



Utility Companies

**ELECTRIC**

- PENELEC 800-545-7741
- NORTHWEST R.E.C. 800-352-0014
- PENN POWER 800-720-3600

METER # \_\_\_\_\_  
 AVERAGE MONTHLY BILL \$ \_\_\_\_\_  
*Buyer & Seller must personally call to have transferred.*

**GAS**

- NATIONAL FUEL GAS 800-365-3234
- SUBURBAN PROPANE 724-662-2570
- OTHER \_\_\_\_\_

METER # \_\_\_\_\_  
 AVERAGE MONTHLY BILL \$ \_\_\_\_\_  
*Buyer & Seller must personally call to have transferred.*

**WATER**

- AUTUMN HILLS (Barbara Childs) 814-337-2246
- CAMBRIDGE SPRINGS\* 814-398-2311
- COCHRANTON 814-425-3365
- CONNEAUT LAKE BORO (Wilma Davis)\*\* 814-382-9323
- CL/OAKLAND BEACH (AQUA PA) 724-981-1200
- CONNEAUTVILLE\*\* 814-587-2471
- EDINBORO 814-734-1812
- ERIE 814-870-8000
- FAIRVIEW 814-474-2238
- FERGUSON COMMUNITY WATER 814-382-5255
- LINESVILLE\*\* 814-683-4382
- MEADVILLE\*\* 814-724-6057
- NORTH EAST 814-725-8611
- PLEASANTVILLE 814-589-7432
- SAEGERTOWN 814-763-4600
- SUMMIT 814-864-2323
- TITUSVILLE \$50.00 814-827-5300
- UNION CITY 814-438-3721
- VERNON 814-332-0803
- WASHINGTON \$50.00 814-734-3117

*Buyer, Seller, Realtor or Attorney can transfer.*

**SEWAGE**

- CAMBRIDGE SPRINGS\* 814-398-2311
- CONN LAKE/SADSBURY/SUMMIT 814-382-8315
- CONNEAUT LAKE BORO\*\* 814-382-2463
- CONNEAUTVILLE\* 814-587-3910
- LINESVILLE\*\* 814-683-4382
- MEADVILLE/WEST MEAD\*\* 814-724-6057
- NORTH/SOUTH SHENANGO \$100.00 724-932-3138
- PLEASANTVILLE 814-589-7432
- SAEGERTOWN 814-763-2789
- TITUSVILLE \$50.00 814-827-5300
- VERNON 814-336-2550
- WASHINGTON \$50.00 814-734-3117
- WEST FALLOWFIELD Open only T-Th 9-noon 814-382-8304

OTHER Private \_\_\_\_\_  
 QUARTERLY/MONTHLY \$ \_\_\_\_\_

*Buyer, Seller, Realtor or Attorney can transfer.*

*Note: Sadsbury, Summit, Titusville, North/South Shenango and Washington require pre-check inspection prior to closing some fees may be added for this service and they are shown above.*

**GARBAGE**

- CONNEAUT LAKE BORO 814-382-2427
- MEADVILLE (City Building)\*\* 814-333-3345
- NORTHLAND REFUSE 814-333-2900
- TITUSVILLE 814-827-5300
- TRI-COUNTY 800-457-8202
- WASTE MANAGEMENT (North of Rt. 322) 800-458-0476
- WASTE MANAGEMENT (South of Rt. 322) 800-451-3060
- WELKA 814-825-9711

QUARTERLY/MONTHLY \$ \_\_\_\_\_  
 PICK-UP DATE \_\_\_\_\_

*Buyer, Seller, Realtor or Attorney can transfer.*

\*INC. WATER/SEWAGE/REFUSE IN 1 BILL

\*\*INC. WATER/SEWAGE IN 1 BILL

**TELEPHONE**

- WINDSTREAM 800-255-8357
- GTE 800-483-4600
- VERIZON 800-483-4000
- OTHER \_\_\_\_\_

NUMBER OF JACKS \_\_\_\_\_

*Buyer & Seller must personally call to have transferred.*

**CABLE TV**

- ADELPHIA 877-772-2253
- ARMSTRONG 814-336-3171
- CABLEVISION 814-453-4553
- COAXIAL 814-734-1424
- DIRECT TV 800-450-4718
- FIRST EXPRESS/DISH NETWORK 814-336-6106
- TRIAX CABLEVISION 800-333-3474
- OTHER 800-874-2915

NUMBER OF JACKS \_\_\_\_\_

*Buyer & Seller must personally call to connect/disconnect.*

**SECURITY SYSTEMS**

- ADT 800-238-3009
- ALLIED ALARM 888-665-6701
- ALLSECURE 814-337-0607
- DOYLE 814-453-6577
- SECURITY SYSTEMS OF PA 800-373-3477
- OTHER \_\_\_\_\_

