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 552 Colonial Ave, Souderton, PA 18964-2024

2 SELLER Estate of James F. Burns c/o Matthew Missimer, Executor

INFORMATION REGARDING THE REAL ESTATE SELLER DISCLOSURE LAW

- Generally speaking, the Real Estate Seller Disclosure Law (68 P.S. §7301 et seq.) requires that before an agreement of sale is signed, the 4 5 seller in a residential real estate transfer must make certain disclosures regarding the property to potential buyers in a form defined by the law. A residential real estate transfer is defined as a sale, exchange, installment sales contract, lease with an option to buy, grant or other 6
- transfer of an interest in real property where NOT LESS THAN ONE AND NOT MORE THAN FOUR RESIDENTIAL DWELLING
- **UNITS** are involved. The Law defines a number of exceptions where the disclosures do not have to be made:
- 9 1. Transfers that are the result of a court order.

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- 2. Transfers to a mortgage lender that result from a buyer's default and subsequent foreclosure sales that result from default. 10
 - 3. Transfers from a co-owner to one or more other co-owners.
- 4. Transfers made to a spouse or direct descendant. 12
 - 5. Transfers between spouses that result from divorce, legal separation, or property settlement.
- 6. Transfers by a corporation, partnership or other association to its shareholders, partners or other equity owners as part of a plan of 14 liquidation. 15
- 16 7. Transfer of a property to be demolished or converted to non-residential use.
- 8. Transfer of unimproved real property. 17
 - 9. Transfers by a fiduciary during the administration of a decedent estate, guardianship, conservatorship or trust.
- 10. Transfers of new construction that has never been occupied when: 19
 - a. The buyer has received a one-year warranty covering the construction;
- b. The building has been inspected for compliance with the applicable building code or, if none, a nationally recognized model 21 building code; and 22
 - c. A certificate of occupancy or a certificate of code compliance has been issued for the dwelling.
- In addition to these exceptions, disclosures for condominiums and cooperatives are limited to the seller's particular unit(s). Disclosures 24 regarding common areas or facilities are not required, as those elements are already addressed in the laws that govern the resale of condo-25 minium and cooperative interests.
- 27 While the Law requires certain disclosures, this statement includes disclosures beyond the basic requirements of the Law in an effort to assist sellers in complying with seller disclosure requirements and to assist buyers in evaluating the property being considered. Sellers who 28 wish to see or use the basic disclosure form can find the form on the Web site of the Pennsylvania State Real Estate Commission.
- This Statement discloses Seller's knowledge of the condition of the property as of the date signed by Seller and is not a substitute for 30 any inspections or warranties that Buyer may wish to obtain. This Statement is not a warranty of any kind by Seller or a warranty or rep-31 resentation by any listing real estate broker, any selling real estate broker, or their licensees. Buyer is encouraged to address concerns about the condition of the property that may not be included in this Statement. This Statement does not relieve Seller of the obligation to disclose a material defect that may not be addressed on this form.
- A material defect is a problem with a residential real property or any portion of it that would have a significant adverse impact on the 35 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. 37 38
- 39 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.

