

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).

SPD

Property Address 15 South Westview Drive, Gordonville, PA 17529

Seller Leonard A. & Lila J. Neff

The Real Estate Seller Disclosure Law (68 P.S. §7301 et. seq.) requires that a seller of a property must disclose to a buyer all known material defects about the property being sold that are not readily observable. While the Law requires certain disclosures, this disclosure statement covers common topics beyond the basic requirements of the Law in an effort to assist sellers in complying with disclosure requirements and to assist buyers in evaluating the property being considered. Sellers who wish to see or use the basic disclosure form can find the form on the Web site of the Pennsylvania State Real Estate Commission.

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 conditions of the property that may not be included in this Statement. This Statement does not relieve Seller of the obligation to disclose a material defect that may not be addressed on this form.

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.

1. **SELLER'S EXPERTISE** Seller does not possess expertise in contracting, engineering, architecture, environmental assessment or other areas related to the construction and conditions of the property and its improvements, except as follows: _____

2. OWNERSHIP/OCCUPANCY

- (a) Is the property currently occupied? ☒ Yes ☐ No If yes, by whom? ☒ Seller ☐ Other occupants (tenants)
If property is not occupied, when was it last occupied? _____
- (b) How long have you owned the property? 49 years
- (c) Are you aware of any pets having lived in the house or other structures during your ownership? ☐ Yes ☒ No
If yes, describe: _____

3. ROOF

- (a) Date roof installed: July 2021 Documented? ☒ Yes ☐ No ☐ Unknown
- (b) Has the roof been replaced or repaired during your ownership? ☒ Yes ☐ No
If yes, was the existing roofing material removed? ☒ Yes ☐ No ☐ Unknown
- (c) Has the roof ever leaked during your ownership? ☒ Yes ☐ No
- (d) Are you aware of any problems with the roof, gutters, flashing or downspouts? ☐ Yes ☒ No

Explain any "yes" answers in this section, including the location and extent of any problem(s) and any repair or remediation efforts:
Roof was replaced in 2021.

4. BASEMENTS AND CRAWL SPACES (Complete only if applicable)

- (a) Does the property have a sump pump? ☐ Yes ☒ No ☐ Unknown
If yes, has it ever run? ☐ Yes ☐ No ☐ Unknown Is it in working order? ☐ Yes ☐ No ☐ Unknown
- (b) Are you aware of any water leakage, accumulation, or dampness within the basement or crawl space? ☐ Yes ☒ No
- (c) Do you know of any repairs or other attempts to control any water or dampness problem in the basement or crawl space? ☐ Yes ☒ No

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

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

- (a) Are you aware of any termites/wood-destroying insects, dryrot, or pests affecting the property? ☐ Yes ☒ No
- (b) Are you aware of any damage to the property caused by termites/wood-destroying insects, dryrot, or pests? ☐ Yes ☒ No
- (c) Is your property currently under contract by a licensed pest control company? ☐ Yes ☒ No
- (d) Are you aware of any termite/pest control reports or treatments for the property? ☐ Yes ☒ No

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

6. STRUCTURAL ITEMS

- (a) Are you aware of any past or present water leakage in the house or other structures? ☐ Yes ☒ No
- (b) Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, or other structural components? ☐ Yes ☒ No
- (c) Are you aware of any past or present problems with driveways, walkways, patios, or retaining walls on the property? ☐ Yes ☒ No
- (d) Is your property constructed with an Exterior Insulating Finishing System (EIFS), such as Dryvit or synthetic stucco?
☐ Yes ☒ No ☐ Unknown If yes, date installed, if known _____
- (e) Are there any defects (including stains) in flooring or floor coverings? ☒ Yes ☐ No ☐ Unknown
- (f) Are you aware of any fire, storm, water or ice damage to the property? ☐ Yes ☒ No

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

Buyer Initials: _____ Date _____

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Seller Initials: _____ Date _____

