SELLER'S PROPERTY DISCLOSURE STATEMENT

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

PROPERTY 126 Penn Road, Wayne, Pennsylvania 19087

SELLER David L Alexander, Betsy A Alexander

INFORMATION REGARDING THE REAL ESTATE SELLER DISCLOSURE LAW

The Real Estate Seller Disclosure Law (68 P.S. §7301, et seq.) requires that before an agreement of sale is signed, the seller in a residential real estate transfer must disclose all known material defects about the property being sold that are not readily observable. 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 its normal useful life is not by itself a material defect.

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

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

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

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

COMMON LAW DUTY TO DISCLOSE

Although the provisions of the Real Estate Seller Disclosure Law exclude some transfers from the requirement of completing a disclosure statement, the Law does not excuse the seller's common law duty to disclose any known material defect(s) of the Property in order to avoid fraud, misrepresentation or deceit in the transaction. **This duty continues until the date of settlement.**

	EX	KECUTOR, ADMINIST	TRATOR, TRUSTEE S	SIGNATURE BLOCK		
required to fill		of the Real Estate Seller operty Disclosure Statem te property.	-		nust, however,	
Seller's Initials	DA / BA	Date 02/14/2024	SPD Page 1 of 12	Buyer's Initials	,	Date



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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 Yes No Unk N/A (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: IT IS OUR HOME. 2. OWNERSHIP/OCCUPANCY No Unk N/A (A) Occupancy 1. When was the Property most recently occupied? MARCH 2024 2. By how many people? 2 3. Was the Seller the most recent occupant? If "no," when did the Seller most recently occupy the property? 4. If "no," when did Seller most recently occupy the Property? (B) Role of Individual Completing This Disclosure. Is the individual completing this form: 1. The owner v The executor or administrator ~ 3. The trustee V 4. An individual holding power of attorney (C) When was the Property acquired? (D) List any animals that have lived in the residence(s) or other structures during your ownership: 3. CONDOMINIUMS/PLANNED COMMUNITIES/OTHER HOMEOWNERS ASSOCIATIONS No Unk N/A Yes (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 V 2. Homeowners association or planned community 3. Cooperative ~ 4. Other type of association or community (B) If "yes," how much are the fees? \$, paid (\square Monthly) (\square Quarterly) (\square Yearly) (C) If "yes," are there any community services or systems that the association or community is responsible for supporting or maintaining? Explain: (D) If "yes," provide the following information about the association: 1. Community Name 2. Contact 3. Mailing Address 4. Telephone Number (F) How much is the capital contribution/initiation fee(s)? \$ Notice to Buyer: a copy of the declaration (other than the plats and plans), the by-laws, the rules or regulations, and a certificate A buyer of a resale unit in a condominium, cooperative, or planned community must receive 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

							N/A
			-				
VARIOUS DATES V	WITH WARRANTIES						
Date 02/14/2024	SPD Page 2 of 12	Buver's Initials	/		Date		
	Date 02/14/2024			Date 02/14/2024 SPD Page 2 of 12 Buyer's Initials /	Date 02/14/2024 SPD Page 2 of 12 Buyer's Initials/	Date 02/14/2024 SPD Page 2 of 12 Buyer's Initials/ Date	Date 02/14/2024 SPD Page 2 of 12 Buyer's Initials/ Date