41 Seller	's Initials MME	Date 3/13/2020	SPD Page 1 of 10	Buyer's Initials	/ Date	
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Ye		Unk	N/A	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: 2. OWNERSHIP/OCCUPANCY (A)Occupancy 1. When was the property most recently occupied? 2. Was the Seller the most recent occupant? If "no," when did the Seller most recently occup the property? 3. How many persons most recently occupied the property? (B) Role of Individual Completing This Disclosure. Is the individual completing this form: 1. The owner 2. The executor 3. The administrator 4. The trustee 5. An individual holding power of attorney (C) When was the property purchased? (D) Are you aware of any pets having lived in the house or other structures during your ownershite Explain section 2 (if needed): 3. CONDOMINIUMS/PLANNED COMMUNITIES/OTHER HOMEOWNERS ASSOCIATION (A) 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 (B) If "yes," how much are the fees? \$, paid (Monthly)(Quarterly)(Yearly)
Ye			N/A	(C) Is Seller a real estate licensee? Explain any "yes" answers in Section 1: 2. OWNERSHIP/OCCUPANCY (A) Occupancy 1. When was the property most recently occupied? 2. Was the Seller the most recent occupant? If "no," when did the Seller most recently occup the property? 3. How many persons most recently occupied the property? (B) Role of Individual Completing This Disclosure. Is the individual completing this form: 1. The owner 2. The executor 3. The administrator 4. The trustee 5. An individual holding power of attorney (C) When was the property purchased? (D) Are you aware of any pets having lived in the house or other structures during your ownershing section 2 (if needed): 3. CONDOMINIUMS/PLANNED COMMUNITIES/OTHER HOMEOWNERS ASSOCIATION (A) Type. Is the Property part of a(n): 1. Condominium 2. Homeowners association or planned community 3. Cooperative
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\perp				71
	ı	1		(C) If "yes," are there any community services or systems that the association or community
	- 1			responsible for supporting or maintaining? Explain:
1				(D) If "yes," provide the following information about the association:
_				1. Community Name
				2. Contact
				3. Mailing Address
				4. Telephone Number
				4. Telephone Number
				Notice to Buyer: A buyer of a resale unit in a condominium, cooperative, or planned community must receiv a copy of the declaration (other than the plats and plans), the by-laws, the rules or regulations, and a certific of resale issued by the association in the condominium, cooperative, or planned community. Buyers may be responsible for capital contributions, initiation fees or similar one-time fees in addition to regular monthly maintenance fees. The buyer will have the option of canceling the agreement with the return of all deposite monies until the certificate has been provided to the buyer and for five days thereafter or until conveyance whichever occurs first.
				4. ROOF AND ATTIC
Ye	es No	Unk	N/A	(A) Installation
				1. When was the roof installed?
				 When was the roof installed? Do you have documentation (invoice, work order, warranty, etc.)?
				(B) Repair
				1. Has the roof or any portion of it been replaced or repaired during your ownership?
				2. If it has been replaced or repaired, was the existing roofing material removed?
				(C) Issues
				1. Has the roof ever leaked during your ownership?
				2. Are you aware of any current/past problems with the roof, gutters, flashing or downspouts?
_				Explain any "yes" answers in section 4, including the location and extent of any problem(s) and any reparation
				or remediation efforts:

_					5.	BASEMENTS	AND CRAWL SPACES		
ļ	Yes	No	Unk	N/A		(A)Sump Pum			
1							property have a sump pit?		
<u> </u>							property have a sump pump		
} 							a sump pump, has it ever run a sump pump, is the sump p		
ł						(B) Water Infil		ump in working order?	
						\ /	aware of any water leakage,	accumulation, or dampnes	s within the basement or
						crawl sp	ace?	•	
							know of any repairs or other ment or crawl space?	attempts to control any wa	ter or dampness problem in
						3. Are the	downspouts or gutters conne	ected to a public system?	
					Exp rep	plain any "yes" ar pair or remediation	nswers in this section, including a section of the	ng the location and extent of	any problem(s) and any
_					6.	TERMITES/W	OOD-DESTROYING INS		S
ļ	Yes	No	Unk	N/A		(A)Status	0		
ŀ							aware of any termites/wood-d		pests affecting the property? ing insects, dryrot, or pests?
ŀ						(B) Treatment	aware of any damage cause	a by termites/wood-destroy	ing insects, dryrot, or pests?
ľ							roperty currently under con	tract by a licensed pest con	trol company?
							aware of any termite/pest co		
	•						answers in section 6, inclu	ding the name of any serv	rice/treatment provider, if
_						plicable:			
	Yes	No	Unk	N/A	7.	STRUCTURA			
						walls, found	ations, or other structural co	omponents?	tion, or other problems with
							are of any past or present pro	oblems with driveways, wa	lkways, patios, or retaining
						walls on the	property? are of any past or present wa	star infiltration in the house	or other structures, other
						than the roo	f, basement or crawl spaces?	?	of other structures, other
							Exterior Synthetic Finishi		
							roperty constructed with stu		
							roperty constructed with an		ng System (EIFS), such as
							r synthetic stucco, synthetic	brick or synthetic stone?	
֡							when was it installed?are of any fire, storm, water	ariaa damaga ta tha prana	
ŀ							are of any defects (including		
L					Ex		answers in section 7, inclu		
						y repair or reme		······ ·········	v- w, F (*) w
Γ	Yes	No	Unk	N/A	8.		ALTERATIONS		
ľ							ditions, structural changes, or Itemize and date all addition		to the property during your
_						•	are of any private or public a		of the property other than
						zoning code		arcintectural review control	of the property other than
Γ			A ddi	tion, st	ruct	ural	Approximate date	Were permits	Final inspections/
				ge, or a			of work	obtained?	approvals obtained?
ļ			V11W112	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			01 ((0111	(Yes/No/Unknown)	(Yes/No/Unknown)
L									
L									
-									
							er additions and alteration		•

