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).

PROPERTY 339 Wellesley Road, Philadelphia, PA 19119	_	
2 SELLER Lauren A Ingeter	•	

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 seller in a residential real estate transfer must make certain disclosures regarding the property to potential buyers in a form defined by the law. A residential real estate transfer is defined as a sale, exchange, installment sales contract, lease with an option to buy, grant or other transfer of an interest in real property where NOT LESS THAN ONE AND NOT MORE THAN FOUR RESIDENTIAL DWELLING UNITS are involved. The Law defines a number of exceptions where the disclosures do not have to be made:

9 1. Transfers that are the result of a court order.

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- Transfers to a mortgage lender that result from a buyer's default and subsequent foreclosure sales that result from default.
- Transfers from a co-owner to one or more other co-owners.
- 4. Transfers made to a spouse or direct descendant.
- 5. Transfers between spouses that result from divorce, legal separation, or property settlement.
- Transfers by a corporation, partnership or other association to its shareholders, partners or other equity owners as part of a plan of liquidation.
- 7. Transfer of a property to be demolished or converted to non-residential use.
 - Transfer of unimproved real property.
- Transfers by a fiduciary during the administration of a decedent estate, guardianship, conservatorship or trust.
 - 10. Transfers of new construction that has never been occupied when:
 - a. The buyer has received a one-year warranty covering the construction;
 - b. The building has been inspected for compliance with the applicable building code or, if none, a nationally recognized model building code; and
 - c. A certificate of occupancy or a certificate of code compliance has been issued for the dwelling.

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

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 wish to see or use the basic disclosure form can find the form on the Web site of the Pennsylvania State Real Estate Commission.

This Statement discloses Seller's knowledge of the condition of the property as of the date signed by Seller and is not a substitute for any inspections or warranties that Buyer may wish to obtain. This Statement is not a warranty of any kind by Seller or a warranty or representation by any listing real estate broker, any selling real estate broker, or their licensees. Buyer is encouraged to address concerns about the 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 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.

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.

Date 2/00/20 SPD Page 1 of 10 Buyer's Initials Date

42		Yes No	Unk N/A	1. SE	LLER'S EXPERTISE
43					Does Seller possess expertise in contracting, engineering, architecture, environmental assessment or
44	A			` '	other areas related to the construction and conditions of the property and its improvements?
45	В			(B)	Is Seller the landlord for the property?
46	C				Is Seller a real estate licensee?
47					n any "yes" answers in Section 1:
48			 1		VNERSHIP/OCCUPANCY
49		Yes No	Unk N/A	(A)	Occupancy
50	ì				1. When was the property most recently occupied? January 2017
51	2				2. Was the Seller the most recent occupant? If "no," when did the Seller most recently occupy
52	2				the property?
53	3			(T)	3. How many persons most recently occupied the property?1
54				(B)	Role of Individual Completing This Disclosure. Is the individual completing this form:
55	1				1. The owner
56	2				2. The executor
57	3				3. The administrator
58	4				4. The trustee
59	5			(0)	5. An individual holding power of attorney
60	C			(C)	When was the property purchased? 1985
61	D				Are you aware of any pets having lived in the house or other structures during your ownership?
62				Explai	n Section 2 (if needed): ONDOMINIUMS/PLANNED COMMUNITIES/OTHER HOMEOWNERS ASSOCIATIONS
63			T., . T.,		
64		Yes No	Unk N/A	(A,	Type. Is the Property part of a(n):
65	L				1. Condominium
66	2				2. Homeowners association or planned community
67	3		_		3. Cooperative
68	4			/D)	4. Other type of association or community, paid (☐ Monthly) (☐ Quarterly) (☐ Yearly) If "yes," how much are the fees? \$, paid (☐ Monthly) (☐ Quarterly) (☐ Yearly)
69	В			(B)	of figures, in the first the fees? (a) If "yes," are there any community services or systems that the association or community is re-
70	-			(C)	
71 72	C				sponsible for supporting or maintaining? Explain:
72			Ø	(D)	If "yes," provide the following information about the association:
73	D			(12)	Community Name
74 75	1				2. Contact
76	2				3. Mailing Address
77	3				4. Telephone Number
78	E			(E)	How much is the capital contribution/initiation fee? \$
79				` '	Notice to Buyer: A buyer of a resale unit in a condominium, cooperative, or planned community must receive
80					a copy of the declaration (other than the plats and plans), the by-laws, the rules or regulations, and a certificate
81					of resale issued by the association in the condominium, cooperative, or planned community. Buyers may be
82					responsible for capital contributions, initiation fees or similar one-time fees in addition to regular monthly
83					maintenance fees. The buyer will have the option of canceling the agreement with the return of all deposit
84					monies until the certificate has been provided to the buyer and for five days thereafter or until conveyance,
85					whichever occurs first
86				4. RC	OOF AND ATTIC
87		Yes No	Unk N/A	(A)) Installation
88	1				1. When was the roof installed?
89	2				2. Do you have documentation (invoice, work order, warranty, etc.)?
90				(B)) Repair
91	1				1. Has the roof or any portion of it been replaced or repaired during your ownership?
92	2				2. If it has been replaced or repaired, was the existing roofing material removed?
93				(C)) Issues
94	1				1. Has the roof ever leaked during your ownership?
95	2				2. Are you aware of any current/past problems with the roof, gutters, flashing or downspouts?
96					in any "yes" answers in section 4, including the location and extent of any problem(s) and any
97				_	or remediation efforts: Current leaks in all roofs. Hole in porch roof. Gutters and
98				down	spouts damaged
		7	/	<u> </u>	2/12 /2
99 S (eller's	s Initials		Date	2/20/20 SPD Page 2 of 10 Buyer's InitialsDate