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 down-spouts?	4	~		
Explain any "yes" answers in Section 4. Include the location and extent of any problem(s) and any repair or remediateforts, the name of the person or company who did the repairs and the date they were done:	ation			
WE HAD A LEAK IN THE SECOND FLOOR BEDROOM 2 IN 2011. THE ROOF WAS REPLACED. NO FURTHER	D			
PROBLEMS SINCE. IN JANUARY 2024, DURING A WINDY RAIN, THERE WAS A MINOR LEAK FROM THE				
EAVE ABOVE THE LIVING ROOM. IT WAS SEALED AND PAINTED IN FEBRUARY 2024.	KOOI			
5. BASEMENTS AND CRAWL SPACES	Yes	No	Unk	N/A
(A) Sump Pump				
1. Does the Property have a sump pit? If yes, how many?	~			
2. Does the Property have a sump pump? If yes,				
how many? 1	-			
3. If it has a sump pump, has it ever run?		~		
4. If it has a sump pump, is the sump pump in working order?	~			
(B) Water Infiltration				
1. Are you aware of any past or present water leakage, accumulation, or dampness within the base-	~			
ment or crawl space?				
2. Do you know of any repairs or other attempts to control any water or dampness problem in the	V			
basement or crawl space?		V		
3. 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 remedia	tion			
efforts, the name of the person or company who did the repairs and the date they were done:	ation			
WE HAVE HAD OCCASIONAL WATER SEEPAGE IN THE BASEMENT. A SUMP PUMP TRENCH, PIT AND PU	TMD			
WERE INSTALLED. WE HAVE NEVER HEARD THE PUMP RUN. RECENT INSPECTION CONFIRMED IT IS V		NG		
C TEDMITECANOOD DECTRONING INCECTS DRVDOT DECTS	1/22			
6. TERMITES/WOOD-DESTROYING INSECTS, DRYROT, PESTS	Yes	No	Unk	N/A
(A) Status	res		Unk	N/A
(A) Status1. Are you aware of past or present dryrot, termites/wood-destroying insects or other pests on the Property?	res	V	Unk	N/A
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Prepared with Sellers Shield

2. Do you have documentation (invoice, work order, warranty, etc.)?

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

(B) Repair

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:

PARTY / FIRE WALL IN GARAGE IS ORIGINAL CONSTRUCTION. TODAY'S CONSTRUCTION STANDARDS HAVE CHANGED. WE BELIEVE THAT THE STUCCO ON THE HOUSE IS ORIGINAL CONSTRUCTION, APPLIED OVER CEMENT BLOCK. THE FRONT SCREEN DOOR HAS SAGGED A BIT TOWARD HANDLE SINCE ORIGINAL 1996 INSTALLATION. CHANGING SCREEN TO GLASS CAN BE TRICKY.