Burns Est. 552

Note to Buyer: The PA Construction Code Act, 35 P.S. §7210 et seq. (effective 2004), and local codes es-155 tablish standards for building and altering properties. Buyers should check with the municipality to de-156 termine if permits and/or approvals were necessary for disclosed work and if so, whether they were 157 obtained. Where required permits were not obtained, the municipality might require the current owner to 158 upgrade or remove changed made by the prior owners. Buyers can have the property inspected by an ex-159 pert 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. 161 Note to Buyer: According to the PA Stormwater Management Act, each municipality must enact a Storm 162 Water Management Plan for drainage control and flood reduction. The municipality where the property 163 is located may impose restrictions on impervious or semi-pervious surfaces added to the property. Buyers 164 should contact the local office charged with overseeing the Stormwater Management Plan to determine 165 if the prior addition of impervious or semi-pervious areas, such as walkways, decks, and swimming pools, 166 might affect your ability to make future changes. 167 168 9. WATER SUPPLY 169 Yes | No | Unk | N/A (A)Source. Is the source of your drinking water (check all that apply): 170 1. Public 1 2 2. A well on the property 171 172 3. Community water 3 173 4. A holding tank 4 5. A cistern 174 5 6. A spring 175 6 7. Other 176 7 8. No water service (explain): 177 8 (B) **Bypass Valve** (for properties with multiple sources of water) 178 1. Does your water source have a bypass valve? 179 1 2. If "yes," is the bypass valve working? 180 2 (C)Well 181 182 1 1. Has your well ever run dry? 2. Depth of Well

3. Gallons per minute

4. Is there a well used for something other than the primary source of drinking water? 183 2 184 3 185 4 5. If there is an unused well, is it capped? 186 5 (D)Pumping and Treatment 187 1. If your drinking water source is not public, is the pumping system in working order? If "no," 188 1 189 2. Do you have a softener, filter, or other treatment system? 190 2 191 3 3. Is the softener, filter, or other treatment system leased? From whom? 192 1. When was your water last tested? _____ Test results: _____

2. Is the water system shared? With whom? _____ 193 1 194 2 (F) Issues 195 1. Are you aware of any leaks or other problems, past or present, relating to the water supply, 196 1 pumping system, and related items? 197 198 2. Have you ever had a problem with your water supply? Explain any "yes" answers in section 9, including the location and extent of any problem(s) and 199 any repair or remediation efforts: 200 10. SEWAGE SYSTEM 203 Yes No Unk N/A (A)General 1. Is your property served by a sewage system (public, private or community)? 204 1 2. If no, is it due to availability or permit limitations? 205 2 3. When was the sewage system installed (or date of connection, if public)? 206 3 (B) **Type** Is your property served by: 1. Public (if "yes," continue to D through G below) 208 1 209 2 2. Community (non-public) 3. An individual on-lot sewage disposal system 210 3 211 4. Other, explain: Seller's Initials MME Date^{3/13/2020} SPD Page 4 of 10 Buyer's Initials / Date

