

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

1 PROPERTY 490 Bowbridge Road, Little Meadows, Pa 18830

For

2 SELLER JAN R. BLACKBURN ; LINDSAY C. SMITH, EXECUTIVES (ESTATE OF WILLIAM BLACKBURN)

3 INFORMATION REGARDING THE REAL ESTATE SELLER DISCLOSURE LAW

4 The Real Estate Seller Disclosure Law (68 P.S. §7301, et seq.) requires that before an agreement of sale is signed, the seller in a residential 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.

9 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.

13 This Statement discloses Seller's knowledge of the condition of the Property as of the date signed by Seller and is not a substitute for any 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.

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

34 COMMON LAW DUTY TO DISCLOSE

35 Although the provisions of the Real Estate Seller Disclosure Law exclude some transfers from the requirement of completing a 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.

38 EXECUTOR, ADMINISTRATOR, TRUSTEE SIGNATURE BLOCK

39 According to the provisions of the Real Estate Seller Disclosure Law, the undersigned executor, administrator or trustee is not required 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.

41 *[Signature]*
42 DATE 11/7/2022



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

1. SELLER'S EXPERTISE

(A) Does Seller possess expertise in contracting, engineering, architecture, environmental assessment or other areas related to the construction and conditions of the Property and its improvements?

A									
B									
C									

Explain any "yes" answers in Section 1:

2. OWNERSHIP/OCCUPANCY

(A) Occupancy
1. When was the Property most recently occupied? August 2022

A1									
A2									
A3									
A4									
B1									
B2									
B3									
B4									

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

- The owner
- The executor or administrator
- The trustee
- An individual holding power of attorney

(C) When was the Property acquired? 1983/New House 2008

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

None in house, chickens, goats, rabbits in small outbuilding.

Explain Section 2 (if needed):

3. CONDOMINIUMS/PLANNED COMMUNITIES/HOMEOWNERS ASSOCIATIONS

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

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

- Condominium
- Homeowners association or planned community
- Cooperative
- Other type of association or community

(C) If "yes," how much are the fees? \$ _____

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

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

- Community Name _____
- Contact _____
- Mailing Address _____
- Telephone Number _____

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

Notice to Buyer: A buyer of a resale unit in a condominium, cooperative, or planned community must receive a copy of the declaration (other than the plans and plans), the by-laws, the rules or regulations, and a certificate of resale issued by the association, condominium, cooperative, or planned community. Buyers may be responsible for capital contributions, initiation fees or similar one-time fees in addition to regular maintenance fees. The buyer will have the option of canceling the agreement with the return of all deposit monies until the certificate has been provided to the buyer and for five days thereafter or until conveyance, whichever occurs first.

4. ROOFS AND ATTIC

(A) Installation

1. When was or were the roof or roofs installed? 2008

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

(B) Repair

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

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

(C) Issues

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

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

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

A1									
A2									
B1									
B2									
C1									
C2									
C3									

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

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

5. BASEMENTS AND CRAWL SPACES

AI	A2	A3	A4	BI	B2	B3	Yes	No	Unk	N/A
1. Does the Property have a sump pit? If "yes," how many?	<input checked="" type="checkbox"/>									
2. Does the Property have a sump pump? If "yes," how many?	<input checked="" type="checkbox"/>									
3. If it has a sump pump, has it ever run?		<input checked="" type="checkbox"/>								
4. If it has a sump pump, is the sump pump in working order?		<input checked="" type="checkbox"/>								
(B) Water Infiltration										
1. Are you aware of any past or present water leakage, accumulation, or dampness within the basement or crawl space?				<input checked="" type="checkbox"/>						
2. Do you know of any repairs or other attempts to control any water or dampness problem in the basement or crawl space?				<input checked="" type="checkbox"/>						
3. Are the downspouts or gutters connected to a public sewer system?				<input checked="" type="checkbox"/>						

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

A1	A2	B1	B2	Yes	No	Unk	N/A
1. Are you aware of past or present dryrot, termites/wood-destroying insects or other pests on the Property?	<input checked="" type="checkbox"/>						
2. Are you aware of any damage caused by dryrot, termites/wood-destroying insects or other pests?	<input checked="" type="checkbox"/>						
(B) Treatment							
1. Is the 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?	<input checked="" type="checkbox"/>						