8. ADDITIONS/ALTERATIONS(A) Have any additions, structural changes or other alterations (in	ncluding remodeling) been m	nade to the	Yes	No	Unk	N/A
Property during your ownership?	nerdanig remodering) oven n	idde to the	-			
Addition, structural change, or alteration	Approximate date of work	Were permits obtained? (Yes/No/Unknown)	appro	ovals	ection obtain Jnknov	ed?
ADDITION	1996	Yes		Ye	s	
⊠ A sheet describing of	ther additions and alterati	ons is attached.	Yes	No	Unk	N/A
B. Are you aware of any private or public architectural review of explain:	control of the Property other t	than zoning codes? If "yes,"	ICS	V	Olik	IWA
previous owners without a permit or approval. Note to Buyer: According to the PA Stormwater Managemen drainage control and flood reduction. The municipality where pervious surfaces added to the property. Buyers should contate to determine if the prior addition of impervious or semi-perviability to make future changes.	e the property is located mo act the local office charged	ay impose restrictions on in with overseeing the Stormw	npervioi vater Mo	us or s anage	semi- ment I	
9. WATER SUPPLY			Yes	No	Unk	N/A
(A) Source. Is the source of your drinking water (check all that ap	pply):					
1. Public			~	_		
2. A well on the property				~		
3. Community water				~		
4. A holding tank				~		
5. A cistern				V V		
6. A spring				· ·		
7. Other 8. If no water service, explain:				V		
B) General						
1. When was the water supply last tested?						V
Test Results	-					·
2. Is the water systems shared						·
3. If "yes," is there a written agreement?						
4. Do you have a softener, filter or other conditioning system	n?			~		T
5. Is the softener, filter or other treatment system leased? Fro						~
6. If your drinking water source is not public, is the pumping working order? If "no," explain:						~
C) 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? D) Well						V
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1. Has your well ever run dry?				~
2. Depth of Well				~
3. Gallons per minute , measured on (date)				~
4. Is there a well that is used for something other than the primary source of drinking				.,
water? If "yes," explain				
5. If there is an unused well, is it capped?				
(E) Issues				
1. Are you aware of any leaks or other problems, past or present, relating to the water supply,		١.		
pumping system, and related items?		'		
2. Have you ever had a problem with your water supply?		~		
$Explain\ any\ problem (s)\ with\ your\ water\ supply.\ Include\ the\ location\ and\ extent\ of\ any\ problem (s)\ and\ any\ problem (s)\ any\ prob$	repair or reme	dia-		
tion efforts, the name of the person or company who did the repairs and the date the work was done:			,	
10. SEWAGE SYSTEM	Yes	No	Unk	N/A
(A) General	Tes	110	LIIK	11///
1. Is the Property served by a sewage system (public, private or community)?	V			
2. If "no," is it due to unavailability or permit limitations?				~
3. When was the sewage system installed (or date of connection, if public)?			~	
TREDVERNIN PURLIC				
4. Name of current service provider, if any: WORKS DEPARTMENT				
(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:				
(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?		-		<i>'</i>
3. Does your sewage system include a holding tank?				V
4. Does your sewage system include a septic tank?5. Does your sewage system include a drainfield?				V
6. Does your sewage system include a drainfield?				~
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?				
(D) Tanks and Service				
1. Are there any metal/steel septic tanks on the Property?		V		
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?				~
(E) Abandoned Individual On-lot Sewage Disposal Systems and Septic				
 Are you aware of any abandoned septic systems or cesspools on your Property? If "yes," have these systems, tanks or cesspools been closed in accordance with the municipality's 		~		
ordinance?				~
(F) Sewage Pumps				
1. Are there any sewage pumps located on the Property?		V		
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?				
CHAIL DA / DA D / 00/14/0004	,	ъ.		
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1. How often is the on-lot sewage disposal system serviced? N/A				
2. When was the on-lot sewage disposal system last serviced				
and by whom? N/A				
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?	~			
Explain any "yes" answers in Section 10. Include the location and extent of any problem(s) and any repair or remed	liation e	ef-		
forts, the name of the person or company who did the repairs and the date the work was done:				
WE HAD A BLOCKAGE IN THE SEWER PIPE IN FEBRUARY 2022, PLUMBER CLEANED THE DRAIN. THER	E HAS			
BEEN NO PROBLEM SINCE. THERE IS MINOR SEEPAGE ON VERTICAL SEWER LINE AROUND THE CLEAR	N OUT			
PLUMBER APPLIED PASTE EPOXY. PAINTER APPLIED LIQUID RUBBER SEALANT. INSURANCE IS MAIN				
ON THE EXTERIOR WATER SERVICE AND SEWER LINES THROUGH AQUA.				
11. PLUMBING SYSTEM	Yes	No	Unk	NI/A
(A) Material(s). Are the plumbing materials (check all that apply):	1 65	110	UIIK	IVA
	~			
Copper Galvanized			_	
3. Lead	~			
4. PVC	V			
			_	
5. Polybutylene pipe (PB) 6. Cross-linked polyethylene (PEX)			~	
7. Other		~		
(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:				
11 yes, explain.				
12. DOMESTIC WATER HEATING	Yes	No	Unk	N/A
(A) Type(s). Is your water heating (check all that apply):				
1. Electric	~			
2. Natural gas		~		
3. Fuel oil		~		
4. Propane		~		
If "yes," is the tank owned by Seller?		~		
5. Solar		~		
If "yes," is the system owned by Seller?		~		
6. Geothermal		~		
7. Other		~		
(B) System(s).				
1 How many water heaters are there? <u>1</u>				
Tanks 1 Tankless				
When where they installed? FEBRUARY				
2013				
3 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	Yes	No	Unk	N/A
(A) Fuel Type(s). Is your heating source (check all that apply)::				
1. Electric		~		
2. Natural gas		~		
3. Fuel oil	~			
4. Propane		~		
If "yes," is the tank owned by Seller?		~		
5. Geothermal		~		
6. Coal		~		
7. Wood		~		
8. Solar shingles or panels		٧		
If "yes," is the system owned by Seller?		~		
				_
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(G) Issues