7. ADDITIONS/REMODELS Have you made any additions, structural changes, or other alterations to the property? ☒ Yes ☐ No
If "yes," describe: New siding / garage doors / patio posts, inground swimming pool,
new liner for pool, white vinyl fence, new front door, and remodeled kitchen

8. WATER SUPPLY
(a) What is the source of your drinking water? ☒ Public Water ☐ Well on Property ☐ Community Water
☐ None ☐ Other (explain): _____
(b) When was your water last tested? N/A Test results: _____
If your drinking water source is not public, is the pumping system in working order? ☐ Yes ☐ No
If "no," explain: _____
(c) Do you have a softener, filter, or other treatment system? ☒ Yes ☐ No
If you do not own the system, explain: _____
(d) Have you ever had a problem with your water supply? ☐ Yes ☒ No
(e) Has your well ever run dry? ☐ Yes ☐ No ☒ Not Applicable
(f) Is there a well on the property not used as the primary source of drinking water? ☒ Yes ☐ No
If yes, is the well capped? ☒ Yes ☐ No
(g) Is the water system shared? ☐ Yes ☒ No
(h) Are you aware of any leaks or other problems, past or present, relating to the water supply, pumping system, and related items?
☐ Yes ☒ No
Explain any "yes" answers in this section, including the location and extent of any problem(s) and any repair or remediation efforts:
N/A

9. SEWAGE SYSTEM
(a) What is the type of sewage system? ☒ Public Sewer ☐ Individual On-lot Sewage Disposal System
☐ Individual On-lot Sewage Disposal System in Proximity to Well ☐ Community Sewage Disposal System
☐ Ten-acre Permit Exemption ☐ Holding Tank ☐ None ☐ None Available/Permit Limitations in Effect
☐ Other type of sewage system (explain): _____
(b) If Individual On-lot sewage system, what type? ☐ Cesspool ☐ Drainfield ☐ Unknown
☐ Other (specify): _____
(c) Are there any septic tanks on the Property? ☒ Yes ☐ No ☐ Unknown
If "yes," what type of tank(s)? ☐ Metal/steel ☐ Cement/concrete ☐ Fiberglass ☒ Unknown
☐ Other (specify): _____
(d) When was the on-site sewage disposal system last serviced? Before public sewer was installed
(e) Are there any sewage pumps located on the property? ☐ Yes ☒ No
If yes, type(s) of pump(s) _____ Are pump(s) in working order? ☐ Yes ☐ No
Who is responsible for maintenance of sewage pumps? _____
(f) Is the sewage system shared? ☐ Yes ☒ No
(g) Are you aware of any past or present leaks, backups, or other problems relating to the sewage system and related items?
☐ Yes ☒ No
Explain any "yes" answers in this section, including the location and extent of any problem(s) and any repair or remediation efforts:

10. PLUMBING SYSTEM
(a) Type of plumbing (check all that apply): ☐ Copper ☐ Galvanized ☐ Lead ☐ PVC ☐ Polybutylene pipe (PB)
☐ Mixed ☒ Unknown ☐ Other (explain): _____
(b) Are you aware of any problems with any of your plumbing fixtures (e.g., including but not limited to: kitchen, laundry, or bath-
room fixtures; wet bars; etc.)? ☐ Yes ☒ No
If "yes," explain: _____

11. DOMESTIC WATER HEATING
(a) Type of water heating: ☐ Electric ☐ Natural Gas ☒ Fuel Oil ☐ Propane ☐ Solar ☐ Summer/Winter Hook-Up
Other (explain): _____
(b) Are you aware of any problems with any water heater or related equipment? ☐ Yes ☒ No
If "yes," explain: _____