400				5 RA	SEMENTS AND CRAWLS	SPACES		
100 101		Yes No	Unk N/A		Sump Pump	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		
102	1				1. Does the property have			
103	2				2. Does the property have a		ow many?	
104	3	<u> </u>			3. If it has a sump pump, ha4. If it has a sump pump, is		zina ordar?	
105	4			(B)	Water Infiltration	me sump pump m won	ang order?	
106 107				(2)	Are you aware of any war	iter leakage, accumulati	on, or dampness within	the basement or crawl
108	1				space?			
109	2				2. Do you know of any rep		to control any water or	dampness problem in
110					the basement or crawl sp		mblic arratem?	
Ш	3			Explair	3. Are the downspouts or g n any "yes" answers in this so			v nrohlem(s) and any
112 113					or remediation efforts:			y problem(b) and unty
114		 , 			RMITES/WOOD-DESTRO	YING INSECTS, DR	YROT, PESTS	_
115		-	Unk N/A	(A)	Status			
116	1				 Are you aware of any ter Are you aware of any da 			
117	2			(B)	Treatment	image caused by termit	es/wood-desdroying ins	secis, dryrot, or pests?
118 119	1			(2)	Is your property current	ly under contract by a l	icensed pest control co	mpany?
120	\mathcal{L}_{12}				2. Are you aware of any te			
121	•				n any "yes" answers in secti		me of any service/trea	tment provider, if ap-
122				plicabl	le: <i><u>Property trautal</u></i> RUCTURALITEMS	19803		
123			Unk N/A		Are you aware of any past of	or present movement, s	hifting, deterioration, o	or other problems with
124 125	A			` ,	walls, foundations, or other			F
126	В			(B)	Are you aware of any past	or present problems wi	th driveways, walkway	ys, patios, or retaining
127	ь		,	(0)	walls on the property?	n muoqout vyoton infiltrati	on in the house or other	
128	C			(C)	Are you aware of any past of the roof, basement or crawl		on in the nouse or othe	r structures, other than
129 130				(D)	Stucco and Exterior Synth		s	
131	1				1. Is your property constru	cted with stucco?		
132	2		\square		2. Is your property constru			ystem (EIFS), such as
133	3				Dryvit or synthetic stuce 3. If "yes," when was it ins		ntnetic stone?	
134 135	E			(E)	Are you aware of any fire, s		age to the property?	
136	k			(F)	Are you aware of any defec	ts (including stains) in	flooring or floor coveri	
137					n any "yes" answers in secti			
13B				_	or remediation efforts: Rear		ind has temporary wa	II in place.
139		Yes No	Unk N/A		DITIONS/ALTERATIONS Have any additions, structure		rations been made to th	a proparty during your
140 141	Λ			(11)	ownership? Itemize and date			c property during your
142				(B)	Are you aware of any priva			ne property other than
143	В				zoning codes?			
							XX7	
144 145					tructural	Approximate date	Were permits ob- tained? (Yes/No/Un-	Final inspections/ approvals obtained?
146			cha	nge, or	alteration	of work	known)	(Yes/No/Unknown)
		7. 11.	1	1. 1 1		4010010040	, , , , , , , , , , , , , , , , , , ,	,