	9. Other		~		
(B)	System Type(s). (check all that apply):				
	1. Forced hot air	~			
	2. Hot water		<i>'</i>		
	3. Heat pump 4. Electric baseboard		V		
	5. Steam		~		
	6. Radiant flooring		~		
	7. Radiant ceiling		~		
	8. Pellet stoves		~		
	How many and locations?				
	9. Wood stoves		~		
	How many and locations?				
	10. Coal stoves		~		
	How many and locations?				
	11. Wall-mounted split system(s) How many and locations?		~		
	12. Other		~		
	13. If multiple systems, provide locations N/A		~		
(C)	Status				
()	1. Are there any areas of the house that are not heated?	~			
	If "yes," explain: BASEMENT	~			
	2. How many heating zones are in the Property? 1				
	3. When was each heating system(s) or zone installed? 1995	~			
	4. When was the heating system(s) last serviced? FEBRUARY 2024				
	5. Is there an additional and/or backup heating system? If "yes," Explain:		_		
	6. Is any part of the heating system subject to a lease, financing or other agreement?		~		
(D)	If "yes," explain:				
(D)	Fireplaces and Chimneys 1. Are there any fireplace(c)? How many?	~			
	1. Are there any fireplace(s)? How many? 2. Are all fireplace(s) working?	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \			
	3. Fireplace types(s) (wood, gas, electric, etc.): WOOD	•			
	4. Was 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)?				
	7. When were they last cleaned? 2020				
	8. Are the chimney(s) working? If "no," explain:	\ \			
(E)	Fuel Tanks				
	1. Are you aware of any heating fuel tank(s) on the property?	~			
	2. Location(s), including underground tank(s): BASEMENT BASEMENT				
	3. If you do not own the tank(s), explain:				
(F)	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
(A)	Type(s). Is the air conditioning (check all that apply):				
	1. Central air	'			
	a. How many air conditioning zones are in the Property? 1	~			
	b. When was each system or zone installed? 1983	<i>\</i>			
	c. When was each system last serviced? FEBRUARY 2024	~			
	2. Wall units		V		
	How many and the location? 3. Window units		<i>V</i>		
	How many? No		<i>V</i>		
	4. Wall-mounted split units		~		
			· ·		
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How many and the location?							~		
5. Other							<u> </u>		
6. None Status							~		
1. List any areas of the house that	t are not air condit	tioned:	BASEMENT			<u>, </u>			
Are you aware of any problems v			<u> </u>						
14? If "yes," explain:							~		
ELECTRICAL SYSTEM						Yes	No	Unk	_ N
Type(s)									
1. Does the electrical system have	e fuses?						~		
2. Does the electrical system have		?				~			
3. Is the electrical system solar po							~		
a. If "yes," is it entirely or partiall							~		
b. If "yes," is any part of the syste financing or other agreement? If		ase,					~		
What is the system amperage?	200								
Are you aware of any knob and to		Propert	v?				~		
	OVERFUSING	-	•						
	GAUGE WIR								
Are you aware of any problems of									
repairs needed in the electrical	THE CIRCUIT					~			
system? If "yes," explain:	PANEL, THE								
	DOUBLE TAI CIRCUIT BRI								
THIS SECTION IS INTENDED included with the Property. The tincluded in the purchase of the PrAGREEMENT OF SALE.	APPLIANCES O TO IDENTIFY terms of the Agree roperty. THE FAC	PROBI ement o CT TH	LEMS OR REPA of Sale negotiated AT AN ITEM IS	AIRS and must be completed for eac I between Buyer and Seller will dete S LISTED DOES NOT MEAN IT IS	rmine whic	h iten	ns, if	any, ar	e
THIS SECTION IS INTENDED included with the Property. The tincluded in the purchase of the Property of the Prop	APPLIANCES O TO IDENTIFY terms of the Agree roperty. THE FAC	PROBI ement o CT TH	LEMS OR REPA of Sale negotiated AT AN ITEM IS of the following:	d between Buyer and Seller will dete	rmine whic	h iten	ns, if	any, ar	e
THIS SECTION IS INTENDED included with the Property. The tincluded in the purchase of the Practice of the Prac	APPLIANCES O TO IDENTIFY terms of the Agree roperty. THE FAC	PROBI ement o CT TH	LEMS OR REPA of Sale negotiated AT AN ITEM IS	d between Buyer and Seller will dete LISTED DOES NOT MEAN IT IS Item	rmine whic	h iten ED IN	ns, if	any, ar	
