

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** 7789 LESH RD Coopers town PA 16317
2 **SELLER** Russell G. Saneluppo Leslie C. Saneluppo

3 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 condition 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 RGS / RLS Date 6-28-19

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Buyer's Initials _____ / _____ Date _____



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1/16

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Christine Brown

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5. BASEMENTS AND CRAWL SPACES

(A) Sump Pump

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

(B) Water Infiltration

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

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

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

(A) Status

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

(B) Treatment

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

Explain any "yes" answers in section 6, including the name of any service/treatment provider, if applicable: _____

7. STRUCTURAL ITEMS

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

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

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

(D) Stucco and Exterior Synthetic Finishing Systems

1. Is your property constructed with stucco?
2. Is your property constructed with an Exterior Insulating Finishing System (EIFS), such as Dryvit or synthetic stucco, synthetic brick or synthetic stone?
3. If "yes," when was it installed? _____

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

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

Explain any "yes" answers in section 7, including the location and extent of any problem(s) and any repair or remediation efforts: MINOR CRACK ON EAST WALL OF BASEMENT, NON-STRUCTURAL

8. ADDITIONS/ALTERATIONS AS PER INSPECTION + REPAIR DOCUMENTATION PROVIDED

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

- (B) Are you aware of any private or public architectural review control of the property other than zoning codes?

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

☐ A sheet describing other additions and alterations is attached.

154 Seller's Initials RG5, RLS Date 6-28-19 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.

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 124'
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 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)? 2012

(B) Type Is your property served by:

1. Public (if "yes," continue to D through 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			
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	Yes	No	Unk	N/A
213				
214 1		X		
215 2		X		
216 3			X	
217 4			X	
218 5	X			
219 6		X		
220 7		X		
221 8				
222				
223 1		X		
224 2		X		
225 3		X		
226 4				
227 5				
228 6				X
229 7			X	
230				
231 1		X		
232 2				X
233				
234 1	X			
235 2			X	
236 3	X			
237 4				X
238				
239 1		X		
240 2		X		
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244				

(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: STANDARD certified Sandmound

(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? Detached
4. Are there any other types of septic tanks on the Property? GARAGE serviced by TANK
5. Where are the septic tanks located? 15' west of Detached GARAGE
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? Part of the Sandmound system
2. What type(s) of pump(s)?
3. Are pump(s) in working order?
4. Who is responsible for maintenance of sewage pumps? Owner

(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:

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 WATER HEATING

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

1. Electric IN Detached GARAGE -
2. Natural gas MAIN HOUSE
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? 2 When were they installed? Detached GARAGE

(C) Are you aware of any problems with any water heater or related equipment? & MAIN level of home
If "yes," explain:

	Yes	No	Unk	N/A
246				
247 1		X		
248 2		X		
249 3		X		
250 4	X			
251 5		X		
252 6	X			
253 7			X	
254 B		X		
255				
256				
257				

	Yes	No	Unk	N/A
258				
259				
260 1	X	X		
261 2	X			
262 3		X		
263 4		X		
264 5		X		
265 6		X		
266 7		X		
267 8		X		
268 B				
269 C		X		
270				

	Yes	No	Unk	N/A
272				
273				
274 1	X			
275 2	X			
276 3		X		
277 4		X		
278 5		X		
279 6		X		
280 7		X		
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294 2			X	
295 3			X	
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302 5		X		
303 6				X
304 7				X
305 E				
306				
307 1		X		
308 2				X
309 3				X
310 P				

13. HEATING SYSTEM

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

1. Electric - ELECTRIC BOILER IN DETACHED GARAGE FOR RADIANT FLOOR HEAT
2. Natural gas - HEATER IN DETACHED GARAGE, FURNACE IN MAIN HOME
3. Fuel oil
4. Propane
5. Geothermal
6. Coal ALSO GAS HEATER IN BASEMENT OF MAIN HOME
7. Wood
8. Other ALSO ELECTRIC BASEBOARD HEAT IN IN-LAW SUITE

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

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

(C) Status

1. When was your heating system(s) installed? 2006 - DETACHED GARAGE, 2012 HOUSE
2. When was the heating system(s) last serviced? N/A
3. How many heating zones are in the property? _____
4. Is there an additional and/or backup heating system? Explain: GAS FIRED STOVE IN BASEMENT HEATS ENTIRE HOUSE EVEN WITHOUT ELECTRICITY

(D) Fireplaces

1. Are there any fireplace(s)? How many? _____
2. Are all fireplace(s) working? _____
3. Fireplace type(s) (wood, gas, electric, etc.): _____
4. Were the fireplace(s) installed by a professional contractor or manufacturer's representative? _____
5. Are there any chimney(s) (from a fireplace, water heater or any other heating system)? ONLY STANDARD VENTING
6. How many chimney(s)? _____ 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: GARAGE OF MAIN HOUSE

(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:

2 ZONES OF RADIANT FLOOR HEAT IN DETACHED GARAGE INOPERATIVE. THESE ZONES HAVE BEEN CONVERTED TO BASEBOARD HEAT, OTHER

14. AIR CONDITIONING SYSTEM

(A) Type(s). Is the air conditioning (check all that apply): RADIANT ZONES STILL HEAT FLOOR

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

(B) Status

1. When was the central air conditioning system installed? _____
2. When was the central air conditioning system last serviced? _____
3. How many air conditioning zones are in the property? _____

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

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

15. ELECTRICAL SYSTEM

(A) Type(s)

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

Yes	No	Unk	N/A

(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		Trash compactor		X
Garage transmitters	X		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	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:

Basement Dishwashers NOT working. Detached Garage Decking aben.