213		Yes	No	Unk	N/A	(C) Individual On-lot Sewage Disposal System. Is your sewage system (check all that apply):
214	1					1. Within 100 feet of a well
215	2					2. Subject to a ten-acre permit exemption
216	3					3. A holding tank
217	4					4. A drainfield
218	5					5. Supported by a backup or alternate drainfield, sandmound, etc.
219	6					6. A cesspool
220	7					7. Shared
221	8					8. Other, explain:
222						(D)Tanks and Service
223 224	1 2					 Are there any metal/steel septic tanks on the Property? Are there any cement/concrete septic tanks on the Property?
225	3					2 A marth and a mar Changel and a mark a suffer and the Down and 9
226	4					4. Are there any other types of septic tanks on the Property?
227	5					5. Where are the septic tanks located?
228	6					5. Where are the septic tanks located?6. How often is the on-lot sewage disposal system serviced?
229	7					7. When was the on-lot sewage disposal system last serviced?
230						(E) Abandoned Individual On-lot Sewage Disposal Systems and Septic
231	1					1. Are you aware of any abandoned septic systems or cesspools on your property?
232	2					2. Have these systems or cesspools been closed in accordance with the municipality's ordinance?
233						(F) Sewage Pumps
234	1					1. Are there any sewage pumps located on the property?
235	2					2. What type(s) of pump(s)?
236	3					3. Are pump(s) in working order?
237	4					4. Who is responsible for maintenance of sewage pumps?
238						(G)Issues
239	1					1. Is any waste water piping not connected to the septic/sewer system?
240	2					2. Are you aware of any past or present leaks, backups, or other problems relating to the sewage
241	_					system and related items?
242						Explain any "yes" answers in section 10, including the location and extent of any problem(s)
243						and any repair or remediation efforts:
244						11. PLUMBING SYSTEM
245 246		Yes	No	Unk	N/A	(A) Material(s). Are the plumbing materials (check all that apply):
247	1	105	110	UIIK	IV/A	1. Copper
248	2					2. Galvanized
249	3					3. Lead
250	4					4. PVC
251	5					5. Polybutylene pipe (PB)
252	6					6. Cross-linked polyethyline (PEX)
253	7					7. Other
254						(B) Are you aware of any problems with any of your plumbing fixtures (e.g., including but not limite
255	В					to: kitchen, laundry, or bathroom fixtures; wet bars; exterior faucets; etc.)?
256						If "yes," explain:
257						
258						12. DOMESTIC WATER HEATING
259		Yes	No	Unk	N/A	(A) Type(s). Is your water heating (check all that apply):
260	1					1. Electric
261	2					2. Natural Gas
262	3					3. Fuel oil
263	4					4. Propane
264	5					5. Solar
265	6					6. Geothermal
266	7 8					7. Other8. Is your water heating a summer-winter hook-up (integral system, hot water from the boiler, etc.)
267 268	8 B					o. 15 your water heating a summer-winter mook-up (integral system, not water from the boller, etc.) (B) How many water heaters are there? When were they installed?
269	С					(B) How many water heaters are there? When were they installed? (C) Are you aware of any problems with any water heater or related equipment?
270	C					If "yes," explain:
270				DS		11 300, одржи.
271	Ç₀1	llar!a I	nitia	, <u>M</u>	WF	Date 3/13/2020 SPD Page 5 of 10 Buyer's Initials / Date
271	Sel	nci S I	mua			
					Produc	ed with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com Burns Est. 552

272						13	HEATING SYSTEM
273		Yes	No	Unk	N/A		(A) Fuel Type(s). Is your heating source (check all that apply):
274	1						1. Electric
275	2						2. Natural Gas
276	3						3. Fuel oil
277	4						4. Propane
278	5						5. Geothermal
279	6						6. Coal
280	7						7. Wood
281	8						
282							8. Other (B) System Type(s) (check all that apply): 1. Forced but air.
283	1						1. Forced hot air
284	2						2. Hot water
285	3						3. Heat pump
286	4						4. Electric baseboard
287	5						5. Steam
288	6						6. Radiant
289	7						7. Wood stoye(a) How many?
	8						7. Wood stove(s) How many?
290							0. Coal stove(s) flow many?
291	9						9. Other
292							(C)Status
293	1						1. When was your heating system(s) installed?
294	2						2. When was the heating system(s) last serviced?3. How many heating zones are in the property?
295	3						3. How many heating zones are in the property?4. Is there an additional and/or backup heating system? Explain:
296	4						4. Is there an additional and/or backup heating system? Explain:
297							(D)Fireplaces
298	1						1. Are there any fireplace(s)? How many?
299	2						2. Are all fireplace(s) working?
300	3						3. Fireplace types(s) (wood, gas, electric, etc.):
301	4						4. Were the fireplace(s) installed by a professional contractor or manufacturer's representative?
302	5						5. Are there any chimney(s) (from a fireplace, water heater or any other heating system)?
	6						6. How many chimney(s)? When were they last cleaned?
304	7						7. Are the chimney(s) working? If "no," explain: (F) List any areas of the house that are not heated:
305	E						(E) List any areas of the nouse that are not heated.
306							(F) Heating Fuel Tanks
307	1						1. Are you aware of any heating fuel tank(s) on the property?
308	2						2. Location(s), including underground tank(s):
309	3						3. If you do not own the tank(s), explain:e you aware of any problems or repairs needed regarding any item in section 13? If "yes," explain
310	P					Are	e you aware of any problems or repairs needed regarding any item in section 13? If "yes," explain
311			-	-			
312						14.	AIR CONDITIONING SYSTEM
313		Yes	No	Unk	N/A		(A) Type(s). Is the air conditioning (check all that apply):
314	1						1. Central air
315	2						2. Wall units
316	3						3. Window units
317	4						4. Other
318	5						5. None
319							(B)Status
320	1						1. When was the central air conditioning system installed?
321	2						2. When was the central air conditioning system last serviced?
322	3						3. How many air conditioning zones are in the property?
323	C						(C) List any areas of the house that are not air conditioned:
324	P					Are	e you aware of any problems with any item in section 14? If "yes," explain:
325							
326						15.	ELECTRICAL SYSTEM
327		Yes	No	Unk	N/A		(A)Type(s)
328		<u> </u>	<u> </u>				1. Does the electrical system have fuses?
329							2. Does the electrical system have circuit breakers?
527			<u> </u>	DS			2. 2000 and discurrent of section in the circuit discussion.
330	Sel	ller's l	[nitia]	ıs M	WE		Date 3/13/2020 SPD Page 6 of 10 Buyer's Initials/ Date

