

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** 3645 Applebutter Rd, Fountainville, PA 18923

2 **SELLER** Timothy Schieber

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
5 real estate transfer must disclose all known **material defects** about the property being sold that are not readily observable. A **material defect**
6 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
7 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
8 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
10 Seller in complying with disclosure requirements and to assist Buyer in evaluating the property being considered. Sellers who wish to see
11 or use the basic disclosure form can find the form on the website of the Pennsylvania State Real Estate Commission. Neither this Statement
12 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**
14 **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-**
15 **resentation by any listing real estate broker, any selling real estate broker, or their licensees.** Buyer is encouraged to address concerns
16 about the condition of the Property that may not be included in this Statement.

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

- 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
26 liquidation.
- 27 8. Transfers of a property to be demolished or converted to non-residential use.
- 28 9. Transfers of unimproved real property.
- 29 10. Transfers of new construction that has never been occupied and:
30 a. The buyer has received a one-year warranty covering the construction;
31 b. The building has been inspected for compliance with the applicable building code or, if none, a nationally recognized model
32 building code; and
33 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 disclo-
36 sure statement, the Law does not excuse the seller's common law duty to disclose any known material defect(s) of the Property in order
37 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
40 to fill out a Seller's Property Disclosure Statement. **The executor, administrator or trustee, must, however, disclose any known**
41 **material defect(s) of the Property.**

42 _____ DATE _____

43 Seller's Initials TS / _____ Date 07/13/2026

SPD Page 1 of 11 Buyer's Initials _____ / _____ Date _____



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?
- (B) Is Seller the landlord for the Property?
- (C) Is Seller a real estate licensee?

Explain any "yes" answers in Section 1: OWNER LANDLORD

	Yes	No	Unk	N/A
A		☒		
B	☒			
C		☒		

2. OWNERSHIP/OCCUPANCY

(A) Occupancy

1. When was the Property most recently occupied? TENANT OCCUPIED SINCE 10/1/2014
2. By how many people? ONE
3. Was Seller the most recent occupant?
4. If "no," when did Seller most recently occupy the Property? NEVER OCCUPIED

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

1. The owner
2. The executor or administrator
3. The trustee
4. An individual holding power of attorney

(C) When was the Property acquired? OCTOBER 15TH 1992

(D) List any animals that have lived in the residence(s) or other structures during your ownership: NONE, NO PETS PER LEASE AGREEMENTS

Explain Section 2 (if needed):

	Yes	No	Unk	N/A
A1				
A2				
A3		☒		
A4				
B1	☒			
B2		☒		
B3		☒		
B4		☒		
C				

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):

1. Condominium
2. Homeowners association or planned community
3. Cooperative
4. Other type of association or community

(C) If "yes," how much are the fees? \$ _____, paid ([] Monthly)([] Quarterly)([] Yearly)

(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:

1. Community Name _____
2. Contact _____
3. Mailing Address _____
4. Telephone Number _____

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

	Yes	No	Unk	N/A
B1		☒		
B2		☒		
B3		☒		
B4		☒		
C				☒
D		☒		
E1				☒
E2				☒
E3				☒
E4				☒
F				☒

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 plats 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? 11/29/2009, EISEMAN ROOFING New Britain PA
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?

	Yes	No	Unk	N/A
A1				
A2		☒		
B1		☒		
B2		☒		
C1		☒		
C2		☒		
C3		☒		

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

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

(A) Sump Pump

1. Does the Property have a sump pit? If "yes," how many? TWO

2. Does the Property have a sump pump? If "yes," how many? TWO

3. If it has a sump pump, has it ever run?

4. If it has a sump pump, is the sump pump in working order?

(B) Water Infiltration

1. Are you aware of any past or present water leakage, accumulation, or dampness within the 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 sewer system?

	Yes	No	Unk	N/A
A1	☒			
A2	☒			
A3	☒			
A4	☒			
B1	☒			
B2	☒			
B3		☒		

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: _____

BE DRY BASEMENT SYSTEM INSTALLED 1995/1996, TWO SUB PUMPS REPLACED 9/4/2024, NEW SUB PUMP COVER 7/9/2026

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

(A) Status

1. Are you aware of past or present dryrot, termites/wood-destroying insects or other pests on the Property?

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

(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?

	Yes	No	Unk	N/A
A1		☒		
A2		☒		
B1		☒		
B2		☒		

Explain any "yes" answers in Section 6. Include the name of any service/treatment provider, if applicable: _____

QUEST PEST CONTROL INSPECTED 6/29/26, NO TERMITES FOUND

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(s), basement or crawl space(s)?

(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?

2. If "yes," indicate type(s) and location(s) _____

3. If "yes," provide date(s) installed _____

(E) Are you aware of any fire, storm/weather-related, water, hail or ice damage to the Property?

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

	Yes	No	Unk	N/A
A		☒		
B		☒		
C		☒		
D1		☒		
D2				☒
D3				☒
E		☒		
F		☒		

Explain any "yes" answers in Section 7. Include the location and extent of any problem(s) and any repair or remediation efforts, the name of the person or company who did the repairs and the date the work was done: _____

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.

	Yes	No	Unk	N/A
A				

Addition, structural change or alteration (continued on following page)	Approximate date of work	Were permits obtained? (Yes/No/Unk/NA)	Final inspections/ approvals obtained? (Yes/No/Unk/NA)
UPDATED KITCHEN & BATHROOMS	2013	NO	NO
EXTERIOR & INTERIOR DOORS, HARDWARE & TRIM REPLACED	2013	NO	NO

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

Addition, structural change or alteration	Approximate date of work	Were permits obtained? (Yes/No/Unk/NA)	Final inspections/ approvals obtained? (Yes/No/Unk/NA)
REAR DECK REPLACED 2013, NEW RAILINGS 2025	2013	NO	NO
WINDOWS, SIDING, PORCH POST REPLACED	2013	NO	NO
INSULATED GARAGE DOORS REPLACED	2013	NO	NO
TILED BATH, KITCHEN, BASEMENT, REFINISHED HARDWOOD FLOORS	2013	NO	NO
REPLACED STORM DOORS,	2013	NO	NO
OTHER IMPROVEMENTS, UTILITY DOORS, LIGHTING, ETC	2026	NO	NO

☐ A sheet describing other additions and alterations is attached.

(B) Are you aware of any private or public architectural review control of the Property other than zoning codes? If "yes," explain: _____

Yes	No	Unk	N/A
	☒		

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 changes 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):

- Public
- A well on the Property
- Community water
- A holding tank
- A cistern
- A spring
- Other _____
- If no water service, explain: _____

(B) **General**

- When was the water supply last tested? 6/16/26 MUSSELMAN INSPECTIONS
Test results: PASSED, HARD WATER, SOFTENER NOW IN USE.
- Is the water system shared?
If "yes," is there a written agreement?
- Do you have a softener, filter or other conditioning system?
- Is the softener, filter or other treatment system leased? From whom? _____
- If your drinking water source is not public, is the pumping system in working order? If "no," explain: _____

(C) **Bypass Valve** (for properties with multiple sources of water)

- Does your water source have a bypass valve?
- If "yes," is the bypass valve working?

(D) **Well**

- Has your well ever run dry?
- Depth of well 55'
- Gallons per minute: 10 PER MINUTE, measured on (date) 6/16/26 MUSSELMAN
- Is there a well that is used for something other than the primary source of drinking water?
If "yes," explain _____
- If there is an unused well, is it capped?

	Yes	No	Unk	N/A
A1		☒		
A2	☒			
A3		☒		
A4		☒		
A5		☒		
A6		☒		
A7		☒		
B1				
B2		☒		
B3		☒		
B4	☒			
B5		☒		
B6	☒			
C1			☒	
C2			☒	
D1		☒		
D2				
D3				
D4		☒		
D5		☒		

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

(E) Issues

- Are you aware of any leaks or other problems, past or present, relating to the water supply, pumping system and related items?
- Have you ever had a problem with your water supply?