QUARTERLY/MONTHLY \$ \_\_\_\_\_

*Buyer & Seller must personally call to have transferred.*

Well/Septic/Leach Field Relationship to House:

## Post Offices

Albion	814-756-3211	Edinboro	814-734-1711	Harborcreek	814-899-8636	Sheakleyville	724-253-4332
Adamsville	724-932-3949	Elgin	814-663-5641	Harmonsborg	814-382-8518	Spartansburg	814-654-7163
Atlantic	814-382-2007	Erie Downtown	814-454-6486	Haristown	814-382-8254	Springboro	814-587-2010
Cambridge Springs	814-398-2114	Erie Main Office	814-898-7300	Jamestown	724-932-5245	Titusville	814-827-6114
Centerville	814-654-7758	Erie Perry Square	814-453-6433	Lake City	814-774-4310	Townville	814-967-3232
Cochranston	14-425-3467	Erie Presque Isle	814-833-1018	Linesville	814-683-5781	Union City	814-438-2611
Columbus	814-664-2234	Erie South	814-866-0321	McKean	814-476-7312	Venango	814-398-2630
Conneaut Lake	814-382-3525	Fairview	814-474-5119	Meadville	814-724-5990	Waterford	814-796-2500
Conneautville	814-587-3727	Girard	814-774-3807	Mill Village	814-796-2730	Wattsburg	814-739-2323
Corry	814-664-4911	Greenville	724-588-5310	North East	814-725-4009	Wesleyville	814-899-9143
Cranesville	814-756-4168	Guys Mills	814-789-4261	North Springfield	814-922-3245	West Springfield	814-922-3264
East Springfield	814-922-3939	Hadley	724-253-2888	Saegertown	814-763-4205		

## Schools

Barber Gertrude A.	814-453-7661	Fort LeBoeuf		Middle	814-725-8673
Begin Anew Christian	814-456-4077	High	814-796-2616	High	814-725-8671
Bethel Christian	814-868-2365	Middle	814-796-2681	Our Lady of Mount Carmel	814-825-2822
Blessed Sacrament	814-455-1387	Mill Village	814-796-2060	Our Lady of Peace	814-838-3548
Calvary Baptist Christian Aca.	814-724-6606	Robinson	814-868-5565	Penncrest School District	
Cathedral Preparatory	814-454-5305	Waterford	814-796-4833	Cambridge Springs E	814-398-4636
Children's Christian School	814-724-7725	Franklin Area Schools	814-425-3279	Cambridge Spgs J/S	814-398-4631
Clarion University	866-202-1421	French Creek Valley Christian	814-763-3282	Cussewago Elem.	814-763-3975
Columbus	814-665-9491	Gecac Community Charter	814-461-9600	Maplewood Elem.	814-967-2675
Commodore Perry Elementary	724-253-2025	Gannon University	814-871-7000	Maplewood J/S	814-789-3666
Jr. Sr. High	724-253-2232	General McLane		Preschool Programs	814-337-8120
Community Country Day	814-833-7933	High	814-734-1602	Saegertown Elem.	814-763-2314
Conneaut School District		Middle	814-734-1151	Saegertown J/S	814-763-2615
Alice Shafer Elem.	814-683-5755	Edinboro	814-734-3136	Penn State-Behrend	814-898-6000
Conneaut Lake High	814-382-5315	McKean	814-476-7613	Pilgrim Fellowship	814-398-4636
Sadsbury Elem.	814-382-8191	Girard		Reynolds School District (Greenville)	
Conneaut Valley El.	814-587-6326	High	814-774-5607	Elementary	724-646-4781
Conneaut Valley High	814-587-2091	Middle	814-774-5604	Jr & Sr. High School	724-646-3240
Greenwood Elem.	814-382-2782	Elk Valley	814-774-5666	Rundell Christian Day School	814-587-3658
Linesville/Conneaut	814-683-5551	Glenridge Montessori	814-866-3760	Sacred Heart	814-459-7247
Crawford Central School District	814-724-3960	Goddard School	877-760-6112	Seton School	814-336-2320
Cochranston Elem.	814-425-2105	Greenville Area School District	724-588-7560	Stoneboro Wesleyan School	814-376-3319
Cochranston J/S	814-425-7421	Jr. Sr. High School	724-588-2500	St. Andrews	814-454-2454
East End Elem.	814-724-6585	East Elementary	724-588-1173	St. Benedict	814-452-4072
First District Elem.	814-724-1124	Harborcreek		St. Boniface	814-825-4238
Meadville Junior High	814-333-1188	High/Junior	814-897-2100	St. George	814-864-4821
Meadville Senior High	814-336-1121	Clark	814-899-0873	St. Gregory	814-725-4571
Neason Hill Elem.	814-724-7886	Klein	814-899-4424	St. James	814-899-3429
Second District Elem.	814-724-7073	Rolling Ridge	814-899-0816	St. John's	814-452-6874
West End Elem.	814-724-1450	Harborcreek Christian	814-898-3187	St. Joseph	814-452-3119
Crawford County Vo-Tech	814-724-6024	Holy Family School	814-452-4720	St. Luke's	814-825-7105
Creekside Christian	814-725-2407	Holy Rosary School	814-456-7212	St. Michael's	724-588-7050
Edinboro University	814-732-2000	Iroquois		St. Peter	814-452-4276
Erie Business Center	814-456-7504	Junior/Senior	814-899-7643	St. Stanislaus	814-452-4825
Erie County Technical	814-868-5443	Lawrence Park	814-899-7643	St. Thomas	814-665-7375
Erie Day School	814-452-4273	Wesleyville	814-899-2171	Titusville Area Schools	
Erie City Schools		Jamestown Area School District	724-932-5557	Cherrytree	814-827-6623
Burton	814-874-6850	Elementary	724-932-3181	Hydetown	814-827-7732
Grover-Cleveland	814-874-6670	Jr & Sr. High	724-932-3186	Junior High	814-827-2717
JoAnna Connell	814-874-6785	Lakeview Schools	814-376-7911	Main Street School	814-827-7611
Diehl	814-874-6585	Mercyhurst College	814-824-2000	Pleasantville	814-589-7931
Edison	814-874-6470	Mercyhurst Prep	814-824-2210	Senior High	814-827-9687
Emerson-Gridley	814-874-6450	Millcreek Township		Early Childhood Learning Center	814-827-9341
Glenwood	814-874-6570	Asbury	814-835-5512	Union City Area Schools	
Harding	814-874-6550	Beile Valley	814-835-5618	Elementary	814-438-7611
Irving	814-874-6770	Chestnut Hill	814-835-5577	Junior/Senior	814-438-7673
Jefferson	814-874-6650	Grandview	814-835-5496	University of Pittsburgh	
Lincoln	814-874-6685	Ridgefield	814-835-5395	At Titusville	888-878-0462
McKinley	814-874-6870	Tracy	814-835-5800	Villa Maria Academy	814-838-2061
Perry	814-874-6485	Vernondale	814-835-5493	Villa Maria Elementary	814-838-5451
Pfeiffer-Burleigh	814-874-6750	Walnut Creek	814-835-5700	Wattsburg Area School	814-824-3400
Roosevelt	814-874-6800	JS Wilson	814-835-5567	Word of God	814-833-0111
Wayne	814-874-6700	Westlake	814-835-5750		
Wilson	814-874-6600	McDowell Inter.	814-835-5487		
Central North	814-874-6200	McDowell Sen.	814-835-5403		
Central South	814-874-6250	North Coast	814-874-6191		
East	814-874-6400	Montessori Children's	814-838-2155		
NPCA	814-874-6300	Mount Calvary	814-455-1268		
Strong Vincent	814-874-6500	North East			
Fairview	814-474-2600	Earl C. Davis	814-725-8676		
First Assembly	814-866-6979	Intermediate	814-725-8674		

