

1 PROPERTY 5861 Old Plank Rd, James Creek, Pa 16657

2 SELLER Kenneth E Stake

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, 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 JS / Date 7-30-26

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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.

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?

Explain any "yes" answers in Section 1:

2. OWNERSHIP/OCCUPANCY

(A) Occupancy

1. When was the Property most recently occupied? July 2024

2. By how many people? 2

3. Was Seller the most recent occupant?

4. If "no," when did Seller most recently occupy the Property?

(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?

(D) List any animals that have lived in the residence(s) or other structures during your ownership: NO

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):

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)? \$ _____

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 plat 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? Sept. 2025

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?

Seller's Initials JPS / Date 7-30-24 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:

5. BASEMENTS AND CRAWL SPACES

A1	Does the Property have a sump pit? If "yes," how many?								
A2	Does the Property have a sump pump? If "yes," how many?								
A3	If it has a sump pump, has it ever run?								
A4	If it has a sump pump, is the sump pump in working order?								
B1	Are you aware of any past or present water leakage, accumulation, or dampness within the basement or crawl space?								
B2	Do you know of any repairs or other attempts to control any water or dampness problem in the basement or crawl space?								
B3	Are the downspouts or gutters connected to a public sewer system?								

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:

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

A1	Are you aware of past or present dryrot, termites/wood-destroying insects or other pests on the Property?								
A2	Are you aware of any damage caused by dryrot, termites/wood-destroying insects or other pests?								
B1	Is the Property currently under contract by a licensed pest control company?								
B2	Are you aware of any termite/pest control reports or treatments for the Property?								

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

7. STRUCTURAL ITEMS

A	Are you aware of any past or present 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?								

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

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:

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? 1

Tanks 1 Tankless

2. When were they installed? Sept 2025

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:

(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

Seller's Initials JPS /

Date 7-30-26

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Buyer's Initials

Date

5861 Old Plank

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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 "yes" answers in Section 16:

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.			
Interior fire sprinklers				2.			
Keyless entry				3.			
Microwave oven				4.			
Pool/spa accessories				5.			
Pool/spa cover				6.			

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

MEAN IT IS INCLUDED IN THE AGREEMENT OF SALE.

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**

16. OTHER EQUIPMENT AND APPLIANCES

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

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

(B) What is the system amperage?

explain:

b. If "yes," is any part of the system subject to a lease, financing or other agreement? If "yes,"

a. If "yes," is it entirely or partially solar powered?

Is the electrical system solar powered?

Does the electrical system have circuit breakers?

Does the electrical system have fuses?

(A) Type(s)

15. ELECTRICAL SYSTEM

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.

	Yes	No	Unk	N/A
A1				
A2				
A3				
A4				
B3b				
B3				
C				
D				

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.

A	Yes	No	Unk	N/A
B				

18. WINDOWS
(A) Have any windows or skylights been replaced during your ownership of the Property?
(B) Are you aware of any problems with the windows or skylights?

A	Yes	No	Unk	N/A
B				

A1	Yes	No	Unk	N/A
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-epmisi@pa.gov.

A1	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.

A1	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

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

509 **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.

510 **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:**

514	(B) Boundaries								
515	1. Are you aware of encroachments, boundary line disputes, or easements affecting the Property?								
516	2. Is the Property accessed directly (without crossing any other property) by or from a public road?								
517	3. Can the Property be accessed from a private road or lane?								
518	a. If "yes," is there a written right of way, easement or maintenance agreement?								
519	b. If "yes," has the right of way, easement or maintenance agreement been recorded?								
520	4. Are you aware of any shared or common areas (driveways, bridges, docks, walls, etc.) or maintenance agreements?								
521									
522	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.								
523									
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526	Explain any "yes" answers in Section 20(B):								

528 **21. HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES**

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

- 530 1. Are you aware of any tests for mold, fungi, or indoor air quality in the Property?
- 531 2. Other than general household cleaning, have you taken any efforts to control or remediate mold or mold-like substances in the Property?

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537 (B) Radon

- 538 1. Are you aware of any tests for radon gas that have been performed in any buildings on the Property?
- 539 2. If "yes," provide test date and results
- 540 3. Are you aware of any radon removal system on the Property?
- 541 (C) Lead Paint
- 542 If the Property was constructed, or if construction began, before 1978, you must disclose any knowl-
- 543 edge of, and records and reports about, lead-based paint on the Property on a separate disclosure form.
- 544 1. Are you aware of any lead-based paint or lead-based paint hazards on the Property?
- 545 2. Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on the Property?
- 546 (D) Tanks
- 547 1. Are you aware of any existing underground tanks?
- 548 2. Are you aware of any underground tanks that have been removed or filled?
- 549 (E) Dumping. Has any portion of the Property been used for waste or refuse disposal or storage?
- 550 If "yes," location:
- 551 (F) Other
- 552 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)?
- 553 2. Are you aware of any other hazardous substances or environmental concerns that may affect the Property?
- 554 3. If "yes," have you received written notice regarding such concerns?
- 555 4. Are you aware of testing on the Property for any other hazardous substances or environmental concerns?
- 556 Explain any "yes" answers in Section 21. Include test results and the location of the hazardous substance(s) or environmental issue(s):
- 557 (A) Deeds, Restrictions and Title
- 558 1. Are there any deed restrictions or restrictive covenants that apply to the Property?
- 559 2. Are you aware of any historic preservation restriction or ordinance or archeological designation associated with the Property?

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568	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.	
569		
570	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?	A3
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573	(B) Financial	
574	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?	B1
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577	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?	B2
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579		
580	3. Are you aware of any insurance claims filed relating to the Property during your ownership?	B3
581		
582	(C) Legal	
583	1. Are you aware of any violations of federal, state, or local laws or regulations relating to this Property?	C1
584		
585	2. Are you aware of any existing or threatened legal action affecting the Property?	C2
586		
587	1. Are you aware of any material defects to the Property, dwelling, or fixtures which are not disclosed elsewhere on this form?	D1
588		
589	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.	
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592	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.	
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594		
595	Explain any "yes" answers in Section 22:	
596		
597	23. ATTACHMENTS	
598	(A) The following are part of this Disclosure if checked:	
599	☐ Seller's Property Disclosure Statement Addendum (PAR Form SDA)	
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603	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.	
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608	SELLER  DATE 7-30-26	
609	SELLER	
610	SELLER	
611	SELLER	
612	SELLER	
613	SELLER	
614	RECEIPT AND ACKNOWLEDGEMENT BY BUYER	
615	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.	
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