147		Rear addi	tion demo	ıısnea		10/02/2018	Yes	Yes
148								
149								
150								· · · · · · · · · · · · · · · · · · ·
151								
152								
153				☐ A sh	neet describing other addition	ons and alterations is a	attached.	
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obtained. Where required permits were not obtained, the municipality might require the current owner to 158 159 upgrade or remove changed made by the prior owners. Buyers can have the property inspected by an ex-160 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 WATER SUPPLY 168 N/A Yes No Unk (A) Source. Is the source of your drinking water (check all that apply): 169 \square 1. Public 170 \mathbf{Z} 171 2 2. A well on the property П \square 3. Community water 172 3 $\mathbf{\Lambda}$ 173 4 4. A holding tank \square 174 5. A cistern \square 6. A spring 175 $oldsymbol{\square}$ 7. Other 176 8. No water service (explain): 8 177 (B) Bpass Valve (for properties with multiple sources of water) 178 \square 1. Does your water source have a bypass valve? 179 2. If "yes," is the bypass valve working? 2 180 \square (C) Well 181 1. Has your well ever run dry? 182 1 $oldsymbol{\Lambda}$ 2. Depth of Well 2. 183 \mathbf{V} 3. Gallons per minute, _____, measured on (date) _ 184 3 V 4. Is there a well used for something other than the primary source of drinking water? 4 $\overline{\mathbf{Z}}$ 185 186 5. If there is an unused well, is it capped? \square 187 (D) Pumping and Treatment 1. If your drinking water source is not public, is the pumping system in working order? If 188 $\mathbf{\Lambda}$ ı "no," explain: 189 2. Do you have a softener, filter, or other treatment system? 190 N 2 3. Is the softener, filter, or other treatment system lease? From whom? 191 3 V (E) General 192 1. When was your water last tested?_____ Test results: _____ 193 2. Is the water system shared? With whom? 194 2 (F) Issues 195 1. Are you aware of any leaks or other problems, past or present, relating to the water supply, 196 \checkmark 197 pumping system, and related items? 198 2. Have you ever had a problem with your water supply? V Explain any "yes" answers in section 9, including the location and extent of any problem(s) and 199 any repair or remediation efforts: 200 201 10. SEWAGE SYSTEM 202 (A) General 203 No Unk N/A Yes 1. Is your property served by a sewage system (public, private or community)? 1 204 2. If "no," is it due to availability or permit limitations? 2 205 \square 3. When was the sewage system installed (or date of connection, if public)? ____ 3 206 (B) Type Is your property served by: 207 1. Public (if "yes," continue to D through below) 208 1 2. Community (non-public) 209 2 \mathbf{Z} 3. An individual on-lot sewage disposal system 210 3 \square 4. Other, explain: ___ 212 Seller's Initials Date 2/20/20 Buyer's Initials Date SPD Page 4 of 10