12. AIR CONDITIONING SYSTEM
(a) Type of air conditioning: ☐ Central Air ☐ Wall Units ☒ Window Units ☐ None
Other (explain): _____
Number of window units included in sale 1 Location(s) _____
(b) Age of Central Air Conditioning System: _____ Unknown Date last serviced, if known _____
(c) List any areas of the house that are not air conditioned: Attic and garage
☐ _____
(d) Are you aware of any problems with any item in this section? ☐ Yes ☒ No
If "yes," explain: _____

13. HEATING SYSTEM
(a) Type(s) of heating fuel(s) (check all that apply): Electric X Fuel Oil Natural Gas Propane
(b) Type(s) of heating system(s) (check all that apply): X Forced Hot Air X Hot Water Heat Pump
(c) Age of Heating System: 16 years Unknown Date last serviced, if known October 2023
(d) Are there any fireplaces? X Yes No If "yes," how many? 1 Are they working? X Yes No
(e) Are there any chimneys (from a fireplace, water heater or any other heating system)? X Yes No
(f) List any areas of the house that are not heated: Attic and garage
(g) Are you aware of any heating fuel tanks on the property? X Yes No
Location(s), including underground tank(s): Front of laundry room
Are you aware of any problems or repairs needed regarding any item in this section? Yes X No
If "yes," explain:

14. ELECTRICAL SYSTEM
(a) Type of Electrical System: Fuses X Circuit Breakers How Many Amps? X Unknown
(b) Are you aware of any knob and tube wiring in the home? Yes X No
Are you aware of any problems or repairs needed in the electrical system? Yes X No
If "yes," explain:

15. 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.
(a) X Electric Garage Door Opener Number of Transmitters 3 Keyless Entry
(b) X Smoke Detectors How many? 1 Location(s) Stairway
(c) Security Alarm System Owned Leased (Lease Information)
(d) Lawn Sprinkler(s) How many? Automatic Timer
(e) X Swimming Pool Hot Tub/Spa Pool/Spa Heater Pool/Spa Cover Whirlpool/Tub
Pool/Spa Equipment and Accessories (list): Diving Board and Ladders
(f) X Refrigerator(s) X Range/Oven Microwave Oven Dishwasher Trash Compactor
Garbage Disposal Chest Freezer X Washer X Dryer Intercom
(g) Ceiling Fan(s) How many? Location(s)
(h) Awnings Attic Fan(s) Satellite Dish Storage Shed Deck(s) Electric Animal Fence
(i) Other:
Are you aware of any problems or repairs needed regarding any item in this section? Yes X No
If "yes," explain:

16. LAND (SOILS, DRAINAGE, FLOODING AND BOUNDARIES)
(a) Land/Soils
1) Are you aware of any fill or expansive soil on the property? Yes X No
2) Are you aware of any sliding, settling, earth movement, upheaval, subsidence, or earth stability problems that have occurred on or affect the property? Yes X No
3) Are you aware of any existing, past or proposed mining, strip-mining, or any other excavations that might affect this property? Yes X No
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).
4) Is the property, or a portion of it, preferentially assessed for tax purposes, or subject to limited development rights?
Yes X No If "yes", check all that apply below:
Farmland and Forest Land Assessment Act - 72 P.S. §5490.1 et seq. (Clean and Green Program)
Open Space Act - 16 P.S. §11941 et seq.
Agricultural Area Security Law - 3 P.S. §901 et seq. (Development Rights)
Other
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.
Explain any "yes" answers in this section:

Buyer Initials: Date SPD Page 3 of 5 Seller Initials: Date

(b) Flooding/Drainage

- 1) Is any part of this property located in a wetlands area or a FEMA flood zone? ____ Yes X No ____ Unknown
2) Do you know of any past or present drainage or flooding problems affecting the property? ____ Yes X No

Explain any "yes" answers in this section, including dates and extent of flooding: _____

(c) Boundaries

- 1) Do you know of any encroachments, boundary line disputes, or easements affecting the property? ____ Yes X No

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? ____ Yes X No

If yes, do you have a recorded right of way or maintenance agreement? ____ Yes ____ No