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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(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:

UNKNOWN

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: Owner DOES NOT OWN GAS RIGHTS
NOT TRANSFERRED FROM PREVIOUS OWNER.

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):

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Buyer's Initials _____ / _____ Date _____

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) 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

Type of Test

Results (picocuries/liter)

Name of Testing Service

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: Very Old, Small Dump Site Approx. 30' Diameter. Household Items

20. MISCELLANEOUS

(A) Deeds, Restrictions and Title

1. Are you aware of any deed restrictions that apply to the property? Other Than Gas Rights
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		
	X		

(C) Legal

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

(D) Additional Material Defects

- 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.

- 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: _____

21. ATTACHMENTS

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

- ☐ Seller's Property Disclosure Statement Addendum (PAR Form SDA)
- ☒ INSPECTION DOCUMENTATION OF EAST BASEMENT WALL
- ☐ _____
- ☐ _____

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

SELLER

SELLER

DATE 6-28-19

DATE 6-28-19

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

BUYER

BUYER

DATE _____

DATE _____

DATE _____

RESIDENTIAL LEAD-BASED PAINT HAZARDS DISCLOSURE FORM

LPD

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

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

1	PROPERTY	7789 LESH ROAD COOPERSTOWN PA 16317
2	SELLER	Russell G. Sanfilippo LESLIE C. SANFILIPPO
3	LEAD WARNING STATEMENT	
4	Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such	
5	property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead	
6	poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient,	
7	behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller of any interest	
8	in residential real property is required to provide the Buyer with any information on lead-based paint hazards from risk assessments or	
9	inspections in the Seller's possession and notify the Buyer of any known lead-based paint hazards. A risk assessment or inspection for	
10	possible lead-based paint hazards is recommended prior to purchase.	
11	SELLER'S DISCLOSURE	
12	<input checked="" type="checkbox"/> / <input type="checkbox"/>	Seller has no knowledge of the presence of lead-based paint and/or lead-based paint hazards in or about the Property.
13	<input type="checkbox"/> / <input type="checkbox"/>	Seller has knowledge of the presence of lead-based paint and/or lead-based paint hazards in or about the Property. (Provide the
14		basis for determining that lead-based paint and/or hazards exist, the location(s), the condition of the painted surfaces, and other
15		available information concerning Seller's knowledge of the presence of lead-based paint and/or lead-based paint hazards.)
16		
17	SELLER'S RECORDS/REPORTS	
18	<input checked="" type="checkbox"/> / <input type="checkbox"/>	Seller has no records or reports pertaining to lead-based paint and/or lead-based paint hazards in or about the Property.
19	<input type="checkbox"/> / <input type="checkbox"/>	Seller has provided Buyer with all available records and reports regarding lead-based paint and/or lead-based paint hazards in
20		or about the Property. (List documents):
21		
22	Seller certifies that to the best of Seller's knowledge the above statements are true and accurate.	
23	SELLER	DATE 6-28-19
24	SELLER	DATE 6-28-19
25	SELLER	DATE
26	BUYER	
27	DATE OF AGREEMENT	
28	BUYER'S ACKNOWLEDGMENT	
29	<input type="checkbox"/> / <input type="checkbox"/>	Buyer has received the pamphlet <i>Protect Your Family from Lead in Your Home</i> and has read the Lead Warning Statement.
30	<input type="checkbox"/> / <input type="checkbox"/>	Buyer has reviewed Seller's disclosure of known lead-based paint and/or lead-based paint hazards and has received the records
31		and reports regarding lead-based paint and/or lead-based paint hazards identified above.
32	Buyer has (initial one):	
33	<input type="checkbox"/> / <input type="checkbox"/>	received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of
34		lead-based paint and/or lead-based paint hazards; or
35	<input type="checkbox"/> / <input type="checkbox"/>	waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based
36		paint hazards.
37	Buyer certifies that to the best of Buyer's knowledge the statements contained in Buyer's acknowledgement are true and accurate.	
38	BUYER	DATE
39	BUYER	DATE
40	BUYER	DATE
41	AGENT ACKNOWLEDGEMENT AND CERTIFICATION	
42	<input checked="" type="checkbox"/>	Agent/Licensee represents that Agent has informed Seller of Seller's obligations under the Residential Lead-Based-Paint
43		Hazard Reduction Act, 42 U.S.C. §4852(d), and is aware of Agent's responsibility to ensure compliance.
44	The following have reviewed the information above and certify that the Agent statements are true to the best of their knowledge and belief.	
45	Seller Agent and Buyer Agent must both sign this form.	
46	BROKER FOR SELLER (Company Name) RE/MAX Home Town Realty	
47	LICENSEE	DATE 6-28-19
48	BROKER FOR BUYER (Company Name)	
49	LICENSEE	DATE



Pennsylvania Association of Realtors®

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10/16