7. STRUCTURAL ITEMS

A	B	C	D1	D2	D3	E	Yes	No	Unk	N/A
1. Are you aware of any past or present structural components?	<input checked="" type="checkbox"/>									
2. Are you aware of any past or present problems with driveways, walkways, patios or retaining walls on the Property?	<input checked="" type="checkbox"/>									
3. Are you aware of any past or present water infiltration in the house or other structures, other than the roof(s), basement or crawl space(s)?	<input checked="" type="checkbox"/>									
(D) Stucco and Exterior Synthetic Finishing Systems										
1. Is any part of the Property constructed with stucco or an Exterior Insulating Finishing System (EIFS) such as Dryvit or synthetic stucco, synthetic brick or synthetic stone?		<input checked="" type="checkbox"/>								
2. If "yes," indicate type(s) and location(s)										
3. If "yes," provide date(s) installed										
4. Are you aware of any fire, storm/wear/related, water, hail or ice damage to the Property?										
5. Are you aware of any defects (including stains) in flooring or floor coverings?										

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 they were done:

Yes	No	Unk	N/A
<input checked="" type="checkbox"/>			

8. ADDITIONS/ALTERATIONS

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

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

275 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
276 Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.
277 Explain any "yes" answers in Section 10. Include the location and extent of any problem(s) and any repair or remediation ef-
278 forts, the name of the person or company who did the repairs and the date the work was done:
279

280 **11. PLUMBING SYSTEM**

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

A1 1. Copper

A2 2. Galvanized

A3 3. Lead

A4 4. PVC

A5 5. Polybutylene pipe (PB)

A6 6. Cross-linked polyethylene (PEX)

A7 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.)? Explain:

	Yes	No	Unk	N/A
A1	<input checked="" type="checkbox"/>			
A2				
A3				
A4				
A5				
A6				
A7				
B	<input checked="" type="checkbox"/>			

293 **12. DOMESTIC WATER HEATING**

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

A1 1. Electric

A2 2. Natural gas

A3 3. Fuel oil

A4 4. Propane

A5 If "yes," is the tank owned by Seller?

A6 5. Solar

A7 If "yes," is the system owned by Seller?

A8 6. Geothermal

A9 7. Other

(B) (Systems)

A1 How many water heaters are there? 1

A2 Tanks _____ Tankless _____

A3 2. When were they installed? 2008

A4 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? Explain:

	Yes	No	Unk	N/A
A1	<input checked="" type="checkbox"/>			
A2				
A3				
A4				
A5				
A6				
A7				
B	<input checked="" type="checkbox"/>			

312 **13. HEATING SYSTEM**

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

A1 1. Electric

A2 2. Natural gas

A3 3. Fuel oil

A4 4. Propane

A5 If "yes," is the tank owned by Seller?

A6 5. Geothermal

A7 6. Coal

A8 7. Wood

A9 8. Solar shingles or panels

A10 If "yes," is the system owned by Seller?

A11 9. Other:

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

A1 1. Forced hot air

A2 2. Hot water

A3 3. Heat pump

A4 4. Electric baseboard

A5 5. Steam

A6 6. Radiant flooring

A7 7. Radiant ceiling

	Yes	No	Unk	N/A
A1	<input checked="" type="checkbox"/>			
A2	<input checked="" type="checkbox"/>			
A3				
A4				
A5				
A6				
A7				
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A13				
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Seller's Initials *MLC* / Date *11/1/12*
SPD Page 6 of 11 Buyer's Initials _____ / Date _____
Produced with Lone Wolf Transactions (eForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com
490 Bowbridge

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

15. ELECTRICAL SYSTEM (A) Type(s)

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

(B) What is the system amperage? 200

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

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

A1		X			
A2		X			
A3			X		
A4					
A5					
A6					
A7					
B					
C		X			
D					
Yes		No	Unk	N/A	

16. OTHER EQUIPMENT AND APPLIANCES

(A) THIS SECTION IS INTENDED TO IDENTIFY PROBLEMS OR REPAIRS and must be completed for each item that will, or may, be included with the Property. The terms of the Agreement of Sale negotiated between Buyer and Seller will determine which items, if any, are included in the purchase of the Property. THE FACT THAT AN ITEM IS LISTED DOES NOT MEAN IT IS INCLUDED IN THE AGREEMENT OF SALE.

