ys, patios, or retaining			
127	ь		/				walls on the property?			_			
128	C						(C) Are you aware of any past of	or present water infiltrat	ion in the house or othe	er structures, other than			
129			V				the roof, basement or crawl	spaces?					
130	1						(D) Stucco and Exterior Synth		ns				
131	1	\vdash	V				1. Is your property constru						
132	2			/			2. Is your property constr	ucted with an Exterior	Insulating Finishing S	ystem (EIFS), such as			
133 134	3	A CAREE			/		Dryvit or synthetic stuc 3. If "yes," when was it in	co, symmetic brick or sy	ynthetic stone?				
135	E		/		MALE.		(E) Are you aware of any fire, s		age to the property?				
136	F		/				(F) Are you aware of any defec	ets (including stains) in	age to the property?	in as?			
137						Ex	plain any "yes" answers in secti	ion 7, including the loc	ation and extent of an	v problem(s) and any			
138						rep	air or remediation efforts:	·/		y problem(s) and any			
139		Yes I	No	Unk	N/A		ADDITIONS/ALTERATIONS	3					
140		-		ZAME!			(A) Have any additions, structur	al changes, or other alte	erations been made to th	e property during your			
141	A	/					ownership? Itemize and dat	e all additions/alteration	ns below.				
142	В						(B) Are you aware of any priva	ate or public architectu	ral review control of the	he property other than			
143	_		V				zoning codes?	<u> </u>					
									>				
144					Ade	ditio	n, structural	Approximate date	Were permits ob-	Final inspections/			
145					cha	nge,	or alteration	of work	tained? (Yes/No/Un-	approvals obtained?			
146									known)	(Yes/No/Unknown)			
					7								
147		ENC	2105	zd	SUM	100	rest	1985	UMKHOWN	UNKNOWN			
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153							shoot describing of the state of		// N T				
200						⊔ A	A sheet describing other addition	ons and alterations is a	attached.				
~ -	n .												
154 Sel	ler's	Initials	13	491	12/12))ate	SPD Page	3 of 10 Buyer	's Initials/	Date			

Note to Buyer: The PA Construction Code Act, 35 P.S. §7210 et seq. (effective 2004), and local codes establish standards for building and altering properties. Buyers should check with the municipality to determine if permits and/or approvals were necessary for disclosed work and if so, whether they were obtained. Where required permits were not obtained, the municipality might require the current owner to upgrade or remove changed made by the prior owners. Buyers can have the property inspected by an expert in codes compliance to determine if issues exist. Expanded title insurance policies may be available for Buyers to cover the risk of work done to the property by previous owners without a permit or approval. Note to Buyer: According to the PA Stormwater Management Act, each municipality must enact a Storm Water Management Plan for drainage control and flood reduction. The municipality where the property is located may impose restrictions on impervious or semi-pervious surfaces added to the property. Buyers should contact the local office charged with overseeing the Stormwater Management Plan to determine if the prior addition of impervious or semi-pervious areas, such as walkways, decks, and swimming pools, might affect your ability to make future changes.

J. WALLINGULLER	9.	WATER	R SUPPLY
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(A)	Source.	Is the	source	of your	drinking wa	iter (check	all tha	at apply):
-----	---------	--------	--------	---------	-------------	-------------	---------	------------

- 1. Public
- 2. A well on the property
- 3. Community water
- 4. A holding tank
- 5. A cistern
- 6. A spring
- 7. Other
- 8. No water service (explain):

(B) Bpass Valve (for properties with multiple sources of water)

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

(C) Well

- 1. Has your well ever run dry?
- 2. Depth of Well
- 3. Gallons per minute, _____, measured on (date) _____
- 4. Is there a well used for something other than the primary source of drinking water?
- 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," explain: ______
- 2. Do you have a softener, filter, or other treatment system?
- 3. Is the softener, filter, or other treatment system lease? From whom?

(E) General

- When was your water last tested? _____ Test results: ___
- 2. Is the water system shared? With whom?

(F) 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?

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

10. SEWAGE SYSTEM

(A) General

- 1. Is 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)?