	Yes	No	Unk	N/A
В				
C				
P				

(B) What is the system amperage?

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

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

16. OTHER EQUIPMENT AND APPLIANCES

This section must be completed for each item that will, or may, be sold with the property. **The fact that an item is listed does not mean it is included in the Agreement of Sale.** Terms of the Agreement of Sale negotiated between Buyer and Seller will determine which items, if any, are included in the purchase of the Property.

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

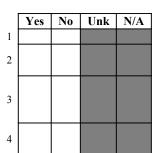
Are you aware of any problems or repairs needed regarding any item in section 16? If "yes," explain:

17.LAND/SOILS

(A)Property

- 1. Are you aware of any fill or expansive soil on the property?
- 2. Are you aware of any sliding, settling, earth movement, upheaval, subsidence, sinkholes or earth stability problems that have occurred on or affect the property?
- 3. Are you aware of sewage sludge (other than commercially available fertilizer products) being spread on the property, or have you received written notice of sewage sludge being spread on an adjacent property?
- 4. Are you aware of any existing, past or proposed mining, strip-mining, or any other excavations that might affect this property?

Note to Buyer: The property may be subject to mine subsidence damage. Maps of the counties and mines where mine subsidence damage may occur and mine subsidence insurance are available through: Department of Environmental Protection, Mine Subsidence Insurance Fund, 25 Technology Drive, California Technology Park, Coal Center, PA 15423 (800) 922-1678 (within Pennsylvania) or (724) 769-1100 (outside Pennsylvania).



382					
383		Yes	No	Unk	N/A
384	1				
385	2				
386	3				
387	4				
388 389 390 391					
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435 436 Yes

No

(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:

- 1. Farmland and Forest Land Assessment Act 72 P.S.§5490.1 et seq. (Clean and Green Program)
- 2. Open Space Act 16 P.S. §11941 et seq.
- 3. Agricultural Area Security Law 3 P.S. §901 et seq. (Development Rights)
- 4. Any other law/program:

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):

- 1. Timber
- 2. Coal
- 3. Oil
- 4. Natural gas
- 5. Other minerals or rights (such as farming rights, hunting rights, quarrying rights) Explain:

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 17:

18. FLOODING, DRAINAGE AND BOUNDARIES

(A)Flooding/Drainage

N/A

Unk

- 1. Is any part of this property located in a wetlands area?
- 2. Is the property, or any part of it, designated a Special Flood Hazard Area (SFHA)?
- 3. Do you maintain flood insurance on this property?
- 4. Are you aware of any past or present drainage or flooding problems affecting the property?
- 5. Are you aware of any drainage or flooding mitigation on the property?
- 6. Are you aware of the presence on the property of any man-made feature that temporarily or permanently conveys or manages storm water, including any basin, pond, ditch, drain, swale, culvert, pipe or other feature?
- 7. If "yes", are you responsible for maintaining or repairing that feature which conveys or manages storm water for the property?