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THIS SECTION IS INTENDED included with the Property. The tincluded in the purchase of the Practice of the Prac	APPLIANCES O TO IDENTIFY terms of the Agree roperty. THE FAC	PROBI ement of CT TH. to any o	LEMS OR REPA of Sale negotiated AT AN ITEM IS of the following:	d between Buyer and Seller will dete LISTED DOES NOT MEAN IT IS Item	rmine whic S INCLUDI	h iten	ns, if	any, ar	
THIS SECTION IS INTENDED included with the Property. The tincluded in the purchase of the Property of the Prop	APPLIANCES O TO IDENTIFY terms of the Agree roperty. THE FAC	PROBLEM CONTROL OF THE CONTROL OF TH	LEMS OR REPA of Sale negotiated AT AN ITEM IS of the following:	Item Pool/spa heater Range/oven Refrigerator(s)	rmine whic S INCLUDI	h iten	ns, if and THI	any, ar	
THIS SECTION IS INTENDED included with the Property. The tincluded in the purchase of the PrAGREEMENT OF SALE. Are you aware of any problems of the Market	APPLIANCES O TO IDENTIFY terms of the Agree roperty. THE FAC	PROBI ement of CT TH. to any of No	LEMS OR REPA of Sale negotiated AT AN ITEM IS of the following:	I between Buyer and Seller will dete S LISTED DOES NOT MEAN IT IS Item Pool/spa heater Range/oven	rmine whic S INCLUDI	h iten	ms, if and THI	any, ar	
THIS SECTION IS INTENDED included with the Property. The tincluded in the purchase of the Property of the Prop	APPLIANCES O TO IDENTIFY terms of the Agree roperty. THE FAC	PROBLEMENT CONTROL PROBLEMENT CO	LEMS OR REPA of Sale negotiated AT AN ITEM IS of the following:	Item Pool/spa heater Range/oven Refrigerator(s)	rmine whic S INCLUDI	h iten	ms, if and THI	any, ar	
THIS SECTION IS INTENDED included with the Property. The tincluded in the purchase of the Property of the Prop	APPLIANCES O TO IDENTIFY terms of the Agree roperty. THE FAC	PROBLEMENT OF THE PROBLEMENT O	LEMS OR REPA of Sale negotiated AT AN ITEM IS of the following:	I between Buyer and Seller will dete S LISTED DOES NOT MEAN IT IS Item Pool/spa heater Range/oven Refrigerator(s) Satellite dish	rmine whic S INCLUDI	h iten	ms, if and THI	any, ar	
THIS SECTION IS INTENDED included with the Property. The tincluded in the purchase of the Property of the Prop	APPLIANCES O TO IDENTIFY terms of the Agree roperty. THE FAC	PROBLEMENT CONTROL OF THE CONTROL OF T	LEMS OR REPA of Sale negotiated AT AN ITEM IS of the following:	Item Pool/spa heater Range/oven Refrigerator(s) Satellite dish Security alarm system	rmine whic S INCLUDI	h iten	ns, if a	any, ar	
THIS SECTION IS INTENDED included with the Property. The trincluded in the purchase of the Property of the Pro	APPLIANCES O TO IDENTIFY terms of the Agree roperty. THE FAC	PROBLEMENT CONTROL PROBLEMENT CO	LEMS OR REPA of Sale negotiated AT AN ITEM IS of the following:	Item Pool/spa heater Range/oven Refrigerator(s) Satellite dish Security alarm system Smoke detectors	rmine whic S INCLUDI	h iten	ns, if a	any, ar	
THIS SECTION IS INTENDED included with the Property. The trincluded in the purchase of the Property of the Pro	APPLIANCES O TO IDENTIFY terms of the Agree roperty. THE FAC	PROBLEMENT CONTROL PROBLEMENT CO	LEMS OR REPA of Sale negotiated AT AN ITEM IS of the following:	Item Pool/spa heater Range/oven Refrigerator(s) Satellite dish Security alarm system Smoke detectors Sprinkler automatic timer	rmine whic S INCLUDI	h iten	ns, if a	any, ar	
THIS SECTION IS INTENDED included with the Property. The tincluded in the purchase of the Property of the Prop	APPLIANCES O TO IDENTIFY terms of the Agree roperty. THE FAC	PROBLEMENT CONTROL OF THE CONTROL OF T	LEMS OR REPA of Sale negotiated AT AN ITEM IS of the following:	Item Pool/spa heater Range/oven Refrigerator(s) Satellite dish Security alarm system Smoke detectors Sprinkler automatic timer Stand-alone freezer	rmine whic S INCLUDI	h iten	ns, if a	NA	