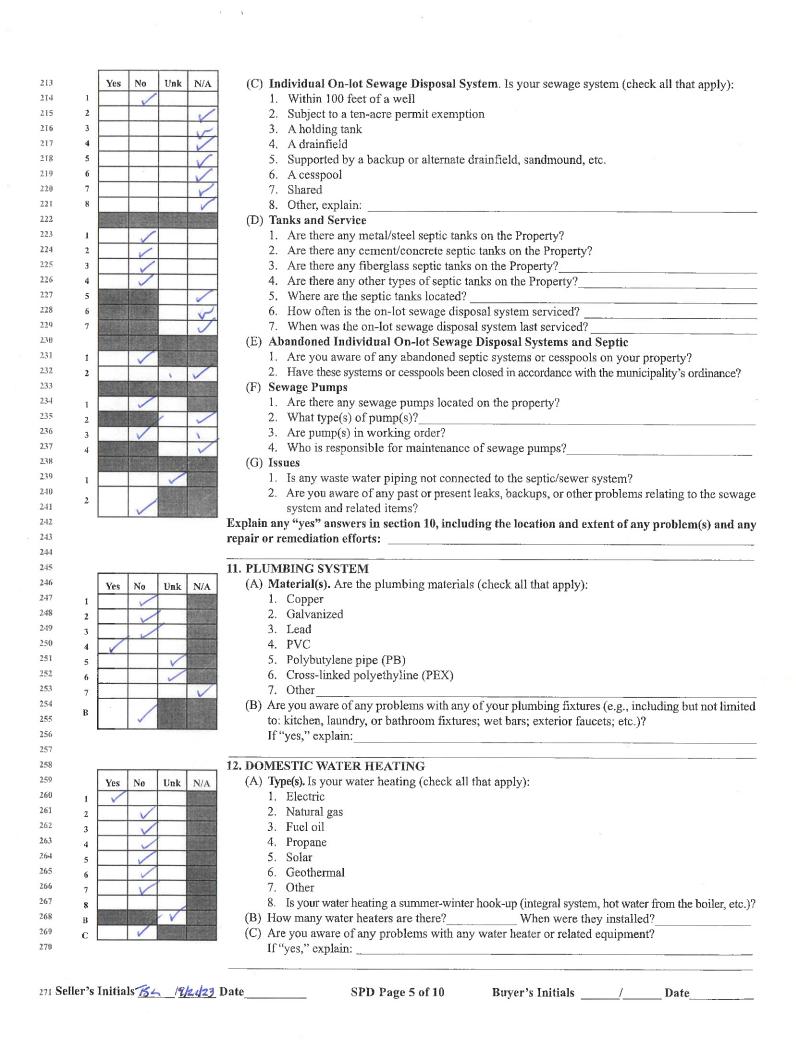
(B) Type Is your property served by:

- 1. Public (if "yes," continue to D throughG below)
- 2. Community (non-public)
- 3. An individual on-lot sewage disposal system
- 4. Other, explain:

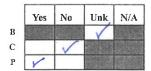
Unk

Yes No

N/A



272			13. HEATING SYSTEM
273		Yes No Unk N/A	(A) Fuel Type(s). Is your heating source (check all that apply):
274	1		1. Electric
275	2		2. Natural gas
276	3		3. Fuel oil
277	4		4. Propanc
278	5	1	5. Geothermal
279	6		6. Coal
280	7		7. Wood
281	8		8. Other:
282			(B) System Type(s) (check all that apply):
283	1		1. Forced hot air
284 285	3		2. Hot water3. Heat pump
286	4		4. Electric baseboard
287	5		5. Steam
288	6		6 Radiant
289	7	V	7. Wood stove(s) How many? • Mc Ci] 8. Coal stove(s) How many?
290	8		8. Coal stove(s) How many?
291	9	V	9. Other:
292			
293	1		 (C) Status 1. When was your heating system(s) installed? <u>Mcw Base boards</u> 7/23 1-Bellion 2. When was the heating system(s) last serviced?
294	2		
295	3	V	s. Hew many nearing zones are in the property.
296	4	V	4. Is there an additional and/or backup heating system? Explain: wood 5fove
297			(D) Fireplaces
298 200	1	V 100	1. Are there any fireplace(s)? How many?
299 300	2		2. Are all fireplace(s) working? 2. Fireplace types(s) (wood gas electric etc.)
301	3		3. Fireplace types(s) (wood, gas, electric, etc.):4. Were the fireplace(s) installed by a professional contractor or manufacturer's representative?
302	5	· · · · · · · · · · · · · · · · · · ·	5. Are there any chimney(s) (from a fireplace, water heater or any other heating system)?
303	6		6. How many chimney(s)? 1 When were they last cleaned?
304	7		7. Are the chimney(s) working? If "no," explain:
305	E		(E) List any areas of the house that are not heated:
306			(F) Heating Fuel Tanks
307	1		1. Are you aware of any heating fuel tank(s) on the property?
308	2		2. Location(s), including underground tank(s):
309	3		3. If you do not own the tank(s), explain:
310	P		Are you aware of any problems or repairs needed regarding any item in section 13? If "yes," explain:
311			14. AIR CONDITIONING SYSTEM
313		Yes No Unk N/A	(A) Type(s). Is the air conditioning (check all that apply):
314	1	its No Olk NA	1. Central air
315	2		2. Wall units
316	3		3. Window units
317	4		4. Other
318	5		5. None
319			(B) Status
320	1		1. When was the central air conditioning system installed?
321	2		When was the central air conditioning system last serviced?
322	3		3. How many air conditioning zones are in the property?
323 324	C		(C) List any areas of the house that are not air conditioned:
325	P		Are you aware of any problems with any item in section 14? If "yes," explain:
326			15. ELECTRICAL SYSTEM
327		Yes No Unk N/A	(A) Type(s)
328	1		1. Does the electrical system have fuses?
329	2		2. Does the electrical system have circuit breakers?
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220 26	ner's	Initials BL 19/2/13	Date SPD Page 6 of 10 Buyer's Initials/ Date