	Yes	No	Unk	N/A
E1	☒			
E2		☒		

Explain any problem(s) with your water supply. Include the location and extent of any problem(s) and any repair or remediation efforts, the name of the person or company who did the repairs and the date the work was done:

HOME INSPECTION REPORT, REPLACED PRESSURE TANK, GAUGE & SWITCH, SENOIR PLUMBING 7/11/26

10. SEWAGE SYSTEM

(A) General

- Is the Property served by a sewage system (public, private or community)?
- If "no," is it due to unavailability or permit limitations?
- When was the sewage system installed (or date of connection, if public)? 1960'S
- Name of current service provider, if any: B&C SEPTIC

	Yes	No	Unk	N/A
A1	☒			
A2				☒
A3				☒
A4				☒

(B) Type Is your Property served by:

- Public
- Community (non-public)
- An individual on-lot sewage disposal system
- Other, explain:

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

(C) Individual On-lot Sewage Disposal System. (check all that apply):

- Is your sewage system within 100 feet of a well?
- Is your sewage system subject to a ten-acre permit exemption?
- Does your sewage system include a holding tank?
- Does your sewage system include a septic tank?
- Does your sewage system include a drainfield?
- Does your sewage system include a sandmound?
- Does your sewage system include a cesspool?
- Is your sewage system shared?
- Is your sewage system any other type? Explain:
- Is your sewage system supported by a backup or alternate system?

	Yes	No	Unk	N/A
C1		☒		
C2				☒
C3	☒			
C4	☒			
C5	☒			
C6		☒		
C7		☒		
C8		☒		
C9		☒		
C10		☒		

(D) Tanks and Service

- Are there any metal/steel septic tanks on the Property?
- Are there any cement/concrete septic tanks on the Property?
- Are there any fiberglass septic tanks on the Property?
- Are there any other types of septic tanks on the Property? Explain
- Where are the septic tanks located? RIGHT SIDE YARD OF HOME
- When were the tanks last pumped and by whom? MARCH 30TH 2026 B&C SEPTIC

	Yes	No	Unk	N/A
D1		☒		
D2	☒			
D3		☒		
D4		☒		
D5				
D6				

(E) Abandoned Individual On-lot Sewage Disposal Systems and Septic

- Are you aware of any abandoned septic systems or cesspools on the Property?
- If "yes," have these systems, tanks or cesspools been closed in accordance with the municipality's ordinance?

	Yes	No	Unk	N/A
E1		☒		
E2				☒

(F) Sewage Pumps

- Are there any sewage pumps located on the Property?
- If "yes," where are they located?
- What type(s) of pump(s)?
- Are pump(s) in working order?
- Who is responsible for maintenance of sewage pumps?

	Yes	No	Unk	N/A
F1		☒		
F2				☒
F3				☒
F4				☒
F5				☒

(G) Issues

- How often is the on-lot sewage disposal system serviced? EVERY THREE YEARS
- When was the on-lot sewage disposal system last serviced and by whom? MARCH 30TH, 2026 BUX MONT & B&C INSOECTION REPORTS ARE AVAILBLE BY REQUEST
- Is any waste water piping not connected to the septic/sewer system?
- Are you aware of any past or present leaks, backups, or other problems relating to the sewage system and related items?

	Yes	No	Unk	N/A
G1				
G2				
G3		☒		
G4		☒		

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Date

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 10. Include the location and extent of any problem(s) and any repair or remediation efforts, the name of the person or company who did the repairs and the date the work was done: _____

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 past or present problems with any of your plumbing fixtures (e.g., including but not limited to: kitchen, laundry, or bathroom fixtures; wet bars; exterior faucets; etc.)?

If "yes," explain: HOME INSPECTION: SMALL LEAK KITCHEN FAUCET & WATER SOFTNER VALVE, REPAIRED 7/11/26 SENOIR PLUMBING

	Yes	No	Unk	N/A
A1	☒			
A2		☒		
A3		☒		
A4	☒			
A5	☒			
A6	☒			
A7		☒		
B	☒			

12. DOMESTIC WATER HEATING

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

1. Electric
2. Natural gas
3. Fuel oil
4. Propane
- If "yes," is the tank owned by Seller?
5. Solar
- If "yes," is the system owned by Seller?
6. Geothermal
7. Other _____

(B) **System(s)**

1. How many water heaters are there? ONE
Tanks ONE Tankless _____
2. When were they installed? 12/23/2023, SENOIR PLUMBING
3. Is your water heater a summer/winter hook-up (integral system, hot water from the boiler, etc.)?

(C) Are you aware of any problems with any water heater or related equipment?

If "yes," explain: _____

	Yes	No	Unk	N/A
A1		☒		
A2		☒		
A3		☒		
A4	☒			
A5		☒		
A6		☒		☒
A7		☒		
B1				
B2				
B3		☒		
C		☒		

13. HEATING SYSTEM

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

1. Electric
2. Natural gas
3. Fuel oil
4. Propane
- If "yes," is the tank owned by Seller?
5. Geothermal
6. Coal
7. Wood
8. Solar shingles or panels
- If "yes," is the system owned by Seller?
9. Other: NEW 250 GALLION OIL TANK INSTALLED 4/7/2026 IT LANDIS HVC

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

1. Forced hot air
2. Hot water
3. Heat pump
4. Electric baseboard
5. Steam
6. Radiant flooring
7. Radiant ceiling

	Yes	No	Unk	N/A
A1		☒		
A2		☒		
A3	☒			
A4		☒		
A5		☒		
A6		☒		
A7		☒		
A8		☒		
A9	☒			☒
B1	☒			
B2		☒		
B3		☒		
B4		☒		
B5		☒		
B6		☒		
B7		☒		

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

8. Pellet stove(s) _____
How many and location? _____
9. Wood stove(s) _____
How many and location? _____
10. Coal stove(s) _____
How many and location? _____
11. Wall-mounted split system(s) _____
How many and location? _____
12. Other: _____
13. If multiple systems, provide locations _____

(C) Status

1. Are there any areas of the house that are not heated?
If "yes," explain: BASEMENT & GARAGE
2. How many heating zones are in the Property? ONE
3. When was each heating system(s) or zone installed? 1/13/2011, WATERS HEATING SERVICE
4. When was the heating system(s) last serviced? 9/29/2026, IT LANDIS HVC
5. Is there an additional and/or backup heating system? If "yes," explain: _____
6. Is any part of the heating system subject to a lease, financing or other agreement?
If "yes," explain: _____

(D) Fireplaces and Chimneys

1. Are there any fireplaces? How many? ONE
2. Are all fireplaces working?
3. Fireplace types (wood, gas, electric, etc.): WOOD BURNING
4. Was the fireplace(s) installed by a professional contractor or manufacturer's representative?
5. Are there any chimneys (from a fireplace, water heater or any other heating system)?
6. How many chimneys? ONE FOR FP, ONE FOR oil heater
7. When were they last cleaned? 2013, TENANT NEVER USED FIREPLACE
8. Are the chimneys working? If "no," explain: _____

(E) Fuel Tanks

1. Are you aware of any heating fuel tank(s) on the Property?
2. Location(s), including underground tank(s): 250 GALLION OIL TANK BASEMENT, NEW 4/7/2026
3. If you do not own the tank(s), explain: _____

(F) Are you aware of any problems or repairs needed regarding any item in Section 13? If "yes," explain: _____

14. AIR CONDITIONING SYSTEM

(A) Type(s). Is the air conditioning (check all that apply):

1. Central air _____
a. How many air conditioning zones are in the Property? ONE
b. When was each system or zone installed? 1/13/2011 WATERS HEATING & COOLING
c. When was each system last serviced? 9/29/26, IT LANDIS SERVICES
2. Wall units _____
How many and the location? _____
3. Window units _____
How many? _____
4. Wall-mounted split units _____
How many and the location? _____
5. Other _____
6. None _____

(B) Are there any areas of the house that are not air conditioned?