THIS SECTION IS INTENDED included with the Property. The trincluded in the purchase of the Property of the Pro	APPLIANCES O TO IDENTIFY terms of the Agree roperty. THE FAC	PROBLEMENT CONTROL OF THE PROBLEMENT CONTROL	LEMS OR REPA of Sale negotiated AT AN ITEM IS of the following:	Item Pool/spa heater Range/oven Refrigerator(s) Satellite dish Security alarm system Smoke detectors Sprinkler automatic timer Stand-alone freezer Storage shed	rmine whic S INCLUDI	h iten	ns, if a	any, ar	
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THIS SECTION IS INTENDED included with the Property. The tincluded in the purchase of the Property of the Prop	APPLIANCES O TO IDENTIFY terms of the Agree roperty. THE FAC	PROBLEMENT CONTROL PROBLEMENT CO	LEMS OR REPA of Sale negotiated AT AN ITEM IS of the following:	Item Pool/spa heater Range/oven Refrigerator(s) Satellite dish Security alarm system Smoke detectors Sprinkler automatic timer Stand-alone freezer Storage shed Trash compactor Washer	rmine whic S INCLUDI	h iter IN	ns, if a	N/	
THIS SECTION IS INTENDED included with the Property. The tincluded in the purchase of the Property of the Prop	APPLIANCES O TO IDENTIFY terms of the Agree roperty. THE FAC	PROBLEMENT CONTROL OF THE PROBLEMENT CONTROL	LEMS OR REPA of Sale negotiated AT AN ITEM IS of the following:	Item Pool/spa heater Range/oven Refrigerator(s) Satellite dish Security alarm system Smoke detectors Sprinkler automatic timer Stand-alone freezer Storage shed Trash compactor Washer Whirlpool/tub	rmine whic S INCLUDI	h iter IN	ns, if in THI	N/	
THIS SECTION IS INTENDED included with the Property. The trincluded in the purchase of the Property of the Pro	APPLIANCES O TO IDENTIFY terms of the Agree roperty. THE FAC	PROBLEMENT CONTROL PROBLEMENT CO	LEMS OR REPA of Sale negotiated AT AN ITEM IS of the following:	Item Pool/spa heater Range/oven Refrigerator(s) Satellite dish Security alarm system Smoke detectors Sprinkler automatic timer Stand-alone freezer Storage shed Trash compactor Washer Whirlpool/tub Other:	rmine whic S INCLUDI	h iter IN	ns, if in THI	N/	
THIS SECTION IS INTENDED included with the Property. The tincluded in the purchase of the Property of the Prop	APPLIANCES O TO IDENTIFY terms of the Agree roperty. THE FAC	PROBLEMENT CONTROL PROBLEMENT CO	LEMS OR REPA of Sale negotiated AT AN ITEM IS of the following:	Item Pool/spa heater Range/oven Refrigerator(s) Satellite dish Security alarm system Smoke detectors Sprinkler automatic timer Stand-alone freezer Storage shed Trash compactor Washer Whirlpool/tub Other: 1.	rmine whic S INCLUDI	h iter IN	ns, if in THI	N/	
THIS SECTION IS INTENDED included with the Property. The t included in the purchase of the Pr AGREEMENT OF SALE. Are you aware of any problems of Item A/C window units Attic fan(s) Awnings Carbon monoxide detectors Ceiling fans Deck(s) Dishwasher Dryer Electric animal fence Electric garage door opener Garage transmitters Garbage disposal In-ground lawn sprinklers Intercom Interior fire sprinklers	APPLIANCES O TO IDENTIFY terms of the Agree roperty. THE FAC	PROBLEMENT CONTROL PROBLEMENT CO	LEMS OR REPA of Sale negotiated AT AN ITEM IS of the following: N/A	Item Pool/spa heater Range/oven Refrigerator(s) Satellite dish Security alarm system Smoke detectors Sprinkler automatic timer Stand-alone freezer Storage shed Trash compactor Washer Whirlpool/tub Other: 1. 2.	rmine whic S INCLUDI	h iter IN	ns, if in THI	N/	
included with the Property. The tincluded in the purchase of the Pragreement of the Pragr	APPLIANCES O TO IDENTIFY terms of the Agree roperty. THE FAC	PROBLEMENT CONTROL OF THE PROBLEMENT CONTROL	LEMS OR REPA of Sale negotiated AT AN ITEM IS of the following: N/A	Item Pool/spa heater Range/oven Refrigerator(s) Satellite dish Security alarm system Smoke detectors Sprinkler automatic timer Stand-alone freezer Storage shed Trash compactor Washer Whirlpool/tub Other: 1. 2. 3.	rmine whic S INCLUDI	h iter IN	ns, if in THI	N/	