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

____ Yes X No

Explain any "yes" answers in this section: _____

17. HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES

- (a) Are you aware of any underground tanks (other than home heating fuel or septic tanks disclosed above)? ____ Yes X No

- (b) Are you aware of any past or present hazardous substances present on the property (structure or soil) such as, but not limited to, asbestos or polychlorinated biphenyls (PCBs), etc.? ____ Yes X No

- (c) 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? ____ Yes X No

- (d) Are you aware of any tests for mold, fungi, or indoor air quality in the property? ____ Yes X No

- (e) Other than general household cleaning, have you taken any efforts to control or remediate mold or mold-like substances in the property? ____ Yes X No

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.

- (f) Are you aware of any dumping on the property? ____ Yes X No

- (g) Have you received written notice regarding the presence of an environmental hazard or biohazard on your property or any adjacent property? ____ Yes X No

- (h) Are you aware of any tests for radon gas that have been performed in any buildings on the property? ____ Yes X No

If "yes," list date, type, and results of all tests below:

DATE	TYPE OF TEST	RESULTS (picocuries/liter or working levels)	NAME OF TESTING SERVICE
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- (i) Are you aware of any radon removal system on the property? ____ Yes X No

If "yes," list date installed and type of system, and whether it is in working order below:

DATE INSTALLED	TYPE OF SYSTEM	PROVIDER	WORKING ORDER?
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____ Yes ____ No

____ Yes ____ No

- (j) If property was constructed, or if construction began, before 1978, you must disclose any knowledge of lead-based paint on the property. Are you aware of any lead-based paint or lead-based paint hazards on the property? ____ Yes X No

If "yes," explain how you know of it, where it is, and the condition of those lead-based paint surfaces: _____

- (k) If property was constructed, or if construction began, before 1978, you must disclose any reports or records of lead-based paint or lead-based paint hazards on the property. Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on the property? ____ Yes X No

If "yes," list all available reports and records: _____

- (l) Are you aware of testing on the property for any other hazardous substances or environmental concerns? ____ Yes X No

- (m) Are you aware of any other hazardous substances or environmental concerns that might impact upon the property?

____ Yes X No

Explain any "yes" answers in this section: _____

18. CONDOMINIUMS AND OTHER HOMEOWNER ASSOCIATIONS (Complete only if applicable)

Type: Condominium Cooperative Homeowner Association or Planned Community

Other: _____

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

19. MISCELLANEOUS

(a) Are you aware of any historic preservation restriction or ordinance or archeological designation associated with the property? Yes ☒ No

(b) Are you aware of any existing or threatened legal action affecting the property? Yes ☒ No

(c) Are you aware of any violations of federal, state, or local laws or regulations relating to this property? Yes ☒ No

(d) 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 that remain uncorrected? Yes ☒ No

(e) Are you aware of any judgment, encumbrance, lien (for example, co-maker or equity loan), overdue payment on a support obligation, or other debt against this property that cannot be satisfied by the proceeds of this sale? Yes ☒ No

(f) 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? Yes ☒ No

(g) Are you aware of any insurance claims filed relating to the property? Yes ☒ No

(h) Are you aware of any material defects to the property, dwelling, or fixtures which are not disclosed elsewhere on this form? Yes ☒ No

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

Explain any "yes" answers in this section: _____

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.

WITNESS	SELLER	<u>Leonard A. Neff</u>	DATE	<u>3/6/24</u>
WITNESS	SELLER	<u>Lila J. Neff</u>	DATE	<u>3/6/24</u>
WITNESS	SELLER	_____	DATE	_____

EXECUTOR, ADMINISTRATOR, TRUSTEE SIGNATURE BLOCK

According to the provisions of the Real Estate Seller Disclosure Law, the undersigned excutor, 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.

WITNESS BUYER DATE

WITNESS BUYER DATE

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