If "yes," explain: BASEMENT & GARAGE

(C) Are you aware of any problems with any item in Section 14? If "yes," explain: _____

	Yes	No	Unk	N/A
B8		☒		
B9		☒		
B10		☒		
B11		☒		
B12		☒		
B13				☒
C1	☒			
C2				
C3				
C4				
C5		☒		
C6		☒		
D1	☒			
D2	☒			
D3				
D4			☒	
D5		☒		
D6				
D7				
D8	☒			
E1	☒			
E2				
E3				☒
F		☒		
A1	☒			
1a				
1b				
1c				
A2		☒		
A3		☒		
A4		☒		
A5		☒		
A6		☒		
B	☒			
C		☒		

Seller's Initials TS / _____ Date 07/13/2026 SPD Page 7 of 11 Buyer's Initials _____ / _____ Date _____

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? 100

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

(D) Are you aware of any problems or repairs needed in the electrical system? If "yes," explain:
REPLACE, MAIN LINE/PANEL AND UPGRADE HOME TO 200AMP, SCHEDULED 7/17/26

	Yes	No	Unk	N/A
A1		☒		
A2	☒			
A3		☒		
3a				☒
3b				☒
B				
C		☒		
D	☒			

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			☒	Pool/spa heater			☒
Attic fan(s)			☒	Range/oven		☒	
Awnings			☒	Refrigerator(s)		☒	
Carbon monoxide detectors		☒		Satellite dish			☒
Ceiling fans		☒		Security alarm system			☒
Deck(s)		☒		Smoke detectors		☒	
Dishwasher		☒		Sprinkler automatic timer			☒
Dryer		☒		Stand-alone freezer			☒
Electric animal fence			☒	Storage shed			☒
Electric garage door opener		☒		Trash compactor			☒
Garage transmitters		☒		Washer		☒	
Garbage disposal			☒	Whirlpool/tub			☒
In-ground lawn sprinklers			☒	Other:		☒	
Intercom			☒	1. HOME GENERATOR		☒	
Interior fire sprinklers			☒	2.			
Keyless entry			☒	3.			
Microwave oven		☒		4.			
Pool/spa accessories			☒	5.			
Pool/spa cover			☒	6.			

(C) Explain any "yes" answers in Section 16: _____

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: _____

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

Seller's Initials TS /

Date 07/13/2026

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Buyer's Initials _____ /

Date _____

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.

18. WINDOWS

(A) Have any windows or skylights been replaced during your ownership of the Property?

	Yes	No	Unk	N/A
A	☒			
B		☒		

(B) Are you aware of any problems with the windows or skylights?

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: _____

WINDOWS AND ENTRANCE DOORS REPLACED IN 2013

19. 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?
- 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 on the Property?

	Yes	No	Unk	N/A
A1		☒		
A2		☒		
A3		☒		
A4		☒		
A5		☒		

Note to Buyer: The Property may be subject to mine subsidence damage. Maps of the counties and mines where mine subsidence damage may occur and further information on mine subsidence insurance are available through Department of Environmental Protection Mine Subsidence Insurance Fund, (800) 922-1678 or ra-epmsi@pa.gov.

(B) Preferential Assessment and Development Rights

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

- 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)
- Any other law/program: _____

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

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):

- Timber
- Coal
- Oil
- Natural gas
- Mineral or other rights (such as farming rights, hunting rights, quarrying rights) Explain: _____

	Yes	No	Unk	N/A
C1		☒		
C2		☒		
C3		☒		
C4		☒		
C5		☒		

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 19: _____

20. FLOODING, DRAINAGE AND BOUNDARIES

(A) Flooding/Drainage

- Is any part of this Property located in a wetlands area?
- Is the Property, or any part of it, designated a Special Flood Hazard Area (SFHA)?
- Do you maintain flood insurance on this Property?
- Are you aware of any past or present drainage or flooding problems affecting the Property?
- Are you aware of any drainage or flooding mitigation on the Property?
- 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?
- 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
A1		☒		
A2		☒		
A3		☒		
A4		☒		
A5		☒		
A6		☒		
A7				☒

Seller's Initials TS / **Date** 07/13/2026 **SPD Page 9 of 11** **Buyer's Initials** _____ / **Date** _____

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?
 - a. If "yes," is there a written right of way, easement or maintenance agreement?
 - b. If "yes," has the right of way, easement or maintenance agreement been recorded?
4. Are you aware of any shared or common areas (driveways, bridges, docks, walls, etc.) or maintenance agreements?

	Yes	No	Unk	N/A
B1		☒		
B2		☒		
B3		☒		
3a				☒
3b				☒
B4		☒		

***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): PECO ELECTRIC, DRIEWAY ACCESS RIGHT OF WAY TO SERVICE HOME

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?

	Yes	No	Unk	N/A
A1		☒		
A2		☒		

***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?
2. If "yes," provide test date and results 6/17/26 RESULT 2.7 CL, MUSSELMAN INSPECTIONS
3. Are you aware of any radon removal system on the Property?

	Yes	No	Unk	N/A
B1	☒			
B2				
B3	☒			

(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?

	Yes	No	Unk	N/A
C1		☒		
C2		☒		

(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?

	Yes	No	Unk	N/A
D1		☒		
D2		☒		

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

If "yes," location: _____

	Yes	No	Unk	N/A
E		☒		

(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?

	Yes	No	Unk	N/A
F1		☒		
F2		☒		
F3		☒		
F4		☒		

Explain any "yes" answers in Section 21. Include test results and the location of the hazardous substance(s) or environmental issue(s): RADON TEST PASSED, BUT INSTALLED RADON SYSTEM ANYWAY ON 6/30/26 SWAT RADON

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?

	Yes	No	Unk	N/A
A1		☒		
A2		☒		

Seller's Initials TS / **Date** 07/13/2026 **SPD Page 10 of 11** **Buyer's Initials** _____ / **Date** _____

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.

3. Are you aware of any reason, including a defect in title or contractual obligation such as an option or right of first refusal, that would prevent you from giving a warranty deed or conveying title to the Property?

(B) Financial

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 mortgages, judgments, encumbrances, liens, overdue payments on a support obligation, or other debts 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 during your ownership?

(C) Legal

1. Are you aware of any violations of federal, state, or local laws or regulations relating to this Property?
2. Are you aware of any existing or threatened legal action affecting the Property?

(D) Additional Material Defects

1. 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.*

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

Explain any "yes" answers in Section 22:

23. ATTACHMENTS

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

- ☐ Seller's Property Disclosure Statement Addendum (PAR Form SDA)
- ☐
- ☐
- ☐

The undersigned Seller represents that the information set forth in this disclosure statement is accurate and complete to the best of Seller's knowledge. Seller hereby authorizes the Listing Broker to provide this information to prospective buyers of the property and to other real estate licensees. **SELLER ALONE IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED IN THIS STATEMENT.** If any information supplied on this form becomes inaccurate following completion of this form, Seller shall notify Buyer in writing.

SELLER Timothy Schieber Timothy Schieber DATE 07/13/2026

SELLER _____ DATE _____

SELLER _____ DATE _____

SELLER _____ DATE _____

SELLER _____ DATE _____

SELLER _____ DATE _____

RECEIPT AND ACKNOWLEDGEMENT BY BUYER

The undersigned Buyer acknowledges receipt of this 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 _____ DATE _____

BUYER _____ DATE _____

BUYER _____ 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

PROPERTY 3645 Applebutter Rd, Fountainville, PA 18923

SELLER Timothy Schieber

LEAD WARNING STATEMENT

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller of any interest in residential real property is required to provide the Buyer with any information on lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the Buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

SELLER'S DISCLOSURE

☒ **Seller has no knowledge** of the presence of lead-based paint and/or lead-based paint hazards in or about the Property.
☐ **Seller has knowledge** of the presence of lead-based paint and/or lead-based paint hazards in or about the Property. (Provide the basis for determining that lead-based paint and/or hazards exist, the location(s), the condition of the painted surfaces, and other available information concerning Seller's knowledge of the presence of lead-based paint and/or lead-based paint hazards.)