17. POOLS, SPA	S AND HO	LIUB	8				y es	No	Unk	IN/A
(A) Is there a swin			~							
1. Above-groun	nd or in-grou	und?								
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			i Dre	marad with Callara Chi	14					

	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?				
D/	6. Are you aware of any problems with the swimming pool?				
D)	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: N/A				
- 1	WINDOWS	Yes	No	Unk	N/A
A)	Have any windows or skylights been replaced during your ownership of the	V			
	Property?				
	Are you aware of any problems with the windows or skylights?	'			
	plain any "yes" answers in Section 18. Include the location and extent of any problem(s) and any repair, replacem rediation efforts, the name of the person or company who did the repairs and the date the work was done:	ent or			
	IE RIGHT SIDE SASH CORD IN THE EAST SIDE COTTAGE WINDOW OF THE DINING ROOM DOES NOT S	HIDE I	RACK	-	
	TO THE CASING WHEN THE WINDOW IS OPENED. THE SASH CORD IS INTACT AND NOT BROKEN.	LIDE	<i>J</i> 11013		
9.	LAND/SOILS	Yes	No	Unk	N/A
	Property	103	110	CIIK	1 1/2 1
	1. Are you aware of any fill or expansive soil on the property?		~		
	2. 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. Have you received written notice of sewage sludge being spread on an adjacent property?5. Are you aware of any existing, past or proposed mining, strip-mining, or any other excavations on the		~		
	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 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 devel-				
	opment 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		V		
	3. Oil		~		
	4. Natural gas		~		
	5. Mineral or other rights (such as farming rights, hunting rights, quarrying rights) Explain:		~		
Cxp	olain any "yes" answers in Section 19:				
	· ·				
0	FLOODING, DRAINAGE AND BOUNDARIES	Yes	Nο	Unk	N/A
	Flooding/Drainage	103	110	CHK	11//1
,	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)?		~		
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	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 20(A). Include dates, the location and extent of flooding and the condition				
	of any man- made storm water management features:				
	TO CONTROL DRAINAGE IN THE REAR YARD, WE REGRADED, CREATING A SWALE TO DIRECT				
	WATER AWAY FROM HOUSE AND INSTALLED UNDERGROUND PVC CONNECTED TO ROOF				
	DOWNSPOUTS. OUR REAR YARD NEIGHBOR INSTALLED A RETAINING WALL TO CONTROL				
	WATER DRAINAGE FROM HIS PROPERTY DURING SEVERE RAINSTORMS.				
(B)	Boundaries				
	1. Are you aware of any 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?		~		
	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				
E	the Office of the Recorder of Deeds for the county before entering into an agreement of sale. lain any "yes" answers in Section 20(B):				
	JR DRIVEWAY IS ENTERED FROM PENN ROAD.				
	HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES	Yes	No	Unk	N/A
(A)	Mold and Indoor Air Quality (other than radon)				
	 Are you aware of any tests for mold, fungi, or indoor air quality in the Property? Other than general household cleaning, have you taken any efforts to control or remediate mold or 		~		
	mold-like substances in the Property?		~		
Not	to Buyer: Individuals may be affected differently, or not at all, by mold contamination. If mold contamination or indoo	∟ r air gu	ality		
	concern, buyers are encouraged to engage the services of a qualified professional to do testing. Information on this issue				
	ilable from the United States Environmental Protection Agency and may be obtained by contacting IAQ INFO, P.O. Box	: 37133	,		
	shington, 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?		~		
(C)	Lead Paint				
	he Property was constructed, or if construction began, before 1978, you must disclose any knowledge of, and records and	reports	;		
abo	ut, 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		~		
(D)	the Property?				
(D)	Tanks 1. Are you aware of any existing or removed underground				
	tanks? Size:		~		
	2. Are you aware of any underground tanks that have been removed or filled?		~		
(E)	Dumping				
(-)	Has any portion of the Property been used for waste or refuse		~		
	disposal or storage? If "yes," location:				
(F)	Other				
Sel	ler's InitialsDA/ _BA Date _02/14/2024_ SPD Page 10 of 12		Date		

