SELLER'S PROPERTY DISCLOSURE STATEMENT

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

PROPERTY 559 Georgetowne Village

SELLER Steven and Megan White

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: Seller is a licensed Realestate Broker and Appraiser

2. **OWNERSHIP/OCCUPANCY**
   - (a) Is the property currently occupied? X 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? 12 years
   - (c) Are you aware of any pets having lived in the house or other structures during your ownership? X Yes ___ No
     If "yes," describe: 2 Dogs. There was a cat about 8 years ago

3. **ROOF**
   - X (a) Date roof installed: 2008 Documented? X Yes ___ No ___ Unknown
   - (b) Has the roof been replaced or repaired during your ownership? X Yes ___ No
     If "yes," was the existing roofing material removed? X Yes ___ No ___ Unknown
   - (c) Has the roof ever leaked during your ownership? X Yes ___ No
   - (d) Are you aware of any problems with the roof, gutters, flashing or downspouts? X Yes ___ No

Explain any "yes" answers in this section, including the location and extent of any problem(s) and any repair or remediation efforts:
There was a leak at roof line where the addition starts From Ice build up / Installed heat Tape No Prob since

4. **BASEMENTS AND CRAWL SPACES (Complete only if applicable)**
   - (a) Does the property have a sump pump? ___ Yes X 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 X 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 X 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 X No
   - (b) Are you aware of any damage to the property caused by termites/wood-destroying insects, dryrot, or pests? ___ Yes X No
   - (c) Is your property currently under contract by a licensed pest control company? X Yes ___ No
   - (d) Are you aware of any termite/pest control reports or treatments for the property? ___ Yes X No

Explain any "yes" answers in this section, including the name of any service/treatment provider, if applicable:
We have the inside and outside sprayed Twice a year For Bugs

6. **STRUCTURAL ITEMS**
   - (a) Are you aware of any past or present water leakage in the house or other structures? ___ Yes X No
   - (b) Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, or other structural components? X Yes ___ No
   - (c) Are you aware of any past or present problems with driveways, walkways, patios, or retaining walls on the property? ___ Yes X No
   - (d) Is your property constructed with an Exterior Insulating Finishing System (EIFS), such as Dryvit or synthetic stucco? ___ Yes ___ No X Unknown If yes, date installed, if known ___
   - (e) Are there any defects (including stains) in flooring or floor coverings? ___ Yes X No ___ Unknown
   - (f) Are you aware of any fire, storm, water or ice damage to the property? X Yes ___ No see 3d.

Explain any "yes" answers in this section, including the location and extent of any problem(s) and any repair or remediation efforts:
Rebuilt top part of chimney out Front

Buyer Initials: _____ **Date** _____

Seller Initials: SW **Date** 10/30/01

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7. **ADDITIONS/ALTERATIONS** Have any additions, structural changes, or other alterations been made to the property during your ownership? X Yes ____ No

If yes, list additions, structural changes, or alterations (use additional sheets if necessary).	Approximate date of work	Were permits obtained? (Yes/No/Unknown)	Were final inspections/approvals obtained? (Yes/No/Unknown)
Removed ~~Remodeled~~ inside walls and added an addition	2005	yes	yes

Note to Buyer: The PA Construction Code Act, 35 P.S. §7210.101 et seq. (effective 2004), and local codes establish standards for building and altering properties. Buyers should check with the municipality to determine if permits and/or approvals were necessary for disclosed work and if so, whether they were obtained. Where required permits were not obtained, the municipality might require the current owner to upgrade or remove changes made by prior owners. Buyers can have the property inspected by an expert in codes compliance to determine if issues exist. Expanded title insurance policies may be available for Buyers to cover the risk of work done to the property by previous owners without a permit or approval.

8. **WATER SUPPLY**

(a) What is the source of your drinking water? X Public Water ____ Well on Property ____ Community Water ____ None ____ Other (explain): ____

(b) When was your water last tested? ____ 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 X No
If you do not own the system, explain: ____

(d) Have you ever had a problem with your water supply? ____ Yes X 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 X No

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

9. **SEWAGE SYSTEM**

(a) What is the type of sewage system? X 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? ____

(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): X 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 X 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 X No
If "yes," explain: ____

12. AIR CONDITIONING SYSTEM

(a) Type of air conditioning: X Central Air ____ Wall Units ____ Window Units ____ None
Other (explain): ____
Number of window units included in sale ____ Location(s) ____
(b) Age of Central Air Conditioning System: 2005 ____ Unknown Date last serviced, if known 2 times a year
(c) List any areas of the house that are not air conditioned: ____
(d) Are you aware of any problems with any item in this section? ____ Yes X No
If "yes," explain: ____