SELLER'S RECORDS/REPORTS

☒ **Seller has no records or reports** pertaining to lead-based paint and/or lead-based paint hazards in or about the Property.
☐ **Seller has provided** Buyer with all available records and reports regarding lead-based paint and/or lead-based paint hazards in or about the Property. (List documents): _____

Seller certifies that to the best of Seller's knowledge the above statements are true and accurate.

SELLER Timothy Schieber **DATE** 3/15/2026 | 11:51

SELLER E0ED04FA741742F **DATE** _____

SELLER _____ **DATE** _____

BUYER

DATE OF AGREEMENT

BUYER'S ACKNOWLEDGMENT

____/____ Buyer has received the pamphlet *Protect Your Family from Lead in Your Home* and has read the Lead Warning Statement.
 ____/____ Buyer has reviewed Seller's disclosure of known lead-based paint and/or lead-based paint hazards and has received the records and reports regarding lead-based paint and/or lead-based paint hazards identified above.
 Buyer has (initial one):
 ____/____ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
 ____/____ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Buyer certifies that to the best of Buyer's knowledge the statements contained in Buyer's acknowledgement are true and accurate.

BUYER _____ **DATE** _____

BUYER _____ **DATE** _____

BUYER _____ **DATE** _____

AGENT ACKNOWLEDGEMENT AND CERTIFICATION

☒ **Agent/Licensee** represents that Agent has informed Seller of Seller's obligations under the Residential Lead-Based-Paint Hazard Reduction Act, 42 U.S.C. §4852(d), and is aware of Agent's responsibility to ensure compliance.

The following have reviewed the information above and certify that the Agent statements are true to the best of their knowledge and belief.

Seller Agent and Buyer Agent must both sign this form.

BROKER FOR SELLER (Company Name) Coldwell Banker Hearthsides Doylestown

LICENSEE MARY LOU ERK, ASSOCIATE BROKER **DATE** 3/15/2026 | 12:08

BROKER FOR BUYER (Company Name) _____

LICENSEE _____ **DATE** _____



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10/16

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** 3657 Applebutter Rd, Fountainville, PA 18923

2 **SELLER** Timothy Schieber

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
5 real estate transfer must disclose all known **material defects** about the property being sold that are not readily observable. A **material defect**
6 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
7 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
8 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
10 Seller in complying with disclosure requirements and to assist Buyer in evaluating the property being considered. Sellers who wish to see
11 or use the basic disclosure form can find the form on the website of the Pennsylvania State Real Estate Commission. Neither this Statement
12 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**
14 **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-**
15 **resentation by any listing real estate broker, any selling real estate broker, or their licensees.** Buyer is encouraged to address concerns
16 about the condition of the Property that may not be included in this Statement.

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

- 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
26 liquidation.
- 27 8. Transfers of a property to be demolished or converted to non-residential use.
- 28 9. Transfers of unimproved real property.
- 29 10. Transfers of new construction that has never been occupied and:
30 a. The buyer has received a one-year warranty covering the construction;
31 b. The building has been inspected for compliance with the applicable building code or, if none, a nationally recognized model
32 building code; and
33 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 disclo-
36 sure statement, the Law does not excuse the seller's common law duty to disclose any known material defect(s) of the Property in order
37 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
40 to fill out a Seller's Property Disclosure Statement. **The executor, administrator or trustee, must, however, disclose any known**
41 **material defect(s) of the Property.**

42 _____ DATE _____

43 Seller's Initials TS / _____ Date 07/13/2026

SPD Page 1 of 11 Buyer's Initials _____ / _____ Date _____



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?
- (B) Is Seller the landlord for the Property?
- (C) Is Seller a real estate licensee?

	Yes	No	Unk	N/A
A		☒		
B	☒			
C		☒		

Explain any "yes" answers in Section 1: OWNER LANDLORD

2. OWNERSHIP/OCCUPANCY

(A) Occupancy

- When was the Property most recently occupied? FEBRUARY 28th 2026
- By how many people? TWO
- Was Seller the most recent occupant?
- If "no," when did Seller most recently occupy the Property? NEVER OCCUPIED

(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? OCTOBER 15TH 1992

(D) List any animals that have lived in the residence(s) or other structures during your ownership: NONE, NO PETS PER LEASE AGREEMENTS

	Yes	No	Unk	N/A
A1				
A2				
A3		☒		
A4				
B1	☒			
B2		☒		
B3		☒		
B4		☒		
C				

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? \$ _____, paid ([] Monthly)([] Quarterly)([] Yearly)

(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)? \$ _____

	Yes	No	Unk	N/A
B1		☒		
B2		☒		
B3		☒		
B4		☒		
C				☒
D				☒
E1				☒
E2				☒
E3				☒
E4				☒
F				☒

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 plats 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

- When was or were the roof or roofs installed? NEW HOME, ROOF 2014
- Do you have documentation (invoice, work order, warranty, etc.)?

(B) Repair

- Was the roof or roofs or any portion of it or them replaced or repaired during your ownership?
- If it or they were replaced or repaired, were any existing roofing materials removed?

(C) Issues

- Has the roof or roofs ever leaked during your ownership?
- Have there been any other leaks or moisture problems in the attic?
- Are you aware of any past or present problems with the roof(s), attic, gutters, flashing or downspouts?

	Yes	No	Unk	N/A
A1				
A2		☒		
B1		☒		
B2		☒		
C1		☒		
C2		☒		
C3	☒			

Seller's Initials TS / Date 07/13/2026 SPD Page 2 of 11 Buyer's Initials _____ / Date _____

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:
GARAGE, FRONT GUTTER DAMAGED BY TREE LIMB, REPLACEMENT & REPAIR TO BE SCHEDULED.

5. BASEMENTS AND CRAWL SPACES

(A) Sump Pump

- Does the Property have a sump pit? If "yes," how many? ONE
- Does the Property have a sump pump? If "yes," how many? ONE
- If it has a sump pump, has it ever run?
- If it has a sump pump, is the sump pump in working order?

(B) Water Infiltration

- Are you aware of any past or present water leakage, accumulation, or dampness within the basement or crawl space?
- Do you know of any repairs or other attempts to control any water or dampness problem in the basement or crawl space?
- Are the downspouts or gutters connected to a public sewer system?

	Yes	No	Unk	N/A
A1	☒			
A2	☒			
A3	☒			
A4	☒			
B1	☒			
B2	☒			
B3		☒		

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:

FEBRUARY 22ND, 2022 SUB PUMP FAILED, 1 1/2" WATER IN BASEMENT, AFTERCARE DID CLEANUP AND ALL RESTORATION.

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

(A) Status

- Are you aware of past or present dryrot, termites/wood-destroying insects or other pests on the Property?
- Are you aware of any damage caused by dryrot, termites/wood-destroying insects or other pests?

(B) Treatment

- Is the Property currently under contract by a licensed pest control company?
- Are you aware of any termite/pest control reports or treatments for the Property?

	Yes	No	Unk	N/A
A1		☒		
A2		☒		
B1		☒		
B2		☒		

Explain any "yes" answers in Section 6. Include the name of any service/treatment provider, if applicable:

QUEST PEST CONTROL INSPECTED 6/29/26 FOUND NO TERMITES

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(s), basement or crawl space(s)?

(D) Stucco and Exterior Synthetic Finishing Systems

- 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?
- If "yes," indicate type(s) and location(s)
- If "yes," provide date(s) installed

(E) Are you aware of any fire, storm/weather-related, water, hail or ice damage to the Property?

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

	Yes	No	Unk	N/A
A		☒		
B		☒		
C		☒		
D1		☒		
D2				☒
D3				☒
E		☒		
F		☒		

Explain any "yes" answers in Section 7. Include the location and extent of any problem(s) and any repair or remediation efforts, the name of the person or company who did the repairs and the date the work was done:

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.

	Yes	No	Unk	N/A
A		☒		

Addition, structural change or alteration (continued on following page)	Approximate date of work	Were permits obtained? (Yes/No/Unk/NA)	Final inspections/ approvals obtained? (Yes/No/Unk/NA)
OLD HOME REMOVED NEW HOME BUILT 2014	2014	YES	YES

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

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

☐ A sheet describing other additions and alterations is attached.

