

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 421 Round Hill Road Wayne, PA 19087
2 SELLER Robert R. Reeder Mary W. Reeder

INFORMATION REGARDING THE REAL ESTATE SELLER DISCLOSURE LAW

4 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:

- 9 1. Transfers that are the result of a court order.
10 2. Transfers to a mortgage lender that result from a buyer's default and subsequent foreclosure sales that result from default.
11 3. Transfers from a co-owner to one or more other co-owners.
12 4. Transfers made to a spouse or direct descendant.
13 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 liquidation.
16 7. Transfer of a property to be demolished or converted to non-residential use.
17 8. Transfer of unimproved real property.
18 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:
20 a. The buyer has received a one-year warranty covering the construction;
21 b. The building has been inspected for compliance with the applicable building code or, if none, a nationally recognized model
22 building code; and
23 c. A certificate of occupancy or a certificate of code compliance has been issued for the dwelling.

24 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
33 the conditions of the property that may not be included in this Statement. This Statement does not relieve Seller of the obligation to disclose
34 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
36 value of the property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem
37 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 R MWR Date 4/26/18 SPD Page 1 of 10 Buyer's Initials / Date

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D				

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E				

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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

- 1. When was the property most recently occupied? Current
- 2. Was the Seller the most recent occupant? If "no," when did the Seller most recently occupy the property? Yes
- 3. How many persons most recently occupied the property? _____

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

- 1. The owner
- 2. The executor
- 3. The administrator
- 4. The trustee
- 5. An individual holding power of attorney

(C) When was the property purchased? 1981

(D) Are you aware of any pets having lived in the house or other structures during your ownership?

Explain section 2 (if needed): 1 dog 1986-1993

3. CONDOMINIUMS/PLANNED COMMUNITIES/OTHER HOMEOWNERS ASSOCIATIONS

(A) Type. Is the Property part of a(n):

- 1. Condominium
- 2. Homeowners association or planned community
- 3. Cooperative
- 4. Other type of association or community _____

(B) If "yes," how much are the fees? \$ 650, paid (Monthly) (Quarterly) (Yearly) Semi-

(C) If "yes," are there any community services or systems that the association or community is responsible for supporting or maintaining? Explain: Maintains the entranceway, lawn care/mowing of common areas, trees in common area, Parks. See Declarations

(D) If "yes," provide the following information about the association:

- 1. Community Name Ravenscliff - Roundhill Homeowners Ass'n
- 2. Contact CMCO
- 3. Mailing Address 571 West Chester Pike, Hawthorn, Pa 19083
- 4. Telephone Number _____

(E) How much is the capital contribution/initiation fee? \$ 1,000 (one time 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? Late fall 1986; approx. 1/3 of roof was replaced in August 2011 due to tree damage
- 2. Do you have documentation (invoice, work order, warranty, etc.)? _____

(B) Repair

- 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: 4 B 1. - See 4 A 1 ; 4 A 2 See Addendum

5. BASEMENTS AND CRAWLSPACES

	Yes	No	Unk	N/A
1	X			
2	X			
3	X			
4	X			
1	X			
2	X			
3		X		

(A) Sump Pump

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

(B) Water Infiltration

- Are you aware of any 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 system?

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

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

	Yes	No	Unk	N/A
1		X		
2	X			
1	X			
2	X			

(A) Status

- Are you aware of any termites/wood-destroying insects, dryrot, or pests affecting the property?
- Are you aware of any damage caused by termites/wood-destroying insects, dryrot, or pests?

(B) Treatment

- Is your 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, including the name of any service/treatment provider, if applicable: See Addendum

7. STRUCTURAL ITEMS

	Yes	No	Unk	N/A
A	X			
B		X		
C	X			
1	X			
2		X		
3				X
E		X		
F		X		

(A) Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, or other structural components?

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

(C) Are you aware of any past or present water infiltration in the house or other structures, other than the roof, basement or crawl spaces?

(D) Stucco and Exterior Synthetic Finishing Systems

- Is your property constructed with stucco? - In part. Arctis 8" Gieldstone
- Is your property constructed with an Exterior Insulating Finishing System (EIFS), such as Dryvit or synthetic stucco, synthetic brick or synthetic stone?
- If "yes," when was it installed?

(E) Are you aware of any fire, storm, water or ice damage to the property?

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

Explain any "yes" answers in section 7, including the location and extent of any problem(s) and any repair or remediation efforts:

8. ADDITIONS/ALTERATIONS

	Yes	No	Unk	N/A
A		X		
B	X			

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

(B) Are you aware of any private or public architectural review control of the property other than zoning codes? - See H.O. Ass'n Declarations

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

A sheet describing other additions and alterations is attached.