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

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

(C) Explain any "yes" answers in Section 16: deck steps by driveway loose

17. POOLS, SPAS AND HOT TUBS

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

1. Above-ground or in-ground?

2. Saltwater or chlorine?

3. If heated, what is the heat source?

4. Vinyl-lined, fiberglass or concrete-lined?

5. What is the depth of the swimming pool?

6. Are you aware of any problems with the swimming pool?

7. Are you aware of any problems with any of the swimming pool equipment (cover, filter, ladder, lighting, pump, etc.)?

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

1. Are you aware of any problems with the spa or hot tub?

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

(C) Explain any problems in Section 17:

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

450 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 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. All questions must be answered.

18. WINDOWS

451	(A) Have any windows or skylights been replaced during your ownership of the Property?				
452	(B) Are you aware of any problems with the windows or skylights?				
		Yes	No	Unk	N/A

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

454 Rifted sink window broken by lawnmower throwing stone - replaced by builder Oct 2022

(A) Property

455	1. Are you aware of any fill or expansive soil on the Property?				
456	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?				
457	3. Are you aware of sewage sludge (other than commercially available fertilizer products) being spread on the Property?				
458	4. Have you received written notice of sewage sludge being spread on an adjacent property?				
459	5. Are you aware of any existing, past or proposed mining, strip-mining, or any other excavations on the Property?				
		Yes	No	Unk	N/A

460 **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-cpmis@pa.gov.

(B) Preferential Assessment and Development Rights

471 Is the Property, or a portion of it, preferentially assessed for tax purposes, or subject to limited development rights under the:

472	1. Farmland and Forest Land Assessment Act - 72 P.S. §5490.1, et seq. (Clean and Green Program)				
473	2. Open Space Act - 16 P.S. §11941, et seq.				
474	3. Agricultural Area Security Law - 3 P.S. §901, et seq. (Development Rights)				
475	4. Any other law/program:				
		Yes	No	Unk	N/A

476 **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

481 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):

482	1. Timber				
483	2. Coal				
484	3. Oil				
485	4. Natural gas				
486	5. Mineral or other rights (such as farming rights, hunting rights, quarrying rights) Explain:				
		Yes	No	Unk	N/A

487 gas/mineral rights are not transferring in sale

488 **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.

494 Explain any "yes" answers in Section 19: See Above

20. FLOODING, DRAINAGE AND BOUNDARIES

(A) Flooding/Drainage

497	1. Is any part of this Property located in a wetlands area?				
498	2. Is the Property, or any part of it, designated a Special Flood Hazard Area (SFHA)?				
499	3. Do you maintain flood insurance on this Property?				
500	4. Are you aware of any past or present drainage or flooding problems affecting the Property?				
501	5. Are you aware of any drainage or flooding mitigation on the Property?				
502	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?				
503	7. If "yes," are you responsible for maintaining or repairing that feature which conveys or manages storm water for the Property?				
		Yes	No	Unk	N/A

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

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

(B) Boundaries

1. Are you aware of encroachments, boundary line disputes, or easements affecting the Property?

2. Is the Property accessed directly (without crossing any other property) by or from a public road?

3. Can the Property be accessed from a private road or lane?

4. Are you aware of any shared or common areas (driveways, bridges, docks, walls, etc.) or maintenance agreements?

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?

5. Are you aware of any shared or common areas (driveways, bridges, docks, walls, etc.) or maintenance agreements?

	Yes	No	Unk	N/A
B1	X			
B2	X			
B3	X			
B4	X			

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

Explain any "yes" answers in Section 20(B): bundled 955 line easement on S. border

21. HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES

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

1. Are you aware of any tests for mold, fungi, or indoor air quality in the Property?

2. Other than general household cleaning, have you taken any efforts to control or remediate mold or mold-like substances in the Property?