(B) Are you aware of any private or public architectural review control of the Property other than zoning codes? If "yes," explain: _____

Yes	No	Unk	N/A
	☒		

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 changes 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):

- Public
- A well on the Property
- Community water
- A holding tank
- A cistern
- A spring
- Other _____
- If no water service, explain: _____

(B) **General**

- When was the water supply last tested? 7/10/26 BY MUSSELMAN INSPECTIONS
Test results: COLIFORM, HARDWATER 16.3, ULTRAVIOLET LIGHT FILTER INSTALL 7/10/26
- Is the water system shared?
If "yes," is there a written agreement?
- Do you have a softener, filter or other conditioning system?
- Is the softener, filter or other treatment system leased? From whom? _____
- If your drinking water source is not public, is the pumping system in working order? If "no," explain: _____

(C) **Bypass Valve** (for properties with multiple sources of water)

- Does your water source have a bypass valve?
- If "yes," is the bypass valve working?

(D) **Well**

- Has your well ever run dry?
- Depth of well NOT SURE
- Gallons per minute: 10 PER MINUTE, measured on (date) 6/17/26 MUSSELMAN INSPECTION
- Is there a well that is used for something other than the primary source of drinking water?
If "yes," explain _____
- If there is an unused well, is it capped?

	Yes	No	Unk	N/A
A1		☒		
A2	☒			
A3		☒		
A4		☒		
A5		☒		
A6		☒		
A7		☒		
B1				
B2		☒		
B3		☒		
B4	☒			
B5		☒		
B6	☒			
C1			☒	
C2			☒	
D1		☒		
D2				
D3				
D4		☒		
D5		☒		

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

(E) Issues

- Are you aware of any leaks or other problems, past or present, relating to the water supply, pumping system and related items?
- Have you ever had a problem with your water supply?

	Yes	No	Unk	N/A
E1		☒		
E2		☒		

Explain any problem(s) with your water supply. Include the location and extent of any problem(s) and any repair or remediation efforts, the name of the person or company who did the repairs and the date the work was done: _____

10. SEWAGE SYSTEM

(A) General

- Is the Property served by a sewage system (public, private or community)?
- If "no," is it due to unavailability or permit limitations?
- When was the sewage system installed (or date of connection, if public)? _____
- Name of current service provider, if any: _____

	Yes	No	Unk	N/A
A1	☒			
A2		☒		
A3				☒
A4				☒

(B) Type Is your Property served by:

- Public
- Community (non-public)
- An individual on-lot sewage disposal system
- Other, explain: _____

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

(C) Individual On-lot Sewage Disposal System. (check all that apply):

- Is your sewage system within 100 feet of a well?
- Is your sewage system subject to a ten-acre permit exemption?
- Does your sewage system include a holding tank?
- Does your sewage system include a septic tank?
- Does your sewage system include a drainfield?
- Does your sewage system include a sandmound?
- Does your sewage system include a cesspool?
- Is your sewage system shared?
- Is your sewage system any other type? Explain: BACKUP 2000 GALLION HOLDING TANK
- Is your sewage system supported by a backup or alternate system?

	Yes	No	Unk	N/A
C1		☒		
C2				☒
C3	☒			
C4	☒			
C5	☒			
C6		☒		
C7		☒		
C8		☒		
C9	☒			
C10	☒			

(D) Tanks and Service

- Are there any metal/steel septic tanks on the Property?
- Are there any cement/concrete septic tanks on the Property?
- Are there any fiberglass septic tanks on the Property?
- Are there any other types of septic tanks on the Property? Explain _____
- Where are the septic tanks located? REAR LEFT YARD OF HOME
- When were the tanks last pumped and by whom? MARCH 30TH 2026 B&C SEPTIC
INSPECTED APRIL 9TH 2026, FOUND A STEEL SEPTIC TANK, WILL FILL IN OLD SEPTIC & USE 2000 TANK

	Yes	No	Unk	N/A
D1	☒			
D2	☒			
D3		☒		
D4		☒		
D5				
D6				

(E) Abandoned Individual On-lot Sewage Disposal Systems and Septic

- Are you aware of any abandoned septic systems or cesspools on the Property?
- If "yes," have these systems, tanks or cesspools been closed in accordance with the municipality's ordinance?

	Yes	No	Unk	N/A
E1		☒		
E2				☒

(F) Sewage Pumps

- Are there any sewage pumps located on the Property?
- If "yes," where are they located? BASEMENT HEATER UTILITY ROOM
- What type(s) of pump(s)? PUMP UP SYSTEM FOR HALF BATH & WASHER WATER
- Are pump(s) in working order?
- Who is responsible for maintenance of sewage pumps? OWNER

	Yes	No	Unk	N/A
F1	☒			
F2				
F3				
F4	☒			
F5				

(G) Issues

- How often is the on-lot sewage disposal system serviced? About 6-8 WKS, two-person occupancy
- When was the on-lot sewage disposal system last serviced and by whom? B&C SEPTIC, MARCH 30TH 2026
- Is any waste water piping not connected to the septic/sewer system?
- Are you aware of any past or present leaks, backups, or other problems relating to the sewage system and related items?

	Yes	No	Unk	N/A
G1				
G2				
G3		☒		
G4	☒			

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

Explain any "yes" answers in Section 10. Include the location and extent of any problem(s) and any repair or remediation efforts, the name of the person or company who did the repairs and the date the work was done:

OLD SEPTIC, WITH METAL TANK IS GOING TO BE FILLED IN. WILL CONTINUE WITH 2000 GALLION TANK AS IN THE PAST YEARS

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

	Yes	No	Unk	N/A
A1	☒			
A2		☒		
A3		☒		
A4	☒			
A5	☒			
A6	☒			
A7				
B	☒			

(B) Are you aware of any past or present problems with any of your plumbing fixtures (e.g., including but not limited to: kitchen, laundry, or bathroom fixtures; wet bars; exterior faucets; etc.)?

If "yes," explain: HOME INSPECTION: REPLACED TRAP BATHROOM, TUB & OUTSIDE FAUCET CARTRAGES

12. DOMESTIC WATER HEATING

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

1. Electric
2. Natural gas
3. Fuel oil
4. Propane
- If "yes," is the tank owned by Seller?
5. Solar
- If "yes," is the system owned by Seller?
6. Geothermal
7. Other

	Yes	No	Unk	N/A
A1		☒		
A2		☒		
A3		☒		
A4	☒			
A5		☒		
A6		☒		
A7		☒		
B1				
B2				
B3		☒		
C		☒		

(B) **System(s)**

1. How many water heaters are there? ONE
Tanks ONE Tankless
2. When were they installed? NEW WHEN BUILT 2014
3. Is your water heater a summer/winter hook-up (integral system, hot water from the boiler, etc.)?

(C) Are you aware of any problems with any water heater or related equipment?