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

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

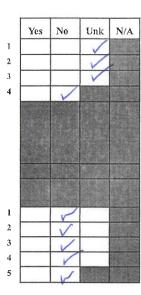


17. LAND/SOILS

(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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(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.

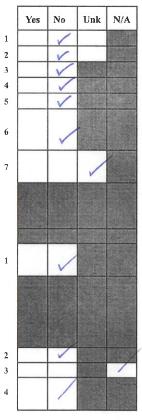
(C) Property Rights

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:



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 property?

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

- 2. Do you access the property from a private road or lane?
- 3. If "yes," do you have a recorded right of way or maintenance agreement?
- 4. Are you aware of any shared or common areas (driveways, bridges, docks, walls, etc.) or maintenance agreements?

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

Yes No Unk N/A 1 2 1 1

19. 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?

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) Raden

1. Are you aware of any tests for radon gas that have been performed in any buildings on the property? If "yes," list date, type, and results of all tests below:

	First Test	S	econd Test
Date			
Type of Test			
Results (picocuries/liter)		
Name of Testing Service	e		
2. Are you aware of an	y radon removal system on t	the property? If "yes,"	list date installed and
type of system, and	whether it is in working orde	er below:	
Date Installed	Type of System	Provider	Working?
		···	

(C) Lead Paint

If 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.

- 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?

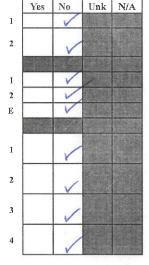
(D) Tanks

- 1. Are you aware of any existing or removed underground tanks? Size:
- 2. If "yes," have any tanks been removed during your ownership?
- (E) **Dumping.** Are you aware of any dumping on the property?

(F) Other

- 1. Are you aware of any existing hazardous substances on the property (structure or soil) such as, but not limited to, asbestos or polychlorinated biphenyls (PCBs)?
- 2. Have you received written notice regarding the presence of an environmental hazard or biohazard on your property or any adjacent property?
- 3. Are you aware of testing on the property for any other hazardous substances or environmental concerns?
- 4. Are you aware of any other hazardous substances or environmental concerns that might impact upon the property?

Explain any "yes" answers in section 19:



20. MISCELLANEOUS

(A) Deeds, Restrictions and Title

- 1. Are you aware of any deed restrictions that apply to the property?
- 2. Are you aware of any historic preservation restriction or ordinance or archeological designation associated with the property?
- 3. Are you aware of any reason, including a defect in title, that would prevent you from giving a warranty deed or conveying title to the property?

(B) Financial

- 1. Are you aware of any public improvement, condominium or homeowner association assessments against the property that remain unpaid or of any violations of zoning, housing, building, safety or fire ordinances or other use restriction ordinances that remain uncorrected?
- 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 of this sale?
- 3. Are you aware of any insurance claims filed relating to the property?