Note to Buyer: The PA Construction Code Act, 35 P.S. §7210 et seq. (effective 2004), and local codes es-

tablish standards for building and altering properties. Buyers should check with the municipality to de-

termine if permits and/or approvals were necessary for disclosed work and if so, whether they were

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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	1		1. Are there any metal/steel septic tanks on the Property?
224	2		2. Are there any cement/concrete septic tanks on the Property?
225	3		3. Are there any fiberglass septic tanks on the Property?
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		6. How often is the on-lot sewage disposal system serviced? 7. When was the on-lot sewage disposal system last 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		 Are there any sewage pumps located on the property? What type(s) of pump(s)?
235 236	2		2. What type(s) of pump(s)? 3. Are pump(s) in working order?
237	3		4. Who is responsible for maintenance of sewage pumps?
238	4		(G) Issues
239			Is any waste water piping not connected to the septic/sewer system?
240	1		2. Are you aware of any past or present leaks, backups, or other problems relating to the sewage
241	2		system and related items?
242			Explain any "yes" answers in section 10, including the location and extent of any problem(s) and any
243			repair or remediation efforts:
244			
245			11. PLUMBING SYSTEM
246		Yes No Unk N/A	(A) Material(s). Are the plumbing materials (check all that apply):
247	1		I. 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)
253 254	7		7. Other
255	В		to: kitchen, laundry, or bathroom fixtures; wet bars; exterior faucets; etc.)?
256			If "yes," explain: Multiple damaged fixtures. Main water has been turned off for 3+ years
257			on your or your
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		7. Other
267	8		8. Is your water heating a summer-winter hook-up (integral system, hot water from the boiler, etc.)?
268	В		(B) How many water heaters are there? When were they installed?
269	C		(C) Are you aware of any problems with any water heater or related equipment?
270			If "yes," explain:
271 Se	ller's	Initials	Date 2/20/20 SPD Page 5 of 10 Buyer's Initials Date
	:-		

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		8. Other:
282		(B) System Type(s) (check all that apply):
283 1		1. Forced hot air
284 \$2		2. Hot water
285 3		3. Heat pump
286 4		4. Electric baseboard
287 \$15		5. Steam
288 JG		6. Radiant
289 7		7. Wood stove(s) How many?
290 8		8. Coal stove(s) How many?
291 9		9. Other:
292		(C) Status
293 1		When was your heating system(s) installed?
294 2		2. When was the heating system(s) last serviced?
295 3		3. How many heating zones are in the property?
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.): Wood
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)?
303 6		6. How many chimney(s)?1 When were they last cleaned? Unknown
304 7		7. Are the chimney(s) working? If "no," explain:
305 E	\square	(E) List any areas of the house 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:
310 P		Are you aware of any problems or repairs needed regarding any item in section 13? If "yes," explain: Multiple damaged radiators. One radiator removed and replaced with temporary cap
311		14. AIR CONDITIONING SYSTEM
313	Y N- 11-1- 8//4	(A) Type(s) . Is the air conditioning (check all that apply):
314 1	Yes No Unk N/A	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 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 1		1. Does the electrical system have fuses?
329 2		2. Does the electrical system have circuit breakers?
330 Seller's	s Initials	Date 2/30/20 SPD Page 6 of 10 Buyer's Initials Date

	Yes	No	Unk	N/A
В			Ø	
C	V			
P				

(B)	What	is	the	system	amperage?_
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(C) Are you aware of any knob and tube wiring in the home?

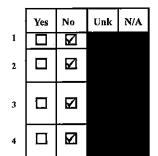
Are you aware of any problems or repairs needed in the electrical system? If "yes," explain:

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.

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

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

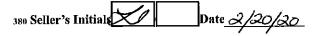


17. LAND/SOILS

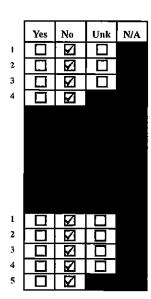
(A) Property

- 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).



Buyer's Initials		Date



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(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.

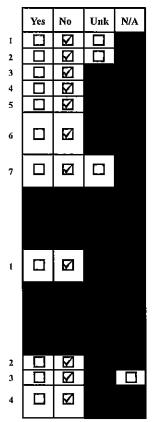
(C) Property Rights

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

- 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:

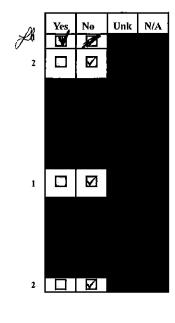
(B) Boundaries

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 s	section 10(D):	
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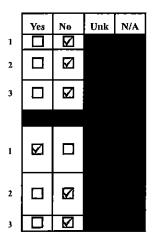
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19. HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES

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

	First Test	Se	cond Test
Date			
Type of Test			<u>-</u>
Results (picocuries/liter))		_
Name of Testing Service	•		
2. Are you aware of an	y radon removal system on	the property? If "yes," I	ist date installed and
type of system, and	whether it is in working orde	er below:	
Date Installed	Type of System	Provider	Working?
	-		

(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?
- 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?

Explain any "yes" answers in section 19: Mold in multiple locations

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

- 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?

r's Initials Buyer's Initials Date Date Date	r's Initials	Date 2/00/20	SPD Page 9 of 10	Buyer's Initials		Date	
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	Seller's Property	Disclosure Statement Addendum (PAR Form SDA)	
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