If "yes," explain:

13. HEATING SYSTEM

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

1. Electric
2. Natural gas
3. Fuel oil
4. Propane
- If "yes," is the tank owned by Seller?
5. Geothermal
6. Coal
7. Wood
8. Solar shingles or panels
- If "yes," is the system owned by Seller?
9. Other: 500 PROPANE TANK NOT OWNED, GASTEC PROPANE, IN GROUND LEFT SIDE OF HOME

	Yes	No	Unk	N/A
A1		☒		
A2		☒		
A3		☒		
A4	☒			
A5		☒		
A6		☒		
A7		☒		
A8		☒		
A9	☒			
B1	☒			
B2		☒		
B3		☒		
B4		☒		
B5		☒		
B6		☒		
B7		☒		

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

1. Forced hot air
2. Hot water
3. Heat pump
4. Electric baseboard
5. Steam
6. Radiant flooring
7. Radiant ceiling

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

8. Pellet stove(s) _____
How many and location? _____
9. Wood stove(s) _____
How many and location? _____
10. Coal stove(s) _____
How many and location? _____
11. Wall-mounted split system(s) _____
How many and location? _____
12. Other: _____
13. If multiple systems, provide locations _____

(C) Status

1. Are there any areas of the house that are not heated?
If "yes," explain: GARAGE
2. How many heating zones are in the Property? ONE
3. When was each heating system(s) or zone installed? NEW BUILD 2024
4. When was the heating system(s) last serviced? SEPTEMBER 25TH 2025
5. Is there an additional and/or backup heating system? If "yes," explain: _____
6. Is any part of the heating system subject to a lease, financing or other agreement?
If "yes," explain: _____

(D) Fireplaces and Chimneys

1. Are there any fireplaces? How many? ONE
2. Are all fireplaces working?
3. Fireplace types (wood, gas, electric, etc.): PROPANE GAS
4. Was the fireplace(s) installed by a professional contractor or manufacturer's representative?
5. Are there any chimneys (from a fireplace, water heater or any other heating system)?
6. How many chimneys? NO CHIMNEYS, GAS VENTS, HEATER, HOT WATER TANK, GAS FIREPLACE
7. When were they last cleaned? NOT SURE
8. Are the chimneys working? If "no," explain: _____

(E) Fuel Tanks

1. Are you aware of any heating fuel tank(s) on the Property?
2. Location(s), including underground tank(s): PROPANE 500 GALLION TANK, LEFT SIDE OF HOME
3. If you do not own the tank(s), explain: PROPANE TANK LEASED GASTEC PROPANE

(F) Are you aware of any problems or repairs needed regarding any item in Section 13? If "yes," explain: _____

14. AIR CONDITIONING SYSTEM

(A) Type(s). Is the air conditioning (check all that apply):

1. Central air
a. How many air conditioning zones are in the Property? ONE
b. When was each system or zone installed? NEW WHEN HOME BUILT 2014
c. When was each system last serviced? SEPTEMBER 25TH 2025
2. Wall units
How many and the location? _____
3. Window units
How many? _____
4. Wall-mounted split units
How many and the location? _____
5. Other _____
6. None

(B) Are there any areas of the house that are not air conditioned?

If "yes," explain: TWO CAR GARAGE

(C) Are you aware of any problems with any item in Section 14? If "yes," explain: _____

	Yes	No	Unk	N/A
B8		☒		
B9		☒		
B10		☒		
B11		☒		
B12		☒		
B13				☒
C1	☒			
C2				
C3				
C4				
C5		☒		
C6		☒		
D1	☒			
D2	☒			
D3				
D4	☒			
D5	☒			
D6				
D7				
D8	☒			
E1	☒			
E2				
E3				
F		☒		
A1	☒			
1a				
1b				
1c				
A2		☒		
A3		☒		
A4		☒		
A5		☒		
A6		☒		
B	☒			
C		☒		

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 AMP

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

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

	Yes	No	Unk	N/A
A1		☒		
A2	☒			
A3		☒		
3a				☒
3b				☒
B				
C		☒		
D		☒		

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			☒	Pool/spa heater			☒
Attic fan(s)			☒	Range/oven		☒	
Awnings			☒	Refrigerator(s)		☒	
Carbon monoxide detectors		☒		Satellite dish			☒
Ceiling fans		☒		Security alarm system			☒
Deck(s)		☒		Smoke detectors		☒	
Dishwasher		☒		Sprinkler automatic timer			☒
Dryer		☒		Stand-alone freezer			☒
Electric animal fence			☒	Storage shed			☒
Electric garage door opener		☒		Trash compactor			☒
Garage transmitters		☒		Washer		☒	
Garbage disposal			☒	Whirlpool/tub			☒
In-ground lawn sprinklers			☒	Other:		☒	
Intercom			☒	1. HOME GENERATOR		☒	
Interior fire sprinklers			☒	2.			
Keyless entry			☒	3.			
Microwave oven		☒		4.			
Pool/spa accessories			☒	5.			
Pool/spa cover			☒	6.			

(C) Explain any "yes" answers in Section 16: _____

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: _____

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

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

18. WINDOWS

(A) Have any windows or skylights been replaced during your ownership of the Property?

	Yes	No	Unk	N/A
A		☒		
B		☒		

(B) Are you aware of any problems with the windows or skylights?

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: _____

19. 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?
- 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 on the Property?

	Yes	No	Unk	N/A
A1		☒		
A2		☒		
A3		☒		
A4		☒		
A5		☒		

Note to Buyer: The Property may be subject to mine subsidence damage. Maps of the counties and mines where mine subsidence damage may occur and further information on mine subsidence insurance are available through Department of Environmental Protection Mine Subsidence Insurance Fund, (800) 922-1678 or ra-epmsi@pa.gov.

(B) Preferential Assessment and Development Rights

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

- 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)
- Any other law/program: _____

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

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):

- Timber
- Coal
- Oil
- Natural gas
- Mineral or other rights (such as farming rights, hunting rights, quarrying rights) Explain: _____

	Yes	No	Unk	N/A
C1		☒		
C2		☒		
C3		☒		
C4		☒		
C5		☒		

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 19: _____

20. FLOODING, DRAINAGE AND BOUNDARIES

(A) Flooding/Drainage

- Is any part of this Property located in a wetlands area?
- Is the Property, or any part of it, designated a Special Flood Hazard Area (SFHA)?
- Do you maintain flood insurance on this Property?
- Are you aware of any past or present drainage or flooding problems affecting the Property?
- Are you aware of any drainage or flooding mitigation on the Property?
- 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?
- 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
A1		☒		
A2		☒		
A3		☒		
A4		☒		
A5		☒		
A6		☒		
A7		☒		

Seller's Initials TS / **Date** 07/13/2026 **SPD Page 9 of 11** **Buyer's Initials** _____ / **Date** _____

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?
 - a. If "yes," is there a written right of way, easement or maintenance agreement?
 - b. If "yes," has the right of way, easement or maintenance agreement been recorded?
4. Are you aware of any shared or common areas (driveways, bridges, docks, walls, etc.) or maintenance agreements?

	Yes	No	Unk	N/A
B1		☒		
B2		☒		
B3		☒		
3a		☒		
3b		☒		
B4		☒		

***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): _____

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?

	Yes	No	Unk	N/A
A1		☒		
A2		☒		

***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?
2. If "yes," provide test date and results 7.9 CL, RADON REMOVAL SYSTEM INSTALL 6/29/26
3. Are you aware of any radon removal system on the Property?

	Yes	No	Unk	N/A
B1	☒			
B2				
B3	☒			

(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?

	Yes	No	Unk	N/A
C1		☒		
C2		☒		

(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?

	Yes	No	Unk	N/A
D1		☒		
D2		☒		

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

If "yes," location: _____

	Yes	No	Unk	N/A
E		☒		

(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?

	Yes	No	Unk	N/A
F1		☒		
F2		☒		
F3		☒		
F4		☒		

Explain any "yes" answers in Section 21. Include test results and the location of the hazardous substance(s) or environmental issue(s): RADON REMOVAL SYSTEM INSTALLED 6/29/26, READING 7/12/26 NOW 0.38 CL

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?

	Yes	No	Unk	N/A
A1		☒		
A2		☒		

Seller's Initials TS / _____

Date 07/13/2026

SPD Page 10 of 11

Buyer's Initials _____ / _____

Date _____

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.

3. Are you aware of any reason, including a defect in title or contractual obligation such as an option or right of first refusal, that would prevent you from giving a warranty deed or conveying title to the Property?

(B) Financial

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 mortgages, judgments, encumbrances, liens, overdue payments on a support obligation, or other debts 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 during your ownership?

(C) Legal

1. Are you aware of any violations of federal, state, or local laws or regulations relating to this Property?
2. Are you aware of any existing or threatened legal action affecting the Property?

(D) Additional Material Defects

1. 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.*

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

Explain any "yes" answers in Section 22:

23. ATTACHMENTS

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

- ☐ Seller's Property Disclosure Statement Addendum (PAR Form SDA)
- ☐
- ☐
- ☐

The undersigned Seller represents that the information set forth in this disclosure statement is accurate and complete to the best of Seller's knowledge. Seller hereby authorizes the Listing Broker to provide this information to prospective buyers of the property and to other real estate licensees. **SELLER ALONE IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED IN THIS STATEMENT.** If any information supplied on this form becomes inaccurate following completion of this form, Seller shall notify Buyer in writing.