Explain any "yes" answers in section 18(A), including dates and extent of flooding and the condition of any man-made storm water management features:

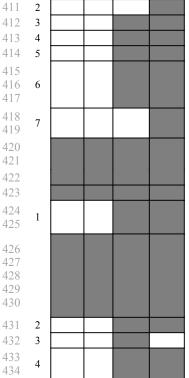
(B) Boundaries

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

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

- 2. Do you access the property from a private road or lane?
- 3. If "yes," do you have a recorded right of way or maintenance agreement?
- 4. Are you aware of any shared or common areas (driveways, bridges, docks, walls, etc.) or maintenance agreements?

Explain any "yes" answers in section 18(B):



Date 3/13/2020

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Buyer's Initials

Date

438 439 No Unk N/A 440 1 441 2 442 442 443 444 445 446 447 448 449 1 450 451 452 453 454 455 2 457 458

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Yes

No

Unk

N/A

19. HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES

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

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

Note to Buyer: Individuals may be affected differently, or not at all, by mold contamination. 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 IAO 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? If "yes," list date, type, and results of all tests below:

	First Test	Second Test
Date		
Type of Test		
Results (picocuries/liter)		
Name of Testing Service		
	1 2 7 2	

2. Are you aware of any radon removal system on the property? If "yes," list date installed and type of system, and whether it is in working order below: Provider Working?

Date Installed Type of System

(C)Lead Paint

If 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.

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

(D)Tanks

- 1. Are you aware of any existing or removed underground tanks? Size:
- 2. If "yes," have any tanks been removed during your ownership?
- (E) **Dumping**. Are you aware of any dumping on the property?

(F) Other

- 1. Are you aware of any existing hazardous substances on the property (structure or soil) such as, but not limited to, asbestos or polychlorinated biphenyls (PCBs)?
- 2. Have you received written notice regarding the presence of an environmental hazard or biohazard on your property or any adjacent property?
- 3. Are you aware of testing on the property for any other hazardous substances or environmental concerns?
- 4. Are you aware of any other hazardous substances or environmental concerns that might impact upon the property?

			** **		•	4 •	10
(X)	nlaın	anv	"ves"	answers	ın	section	19:

2 Е 1 3

20. MISCELLANEOUS

(A)Deeds, Restrictions and Title

- 1. Are you aware of any deed restrictions that apply to the property?
- 2. Are you aware of any historic preservation restriction or ordinance or archeological designation associated with the property?
- 3. Are you aware of any reason, including a defect in title, that would prevent you from giving a warranty deed or conveying title to the property?

(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 mortgage, judgment, encumbrance, lien, overdue payment on a support obligation, or other debt 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?

483		Yes	No	Unk	N/A
484	1				
485 486	2				
187 488	3				
489					
490 491 492	1				
493 494 495	2				
496	3			DS	
497	Sel	ller's I	nitia	s M	WE

Date 3/13/2020 SPD Page 9 of 10 **Buver's Initials** Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

Date

Yes No Unk N/A	(C)Legal	
	1. Are you aware of any violations of federal, state, or local laws	or regulations relating to thi
	property?	
	2. Are you aware of any existing or threatened legal action affect (D)Additional Material Defects	ing the property?
	Are you aware of any material defects to the property, dwelling disclosed elsewhere on this form?	g, or fixtures which are not
	Note to Buyer: A material defect is a problem with a residential real it that would have a significant adverse impact on the value of the unreasonable risk to people on the property. The fact that a structure tem is at or beyond the end of the normal useful life of such a structure system is not by itself a material defect.	property or that involves and element, system or subsys
	 After completing this form, if Seller becomes aware of additi property, including through inspection reports from a buyer, t Seller's Property Disclosure Statement and/or attach the inspection are for informational purposes only. 	he Seller must update the
	Explain any "yes" answers in section 20:	
21. ATTACHMENTS		
	art of this Disclosure if checked:	
	Pisclosure Statement Addendum (PAR Form SDA)	
The undersigned Seller r best of Seller's knowledg the property and to othe	represents that the information set forth in this disclosure statement is acge. Seller hereby authorizes the Listing Broker to provide this information real estate licensees. SELLER ALONE IS RESPONSIBLE FOR THE	curate and complete to the n to prospective buyers of ACCURACY OF THE
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