	are of any past or present hazardous substances		e or soil) such		_		
	ited to, asbestos or polychlorinated biphenyls (20				
•	are of any other hazardous substances or environment	onmental concerns that ma	y affect the		~		
Property?	e you received written notice regarding such c	oncerns?					
	are of testing on the Property for any other haza		onmental				
concerns?	are of testing on the Property for they other maze	ardous substances of envir	omnonum		-		
Explain any "yes'	answers in Section 21. Include test results a	nd the location of the ha	zardous substance(s) or en	vironment	al		
issue(s):						1	
22. MISCELLA	NEOUS			Yes	No	Unk	N/A
(A) Deeds, Restri				105	110		1,771
	y deed restrictions or restrictive covenants that	apply to the Property?			~		
•	are of any historic preservation restriction or or	dinance or archeological	designation associated		~		
with the Prope							
	3. Are you aware of any reason, including a defect in title or contractual obligation such as an option or right of first refusal, that would prevent you from giving a warranty deed or conveying title to the Property?						
(B) Financial	that would prevent you from giving a warrant	y deed or conveying title t	o the Property?				
` '	of any public improvement, condominium or	homeowner association as	ssessments against the				
	emain unpaid or of any violations of zoning, he				~		
other use restr	ction ordinances that remain uncorrected?						
	are of any mortgage, judgment, encumbrance,				\ \		
	gainst this Property or Seller that cannot be sati						
3. Are you aw (C) Legal	are of any insurance claims filed relating to the	Property during your own	nership?		~		
	are of any violations of federal, state, or local la	ws or regulations relating	to this Property?		~		
	are of any existing or threatened legal action af		to unis i roperty.		~		
(D) Additional M							
•	are of any material defects to the Property, dwe	elling, or fixtures which ar	e not disclosed		~		
elsewhere on t		1	C 1				
	naterial defect is a problem with a residential r cof the property or that involves an unreasonal						
	n is at or beyond the end of the normal useful li						
material defect.	is at or seyona the end of the normal aseful a	ye oy such a sh helli ai ele.	nent, system or sucsystem is	not by tise	,		
	ng this form, if Seller becomes aware of addi	tional information abou	t the				
	uding through inspection reports from a buyer						
	osure Statement and/or attach the inspection(s)	report(s). These inspection	on reports				
	ational purposes only. answers in Section 22:						
Explain any yes	answers in Section 22.]	
23. ATTACHM							
` ′ _	wing are part of this Disclosure if checked:						
	Seller's Property Disclosure Statement Adder						
	126 PENN ROAD - RENOVATION HISTO	RY					
Seller's Initials	DA/BA Date 02/14/2024	SPD Page 11 of 12	Buyer's Initials		Date	:	

SELLER	David L Alexander	DATE	02/14/2024
SELLER	Betsy A Alexander	DATE	02/14/2024
warrant "It is Bu	RECEIPT AND ACKNOWLEDGE dersigned Buyer acknowledges receipt of this Disclosure Statem ty and that, unless stated otherwise in the sales contract, Buyer uyer's responsibility to satisfy himself or herself as to the condity be inspected, at Buyer's expense and by qualified professiona	nent."Buyer acknowledges that this is purchasing this property in its tion of the property." Buyer may	present condition. request that the
compon BUYE	ients.	DATE	
BUYE	R	DATE	
BUYE	R	DATE	

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. If any information supplied on this form becomes inaccurate following completion of this

form, Seller shall notify Buyer in writing.