SELLER Timothy Schieber **Timothy Schieber** **DATE** 07/13/2026

SELLER **DATE** _____

SELLER **DATE** _____

SELLER **DATE** _____

SELLER **DATE** _____

SELLER **DATE** _____

RECEIPT AND ACKNOWLEDGEMENT BY BUYER

The undersigned Buyer acknowledges receipt of this 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 _____ **DATE** _____

BUYER _____ **DATE** _____

BUYER _____ **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

PROPERTY 3657 Applebutter Rd, Fountainville, PA 18923

SELLER Timothy Schieber

LEAD WARNING STATEMENT

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller of any interest in residential real property is required to provide the Buyer with any information on lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the Buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

SELLER'S DISCLOSURE

☒ **Seller has no knowledge** of the presence of lead-based paint and/or lead-based paint hazards in or about the Property.
☐ **Seller has knowledge** of the presence of lead-based paint and/or lead-based paint hazards in or about the Property. (Provide the basis for determining that lead-based paint and/or hazards exist, the location(s), the condition of the painted surfaces, and other available information concerning Seller's knowledge of the presence of lead-based paint and/or lead-based paint hazards.)

SELLER'S RECORDS/REPORTS

☒ **Seller has no records or reports** pertaining to lead-based paint and/or lead-based paint hazards in or about the Property.
☐ **Seller has provided** Buyer with all available records and reports regarding lead-based paint and/or lead-based paint hazards in or about the Property. (List documents): _____

Seller certifies that to the best of Seller's knowledge the above statements are true and accurate.

SELLER Timothy Schieber **Timothy Schieber** **DATE** 3/15/2026 | 8:27 A
SELLER E0ED04FA741742F **DATE** _____
SELLER **DATE** _____

BUYER

DATE OF AGREEMENT

BUYER'S ACKNOWLEDGMENT

____/____ Buyer has received the pamphlet *Protect Your Family from Lead in Your Home* and has read the Lead Warning Statement.
 ____/____ Buyer has reviewed Seller's disclosure of known lead-based paint and/or lead-based paint hazards and has received the records and reports regarding lead-based paint and/or lead-based paint hazards identified above.
 Buyer has (initial one):
 ____/____ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
 ____/____ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Buyer certifies that to the best of Buyer's knowledge the statements contained in Buyer's acknowledgement are true and accurate.

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

AGENT ACKNOWLEDGEMENT AND CERTIFICATION

☒ **Agent/Licensee** represents that Agent has informed Seller of Seller's obligations under the Residential Lead-Based-Paint Hazard Reduction Act, 42 U.S.C. §4852(d), and is aware of Agent's responsibility to ensure compliance.

The following have reviewed the information above and certify that the Agent statements are true to the best of their knowledge and belief.
Seller Agent and Buyer Agent must both sign this form.

BROKER FOR SELLER (Company Name) Coldwell Banker Hearthsides Doylestown

LICENSEE MARY LOU ERK, ASSOCIATE BROKER **Mary Lou Erk, Associate Broker** **DATE** 3/15/2026 | 7:08

BROKER FOR BUYER (Company Name)

LICENSEE _____ **DATE** _____



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 10/16

Addendum to Seller's Property Disclosure Statement

April 22, 2026

Update to the disclosures on both homes septic systems.

#3657 APPLEBUTTER ROAD: BUYER SHOULD READ BOX MONT INSPECTION REPORT

B&C Septic did a final inspection from the Bux Mont recommended inspection report for the old septic system that I wanted to try using again. B&C dug it up for the inspection and found an old steel tank that is denigrating and not repairable to function properly. The old septic system will be filled in, graded with seed so there are no future liability issues. The home will continue using the 2000-gallon hold tank. Depending on the number of occupants, recently two occupants, I had the tank pumped monthly for peace of mind and no phone call from tenant that it's time to pump. it was never a full 2000-gallon load. Depending on number of future occupants and their water use, pumping frequency will vary.

Recommendations: System 1:

1. Locate the absorption area and evaluate as per PSMA standards.

Completed

2. Pending satisfactory evaluation conduct a hydraulic load test.

Completed, report unsatisfactory to use old septic system only.

3. Pending satisfactory load test results install a central manhole on the septic tank/cesspool and verify the structure is in good condition.
4. **Structure not good, filling in old septic**
5. Install proper inlet and outlet baffles in the structure and verify clear flow thru the tank to the absorption area.

Not done, filling in septic

6. Plumb water softener backwash into main septic line.

I will have completed

7. Remove bull run valve and re-plumb building sewer with 4" ball valves to deter any possible clogging issue.

Not done, filling in old septic

#3645 APPLEBUTTER ROAD: BUYER SHOULD READ BOX MONT INSPECTION REPORT

From the Bux Mont recommended inspection report I had B&C complete items 1, 2, 3. Not on the list was a hydraulic load test that I choose to do since I was doing it for the front home #3657. Although this report is unsatisfactory for today's standards the septic system has functioned very well for my 34 years, I did have a interior plumbing line from house to septic tank backup, and I had the line replaced to holding tank. Otherwise, I have never had a backup in the home due to the septic tank system and there's no wet lawn in septic absorption areas. The home has been occupied by one person for almost 12 years, in prior years on average there where 2-3.occupants and for seven years 6 occupants. The septic works well!

1. Have a PSMA certified service provider locates and evaluate the complete absorption area.

Completed

2. Pending satisfactory evaluation pump the septic tank. Company should verify the tank is in good condition.

Completed

3. Install manhole risers or monitor ports to grade on all seepage pits.

Completed

4. Shorten the inlet pipe and install an inlet baffle.

To be completed

5. Install proper outlet baffle

To be completed

Please use this email update on septic systems for current & future buyers interested in the property.

Thanks

Authentisign

Timothy Schieber

04/22/26

Tim Schieber

Bux-Mont Inspections, Inc.

Office (215) 669-4213

24 E. Temple Ave.

Septic Inspection & Design

Sellersville, Pa. 18960

03/23/2026

Tim Schieber

ssisales@ssimarket.com

Re: Onsite Septic Inspection

3645 Applebutter Rd., Perkasie Pa.

Tax Parcel # 1-17-8

Background Information:

At the request of the homeowner a Pennsylvania Septage Management Association (PSMA.net) septic inspection was conducted at the above property on 03/23/26. The PSMA is a private state association that provides a septic inspection protocol geared for real estate transfer. There are no current governmental required or offered real estate septic inspections with-in the industry. A PSMA inspection can have the following results: ***Satisfactory, Satisfactory with Concerns, More Investigation or Unsatisfactory.***

There had been heavy showers within the previous 24 hours. Based on information provided to us the 2 bedroom dwelling is currently occupied by one person. If increased occupancy is expected additional testing may be recommended. County health department records show a 750 gallon septic tank and two seepage pits installed at the property. The county permit was finalized 08/10/64.

System Components:

The septic system consists of a 750± gallon concrete septic tank that accepts wastewater from the house. Partial clarification of the wastewater occurs in the tank and treated effluent flows by gravity to seepage pits. Seepage pits are typically constructed of dry laid cinder block or precast perforated concrete rings with a precast lid placed on top. Effluent is dispersed thru the porous sidewalls and dirt bottom into the surrounding soil for final renovation.

Inspection Findings:

All visible waste plumbing enters one main sewer line that exits the end-wall of the basement. The toilet was flushed and two sinks ran for 10 minutes. The septic tank manhole, 6-8" below grade in the side yard was accessed. Liquid level appeared normal with a light scum layer. *There is no inlet baffle in the tank. The outlet baffle is a 4" plastic elbow.* Flow from the house was seen entering the tank as viewed thru the inlet pipe. Although the area beyond the septic tank was evaluated, due to depth of the septic tank the seepage pits may be too deep to locate by hand probing. ***The absorption area was not located at the inspection.***

Inspection Results: *More Investigation Needed*

Due to the absorption area not located and evaluated

Concerns:

Due to seepage pits subject to potential collapse. The structures should be monitored at tank cleaning intervals or yearly for structural condition and avoided by any vehicular traffic.