Note to Buyer: The PA Construction Code Act, 35 P.S. §7210.101 et seq. (effective 2004), and local codes establish standards for building and altering properties. Buyers should check with the municipality to determine if permits and/or approvals were necessary for disclosed work and if so, whether they were obtained. Where required permits were not obtained, the municipality might require the current owner to upgrade or remove changes made by prior owners. Buyers can have the property inspected by an expert in codes compliance to determine if issues exist. Expanded title insurance policies may be available for Buyers to 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):

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) **Bypass 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," "no," explain: _____
2. Do you have a softener, filter, or other treatment system?
3. Is the softener, filter, or other treatment system leased? From whom? _____

(E) **General**

1. 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 E, F and G below)
2. Community (non- public)
3. An individual on-lot sewage disposal system
4. Other, explain: _____

	Yes	No	Unk	N/A
1	X			
2		X		
3		X		
4		X		
5		X		
6		X		
7		X		
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	Yes	No	Unk	N/A
1	X			
2				X
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2				X
3				X
4				X
1		X		
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(C) Individual On-lot Sewage Disposal System. Is your sewage system (check all that apply):

1. Within 100 feet of a well
2. Subject to a ten-acre permit exemption
3. A holding tank
4. A drainfield
5. Supported by a backup or alternate drainfield, sandmound, etc.
6. A cesspool
7. Shared
8. Other, explain: _____

(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? _____
5. Where are the septic tanks located? _____
6. How often is the on-lot sewage disposal system serviced? _____
7. When was the on-lot sewage disposal system last serviced? _____

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

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

(F) Sewage Pumps

1. Are there any sewage pumps located on the property?
2. What type(s) of pump(s)? _____
3. Are pump(s) in working order?
4. Who is responsible for maintenance of sewage pumps? _____

(G) Issues

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

Explain any "yes" answers in section 10, including the location and extent of any problem(s) and any repair or remediation efforts: _____

	Yes	No	Unk	N/A
1	X			
2			X	
3		X		
4	X			
5			X	
6			X	
7				
B		X		

11. PLUMBING SYSTEM

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

1. Copper
2. Galvanized
3. Lead
4. PVC
5. Polybutylene pipe (PB)
6. Cross-linked polyethylene (PEX)
7. Other _____

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

If "yes," explain: _____

12. DOMESTIC WATERHEATING

	Yes	No	Unk	N/A
1		X		
2	X			
3		X		
4		X		
5		X		
6		X		
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8		X		
B				
C		X		

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

1. Electric
2. Natural gas
3. Fuel oil
4. Propane
5. Solar
6. Geothermal
7. Other _____
8. Is your water heating a summer-winter hook-up (integral system, hot water from the boiler, etc.)?

(B) How many water heaters are there? 1 **When were they installed?** Fall 2015

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

If "yes," explain: _____

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	Yes	No	Unk	N/A
1		X		
2	✓			
3		✓		
4		✓		
5		X		
6		X		
7		X		
8		X		
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14		X		
15		✓		
16		X		
17		X		
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13. HEATING SYSTEM

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

1. Electric
2. Natural gas
3. Fuel oil
4. Propane
5. Geothermal
6. Coal
7. Wood
8. Other _____

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

1. Forced hot air
2. Hot water
3. Heat pump
4. Electric baseboard
5. Steam
6. Radiant
7. Wood stove(s) How many? _____
8. Coal stove(s) How many? _____
9. Other _____

(C) **Status**

1. When was your heating system(s) installed? Nov 2015 - See Addendum
2. When was the heating system(s) last serviced? Fall 2017
3. How many heating zones are in the property? 1
4. Is there an additional and/or backup heating system? Explain: _____

(D) **Fireplaces**

1. Are there any fireplace(s)? How many? 1
2. Are all fireplace(s) working?
3. Fireplace type(s) (wood, gas, electric, etc.): Wood
4. Were the fireplace(s) installed by a professional contractor or manufacturer's representative?
5. Are there any chimney(s) (from a fireplace, water heater or any other heating system)?
6. How many chimney(s)? 1 When were they last cleaned? _____
7. Are the chimney(s) working? If "no," explain: _____

(E) List any areas of the house that are not heated: Attic + Crawlspace + garage

(F) **Heating Fuel Tanks**

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

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

14. AIR CONDITIONING SYSTEM

	Yes	No	Unk	N/A
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2		X		
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(A) **Type(s)**. Is the air conditioning (check all that apply):

1. Central air
2. Wall units
3. Window units
4. Other _____
5. None

(B) **Status**

1. When was the central air conditioning system installed? May 2017 - See Addendum
2. When was the central air conditioning system last serviced? April 2018
3. How many air conditioning zones are in the property? 1

(C) List any areas of the house that are not air conditioned: _____

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

15. ELECTRICAL SYSTEM

	Yes	No	Unk	N/A
1		X		
2	X			

(A) **Type(s)**

1. Does the electrical system have fuses?
2. Does the electrical system have circuit breakers?

Yes	No	Unk	N/A
		X	
	X		
	X		

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

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

17. LAND/SOILS

(A) Property

- Are you aware of any fill or expansive soil on the property?
- Are you aware of any sliding, settling, earth movement, upheaval, subsidence, sinkholes or earth stability problems that have occurred on or affect the property?
- Are you aware of sewage sludge (other than commercially available fertilizer products) being spread on the property, or have you received written notice of sewage sludge being spread on an adjacent property?
- 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).