13. HEATING SYSTEM

(a) Type(s) of heating fuel(s) (check all that apply): ____ Electric ____ Fuel Oil X Natural Gas ____ Propane
____ Coal ____ Wood ____ Other: ____
(b) Type(s) of heating system(s) (check all that apply): X Forced Hot Air ____ Hot Water ____ Heat Pump
____ Electric Baseboard ____ Steam ____ Wood Stove (How many? ____) ____ Coal Stove (How many? ____)
____ Other: ____
(c) Age of Heating System: ____ X Unknown Date last serviced, if known ____
(d) Are there any fireplaces? X Yes ____ No If "yes," how many? X Are they working? X Yes ____ No
(e) Are there any chimneys (from a fireplace, water heater or any other heating system)? X Yes ____ No
If "yes," how many? 1 When were they last cleaned? 5 years ago Unknown ____
Are they working? X Yes ____ No If "no," explain: ____
(f) List any areas of the house that are not heated: ____
(g) Are you aware of any heating fuel tanks on the property? ____ Yes X No
Location(s), including underground tank(s): ____
If you do not own the tanks, explain: ____

Are you aware of any problems or repairs needed regarding any item in this section? ____ Yes ____ No
If "yes," explain: ____

14. ELECTRICAL SYSTEM

(a) Type of Electrical System: ____ Fuses X Circuit Breakers How Many Amps? 200 ____ 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 ____ 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 2 Keyless Entry ____
(b) X Smoke Detectors How many? 2 Location(s) Top of all steps
(c) X Security Alarm System ____ Owned X Leased (Lease Information 24.95 Per Month)
(d) ____ Lawn Sprinkler(s) How many? ____ Automatic Timer ____
(e) ____ Swimming Pool ____ Hot Tub/Spa ____ Pool/Spa Heater ____ Pool/Spa Cover ____ Whirlpool/Tub
____ Pool/Spa Equipment and Accessories (list): ____
(f) X Refrigerator(s) 2 Range/Oven X Microwave Oven X Dishwasher ____ Trash Compactor
X Garbage Disposal ____ Chest Freezer X Washer X Dryer ____ Intercom
(g) X Ceiling Fan(s) How many? 2 Location(s) F Room / M Bedroom
(h) ____ Awnings ____ Attic Fan(s) X Satellite Dish ____ Storage Shed ____ Deck(s) ____ Electric Animal Fence
(i) X Other: 9 TV's Stereo surround System

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: _____

(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? X Yes ____ No
If yes, do you have a recorded right of way or maintenance agreement? ____ Yes X No
3) Are you aware of any shared or common areas (e.g., driveways, bridges, docks, walls, etc.) or maintenance agreements?
X Yes ____ No

Explain any "yes" answers in this section: Drive ways are common ground

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

(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?
			___ Yes X 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 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: X Condominium Cooperative X 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 X No

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

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

(g) Are you aware of any insurance claims filed relating to the property? X 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 X 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: We had an Insurance claim when we had the Ice Damage to the roof

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**	[signature]	**DATE**	10/22/11
WITNESS	_____	**SELLER**	_____	**DATE**	_____
WITNESS	_____	**SELLER**	_____	**DATE**	_____

EXECUTOR, ADMINISTRATOR, TRUSTEE SIGNATURE BLOCK

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

_____ **DATE** _____

RECEIPT AND ACKNOWLEDGEMENT BY BUYER

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

WITNESS	_____	**BUYER**	_____	**DATE**	_____
WITNESS	_____	**BUYER**	_____	**DATE**	_____
WITNESS	_____	**BUYER**	_____	**DATE**	_____

INFORMATION REGARDING THE REAL ESTATE SELLER DISCLOSURE LAW

Generally speaking, the Real Estate Seller Disclosure Law requires that before an agreement of sale is signed, the seller in a residential real estate transfer must make certain disclosures regarding the property to potential buyers in a form defined by the law. A residential real estate transfer is defined as a sale, exchange, installment sales contract, lease with an option to buy, grant or other transfer of an interest in real property where **NOT LESS THAN ONE AND NOT MORE THAN FOUR RESIDENTIAL DWELLING UNITS** are involved.

The Law defines a number of exceptions where the disclosures do not have to be made:

1. Transfers that are the result of a court order.
2. Transfers to a mortgage lender that result from a buyer's default and subsequent foreclosure sales that result from default.
3. Transfers from a co-owner to one or more other co-owners.
4. Transfers made to a spouse or direct descendant.
5. Transfers between spouses that result from divorce, legal separation, or property settlement.
6. Transfers by a corporation, partnership or other association to its shareholders, partners or other equity owners as part of a plan of liquidation.
7. Transfer of a property to be demolished or converted to non-residential use.
8. Transfer of unimproved real property.
9. Transfers by a fiduciary during the administration of a decedent estate, guardianship, conservatorship or trust.
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 buildng code; and
    c. A certificate of occupancy or a certificate of code compliance has been issued for the dwelling.

In addition to these exceptions, disclosures for condominiums and cooperatives are limited to the seller's particular unit(s). Disclosures regarding common areas or facilities are not required, as those elements are already addressed in the laws that govern the resale of condominium and cooperative interests.

NOTICES