Recommendations:

1. Have a PSMA certified service provider locate and evaluate the complete absorption area.
2. Pending satisfactory evaluation pump the septic tank. *Company should verify the tank is in good condition.*
3. Install manhole risers or monitor ports to grade on all seepage pits.
3. Shorten the inlet pipe and install an inlet baffle.
4. Install proper outlet baffle

B & C Septic is the current service provider and would be helpful with the above recommendations

This letter is intended only as a report of the present condition of the on-site system based on available observations at the time of inspection. Bux-Mont Inspections Inc. has not been retained to warrant or guarantee the proper functioning of the system for any period of time. These observations were based on current usage, and current groundwater saturation content

Please feel free to call me with any questions (484) 239-5868

Respectfully submitted,
Don Silverthorn
Don Silverthorn
PSMA Inspector #101352



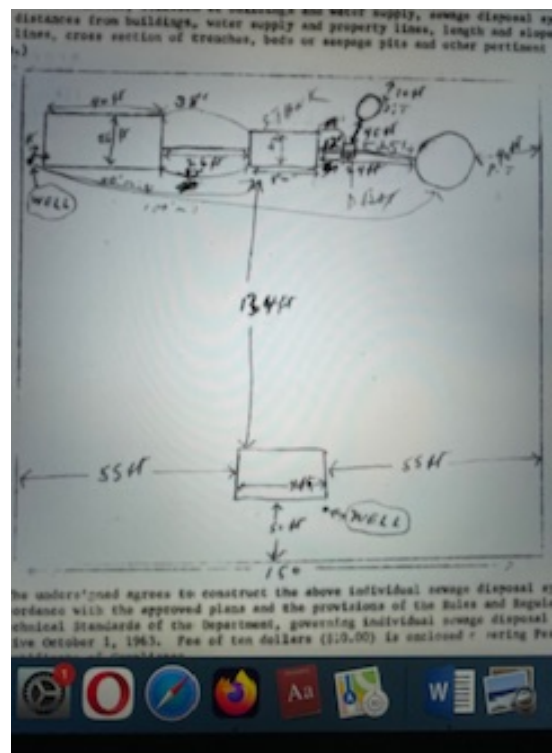
Main sewer line out basement wall



No inlet baffle in septic tank



4" plastic elbow outlet baffle



County sketch of system components

03/23/2026

Tim Schieber
ssisales@ssimarket.com

Re: Onsite Septic Inspection
3657 Applebutter Rd., Perkasie Pa.
Tax Parcel # 1-17-8

Background Information:

At the request of the homeowner a Pennsylvania Septage Management Association (PSMA.net) septic inspection was conducted at the above property on 03/23/26. The PSMA is a private state association that provides a septic inspection protocol geared for real estate transfer. There are no current governmental required or offered real estate septic inspections with-in the industry. A PSMA inspection can have the following results: ***Satisfactory, Satisfactory with Concerns, More Investigation or Unsatisfactory.***

There had been heavy showers within the previous 24 hours. Based on information provided to us the 3 bedroom dwelling, built in 2014 *is currently vacant*. County health department records show a septic tank and absorption area installed at the property. A diverter valve and 2000 gallon "back-up holding tank" were added in 2020. The county permit for the holding tank and valve installation was finalized 11/20/20.

System Components:

The property consists of two septic systems. The systems consist of a diverter valve, 750± gallon septic tank/cesspool (***due to limited access the type of structure was not determined at the inspection***) connected to a subsurface absorption area and a 2000 gallon concrete "back-up holding tank." If the existing absorption area were to malfunction (*surface to the ground or backup into the septic tank/cesspool*) the valve could be manually turned, flow directed to the holding tank and that tank used on a continuous basis until the absorption area dries out. ***Cost for pumping the holding tank would be determined by water usage from the house and length of time used.*** When/if the absorption area dries out the valve could be manually turned and put back in use.

System 1: (*Valves direct wastewater to the septic tank/cesspool and absorption area*)

This system consists of a 750± gallon concrete septic tank/cesspool where partial clarification of the wastewater occurs and treated effluent flows by gravity to a subsurface absorption area (*the absorption area was not located at the inspection*).

System 2: (Valves direct wastewater to the holding tank)

This system utilizes a 2000 gallon concrete tank for holding capacity of the wastewater. All wastewater generated by the dwelling flows into the tank and as the liquid level in the tank reaches 75% capacity an alarm sounds indicating the need for the tank to be pumped out. ***Frequency of pumping depends on usage from the house.***

Inspection Findings:

System 1: (Valve direct wastewater to the septic tank/cesspool)

All visible waste plumbing enters one main sewer line that exits the backwall of the basement except the water softener that is plumbed to the sump pit. Both toilets were flushed and the kitchen sink and bathtub ran for 10 minutes. The basement bathroom utilizes a pump station that was cycled. The washer utilizes a pump station that was cycled. The diverter valve is in a 24" manhole extension prior to the septic tank. The valve appears in good condition ***however bull run valves are not typically used to divert solids.*** Access into the septic tank/cesspool is thru an 8" port over the inlet portion of the tank. *Liquid level was elevated to the top of the inlet pipe for an unknown reason.* The tank was pumped at the inspection and an outlet pipe seen. The area beyond the tank was probed however no subsurface stone indicative of an absorption area located. **The definitive absorption area was not located at the inspection.**

System 2: (Valve direct wastewater to the holding tank)

The holding tank manhole, at grade was accessed and the tank pumped during the inspection by the current service provider. The tank appears in good condition with no apparent cracks or leaks. The valve was turned and flow from the house seen entering the tank. The high-water alarm to alert occupants when to pump the tank was functional when manually activated. Typically, the Bucks County Health Department requires a holding tank agreement as part of the permit application for the installation of a holding tank. There is a holding tank agreement signed when the tank was installed. *A new and updated holding tank agreement should be executed between any potential buyer and a service provider.* ***This agreement should be reviewed by the buyer for costs associated with pumping the holding tank.***

*******NOTES*******

The potential buyer should become familiar with this type of septic system:

1. How it functions,
2. Possible future pumping costs incurred.
3. The need to practice water conservation.

Inspection Results:***System 1: More Investigation Needed***

Due to the absorption area not located and evaluated

Due to the vacant status conduct a hydraulic load test

System 2: Satisfactory with Concerns***Concerns:***

Due to the potential cost of pumping the holding tank. Actual US.EPA daily flows equate to 40-60 gallons/person/day. This information and the number of proposed occupants should be used to calculate an approximate pumping cost.

Recommendations:***System 1:***

1. Locate the absorption area and evaluate as per PSMA standards.
2. Pending satisfactory evaluation conduct a hydraulic load test.
3. Pending satisfactory load test results install a central manhole on the septic tank/cesspool and verify the structure is in good condition.
4. Install proper inlet and outlet baffles in the structure and verify clear flow thru the tank to the absorption area.
5. Plumb water softener backwash into main septic line.
6. Remove bull run valve and re-plumb building sewer with 4" ball valves to deter any possible clogging issue.

System 2:

Enter into an updated holding tank agreement with a qualified service provider.

B & C Septic is the current service provider and would be helpful with the above recommendations

This letter is intended only as a report of the present condition of the on-site system based on available observations at the time of inspection. Bux-Mont Inspections Inc. has not been retained to warrant or guarantee the proper functioning of the system for any period of time. These observations were based on current usage and current groundwater saturation content

Please feel free to call me with any questions (484) 239-5868

Respectfully submitted

Don Silverthorn

Don Silverthorn

PSMA Inspector #101352



Main sewer line out basement wall



Washer pump station



Basement bathroom pump station



Holding tank alarm control panel



***Bull run valve should be replaced
with 4" ball valves***



8" access into septic tank/cesspool



Holding tank high water alarm float



Water softener plumbed into sump pit