Note to Buyer: Individuals may be affected differently, or not at all, by 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.

	Yes	No	Unk	N/A
A1	X			
A2	X			

(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

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

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

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

(D) Tanks

1. Are you aware of any existing underground tanks?

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

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

If "yes," location:

(F) Other

1. Are you aware of any past or present hazardous substances on the Property (structure or soil) such as, but not limited to, asbestos or polychlorinated biphenyls (PCBs)?

2. Are you aware of any other hazardous substances or environmental concerns that may affect the Property?

3. If "yes," have you received written notice regarding such concerns?

4. Are you aware of testing on the Property for any other hazardous substances or environmental concerns?

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

	Yes	No	Unk	N/A
F1	X			
F2	X			
F3	X			
F4	X			
E	X			
D2	X			
D1	X			
C2	X			
C1	X			
B3	X			
B2	X			
B1	X			

22. MISCELLANEOUS

(A) Deeds, Restrictions and Title

1. Are there any deed restrictions or restrictive covenants that apply to the Property?

2. Are you aware of any historic preservation restriction or ordinance or archeological designation associated with the Property?

Explain any "yes" answers in Section 22. Include test results and the location of the hazardous substance(s) or environmental issue(s):

	Yes	No	Unk	N/A
A1	X			
A2	X			

SPD Page 11 of 11

621 BUYER _____ DATE _____

620 BUYER _____ DATE _____

619 BUYER _____ DATE _____

618 Buyer's expense and by qualified professionals, to determine the condition of the structure or its components.

617 responsibility to satisfy himself or herself as to the condition of the property. Buyer may request that the property be inspected, at

616 that, unless stated otherwise in the sales contract, Buyer is purchasing this property in its present condition. It is Buyer's re-

615 The undersigned Buyer acknowledges receipt of this Statement. Buyer acknowledges that this Statement is not a warranty and

RECEIPT AND ACKNOWLEDGEMENT BY BUYER

614

613 SELLER _____ DATE _____

612 SELLER _____ DATE _____

611 SELLER _____ DATE _____

610 SELLER _____ DATE _____

609 SELLER _____ DATE 11/7/22

608 SELLER _____ DATE 11/7/22

607 tion of this form, Seller shall notify Buyer in writing.

606 TION CONTAINED IN THIS STATEMENT. If any information supplied on this form becomes inaccurate following comple-

605 erty and to other real estate licensees. SELLER ALONE IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMA-

604 of Seller's knowledge. Seller hereby authorizes the Listing Broker to provide this information to prospective buyers of the prop-

603 The undersigned Seller represents that the information set forth in this disclosure statement is accurate and complete to the best

602 []

601 []

600 []

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

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

597 23. ATTACHMENTS

596 Explain any "yes" answers in Section 22:

595

594 inspection report(s). These inspection reports are for informational purposes only.

593 2. After completing this form, if Seller becomes aware of additional information about the Property, including through

592 inspection reports from a buyer, the Seller must update the Seller's Property Disclosure Statement and/or attach the

591 subsystem is not by itself a material defect.

590 structural element, system or subsystem is at or beyond the end of the normal useful life of such a structural element, system or

589 adverse impact on the value of the property or that involves an unreasonable risk to people on the property. The fact that a

588 Note to Buyer: A material defect is a problem with a residential real property or any portion of it that would have a significant

587 closed elsewhere on this form?

586 1. Are you aware of any material defects to the Property, dwelling, or fixtures which are not dis-

585 (D) Additional Material Defects

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

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

582 erty?

581 (C) Legal

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

579 2. Are you aware of any mortgages, judgments, encumbrances, liens, overdue payments on a support

578 obligation, or other debts against this Property or Seller that cannot be satisfied by the proceeds of

577 this sale?

576 1. Are you aware of any public improvement, condominium or homeowner association assessments

575 against the Property that remain unpaid or of any violations of zoning, housing, building, safety or

574 fire ordinances or other use restriction ordinances that remain uncorrected?

573 (B) Financial

572 3. Are you aware of any reason, including a defect in title or contractual obligation such as an option

571 or right of first refusal, that would prevent you from giving a warranty deed or conveying title to the

570 Property?

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

569 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

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