Yes	No	Unk	N/A
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	X		
	X		
	X		

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19. HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES

Yes	No	Unk	N/A
	X		
	X		
X			
	X		

(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) Radon

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	Second Test
Date	<u>Spring 2017</u>	
Type of Test	<u>Charcoal Method</u>	
Results (picocuries/liter)	<u>undetectable</u>	
Name of Testing Service	<u>Underscore</u>	

2. Are you aware of any radon removal system on the property? If "yes" list date installed and type of system, and whether it is in working order 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 bio-hazard 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

Yes	No	Unk	N/A
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		
	X		

(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?

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Yes	No	Unk	N/A
	X		
	X		
	✓		

(C) Legal

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

(D) Additional Material Defects

1. Are you aware of any material defects to the property, dwelling, or fixtures which are not disclosed elsewhere on this form?

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

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

Explain any "yes" answers in section 20: B-3 Tree damage to Roof Aug 2011

21. ATTACHMENTS

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

- Seller's Property Disclosure Statement Addendum (PAR Form SDA)
- _____
- _____
- _____

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

SELLER Robert L. Reeder DATE 4/26/18
 SELLER Mary M. Reeder DATE 4/26/18
 SELLER _____ DATE _____

EXECUTOR, ADMINISTRATOR, TRUSTEE SIGNATURE BLOCK

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

DATE _____

RECEIPT AND ACKNOWLEDGEMENT BY BUYER

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

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

Seller's Disclosure Addendum

4. Roof and Attic.

A.2: We have copies of the checks to the contractor, Heyser Roofing. The Cedar Roof Company of Malvern Pa. has maintained the roof and has supplied a Real Estate Certification letter together with a Transferable Limited Leak and Repair Guaranty to the new owner upon notice by the new owner to the Cedar Roof Co. The certificate outlines the preservation cycles, repairs performed and an assessment of the roof's current condition and failure expectance. The documentation is included with the prospective Buyer's packet of information.

B.1: Approximately 1/3 of the roof was replaced in August 2011 due to tree damage.

5. Basement and Crawl Space

A.3: The sump pump rarely runs. It will run after several days of heavy rain or a quick melt of heavy snow.

A. 4: Additionally in December 2011 we replaced the original electric dependent sump pump with a Zoeller Pump Company Home Guard Max Model 503 Water Powered pump. Literature on the pump is contained in the prospective Buyer's packet of information.

B.1-2: In the early spring of 1995 there was a quick melt caused by heavy rains which resulted in water entering the lower level towards the front of the house. We contracted for a channel Trenching drain system to be installed including a sump pit and pump. We have not had any water infiltration in the basement since the installation of that system in 1995

In the spring of 2017, for the first time, we had we had some water enter the crawl space from the front. Our Gutter contractor determined that the corrugated pipe which takes the water from the downspout in the front had a split down its entire length. The corrugated pipe was replaced with new corrugated pipe with two outlets that take the water from the downspout away from the house. There has been no water in the crawl space since the repair.

6. Termites/Wood Destroying Insects, Dryrot, Pests

A.2: In the spring of 2017 we discovered that a portion of the sill plate in the front of the house showed evidence of prior termite activity

B.1: We have an agreement with Terminix Pest Control. They provide pest control treatments four (4) times per year. There is also a one (1) year transferable termite warranty commencing 7/14/17. See below.

B.2: The sill plate was replaced. The remainder of the sill plates was inspected and no evidence of termite activity was found. The property was treated for termites and other wood destroying insects. The inspection and treatment was performed by Modern Exterminating and Termite Co.

A copy of their inspection and activity report is contained in the Buyer's packet of information. There is a 1 year transferable warranty upon notice to Modern.

7. Structural Items

A. Sill Plate damage. In the spring of 2017 we learned that a section of the sill plate in the front of the house (adjacent to the front door) had been damaged by water. Our contractor determined that the damage was caused by an improperly installed water diverter(kick plate) located at the corner of the roof. Over time this allowed water to infiltrate behind the stucco and eventually work its way down to the sill plate. A three to four foot part of the stucco was removed, the old underlayment was removed and replaced with new plywood and the damaged sill plate was replaced. At the same time we learned that water caused damage to two areas of the sill plate at the rear of the house where the deck was attached to the house. It was determined that the damage to the sill plate was caused by improper flashing at the time that the replacement deck was installed in 1997. The areas of the damaged sill plate were replaced, including removal and replacement of rim joist and stucco.

C. See Above at A. While on the property the stucco contractor also replaced and repaired a section of the stucco above the stone wainscot on the side of the garage and under the rear window of the family room. The contractor then coated the entire stucco portion of the house with Sherman Williams Loxon XP, a masonry coating product.

D. Stucco. The house is constructed of 8 inch fieldstone, board and batten and stucco.

13 and 14. Heating and Air Conditioning Systems.

C.1 and B. 1. The heating system, a Lennox with Honeywell Prestige Thermostat, was installed in November of 2015 by Horizon Services. It originally had a 10 year warranty. In May 2017 Horizon installed a 16 Seasonal Energy Efficiency (SEER) Lennox air conditioning unit which came with a 10 year warranty. Horizon extended the warranty on the Heating Unit to coincide with the 10 year warranty on the Air Conditioning Unit