	Yes	No	Unk	N/A
1		/		
2		1		
3		/		
1		~		
2		~		
3		V		

498		Yes	No	Unk	N/A	(0)	Legal
499	1						1. Are you aware of any violations of federal, state, or local laws or regulations relating to thi
500			V				property?
501	2	With the Control of t	V			(D)	2. Are you aware of any existing or threatened legal action affecting the property? Additional Material Defects
502						(D)	1. Are you aware of any material defects to the property, dwelling, or fixtures which are no
503 504	1		.,				disclosed elsewhere on this form?
505	l		V	F SA			Note to Buyer: A material defect is a problem with a residential real property or any portion of
506							it that would have a significant adverse impact on the value of the property or that involves a
507							unreasonable risk to people on the property. The fact that a structural element, system or subsys
508							tem is at or beyond the end of the normal useful life of such a structural element, system or sub
509							system is not by itself a material defect.
510							2. After completing this form, if Seller becomes aware of additional information about th
511							property, including through inspection reports from a buyer, the Seller must update the
512							Seller's Property Disclosure Statement and/or attach the inspection(s). These inspection report
513						Funlair	are for informational purposes only. any "yes" answers in section 20:
514 515						Explan	
516							
	. ATT	ACH	VEN	TS			
518					e part	of this D	sclosure if checked:
519							tatement Addendum (PAR Form SDA)
520		_		-	•		· · · · · · · · · · · · · · · · · · ·
521	[
522	[
							S full P.O.A DATE DATE DATE DATE
529 S T	et i je	R T		107		10	S fuel P.o. A DATE 9/12/23 DATE
520 CT	PTIP	- D				*	DATE
200 01	שנונוט	K					DAIE
531 532 A	Accord	ling to	the n	rovisi			DR, ADMINISTRATOR, TRUSTEE SIGNATURE BLOCK Estate Seller Disclosure Law, the undersigned executor, administrator or trustee is not required
							Statement. The executor, administrator or trustee, must, however, disclose any known material
- 1	defect(-	-		
535							DATE
		_					
536						RE	CEIPT AND ACKNOWLEDGEMENT BY BUYER
537	The ur	ndersi	oned	Ruve	r ackn	nwledge	receipt of this Disclosure Statement. Buyer acknowledges that this Statement is not a
							wise in the sales contract, Buyer is purchasing this property in its present condition. It
							self or herself as to the condition of the property. Buyer may request that the property
							by qualified professionals, to determine the condition of the structure or its components.
541]	BUYE	ER					DATE
	POIL	1E#					11A1R
543	D	STD:					DATE DATE

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

2	PROPERTY
3 4 5 6 7 8 9 10	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 qualtent, 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.
11 12 13 14	SELLER'S DISCLOSURE Soller has no knowledge of the presence of lead-based point and/or lead-based point hozards in or about the Property. Soller has knowledge of the presence of lead-based point and/or lead-based point hozards in or about the Property. (Provide the basis for determining that lead-based point und/or hozards exist, the location(s), the condition of the pointed surfaces, and other available information concerning Seller's knowledge of the presence of lead-based point and/or lead-based point hazards.)
16 17 18 19 20	SELLER'S RECORDS/REPORTS Seller has no records or reports pertaining to lead-based paint and/or lead-based paint hazards in or about the Property Soller has provided Buyer with all available records and reports regarding lead-based paint and/or lead-based paint hazards in or about the Property. (List documents):
21	Solver contiling that to the best of Sollente knowleston the above statements are true and approved
23	WITNESS SELLER AND POATE 7/12/23 WITNESS SELLER SELLER DATE DATE WITNESS SELLER DATE DATE
24	WITNESS SELLER DATE
25 26 27 28 29	AGENT ACKNOWLEDGEMENT AND CERTIFICATION Agent/Licensee represents that Agent has informed Seller of Seller's obligations under the Residential Lead-Based-Paint Hazard Reduction Act, 42 U.S.C. §4852(d), and is aware of Agent's responsibility to ensure compliance. The following have reviewed the information above and certify that the Agent statements are true to the best of their knowledge and bellef. Seller Agent and Buyer Agent must both sign this form,
30 31	BROKER FOR SELLER (Company Name)
32	DATE DATE
33	BROKER FOR BUYER (Company Name) LICENSEE DATE
34 35	BUYER
36 37 38 39	BUYER'S ACKNOWLEDGMENT Buyer has received the pemphlet Protect Your Family from Lend in Your Home and has read the Lead Warning Statement. Buyer has reviewed Seller's disclosure of known lead-based paint and/or lead-based paint hazards and has received the records and reports regarding lead-based paint and/or lead-based paint lazards identified above.
40	Buyer certifies that to the best of Buyer's knowledge the above statements are true and accurate. WITNESS BUYER DATE
42	WITNESS DUYER DATE
43	WITNESS BUYER DATE