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 23026 Rt. 285 Cochranon, PA 16314

2 Seller:
Mack A. Yoder

4 The Real Estate Seller Disclosure Law (68 P.S. §7301 et seq.) requires that a seller of a property must disclose to a buyer all known material defects about the property being sold that are not readily observable. While the Law requires certain disclosures, this disclosure statement covers common topics beyond the basic requirements of the Law in an effort to assist sellers in complying with disclosure requirements and to assist buyers in evaluating the property being considered. Sellers who wish to see or use the basic disclosure form can find the form on the Web site of the Pennsylvania State Real Estate Commission.

9 This Statement discloses Seller's knowledge of the condition of the property as of the date signed by Seller and is not a substitute for any inspections or warranties that Buyer may wish to obtain. This Statement is not a warranty of any kind by Seller or a warranty or representation by any listing real estate broker, any selling real estate broker, or their licensees. Buyer is encouraged to address concerns about the conditions of the property that may not be included in this Statement. This Statement does not relieve Seller of the obligation to disclose a material defect that may not be addressed on this form.

14 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.

17 1. SELLER'S EXPERTISE Seller does not possess expertise in contracting, engineering, architecture, or other areas related to the construction and conditions of the property and its improvements, except as follows: Contractor

20 2. OCCUPANCY/OWNERSHIP
(a) Is the property currently occupied? [ ] Yes [X] No If "yes", by whom? [ ] Seller [ ] Other occupants (tenants)
If property is not occupied, when was it last occupied? Unknown
(b) How long have you owned the property? February 2007
(c) Are you aware of any pets having lived in the house or other structures during your ownership? [ ] Yes [X] No
If "yes," describe:

26 3. ROOF
(a) Date roof installed: 2003 Documented? [ ] Yes [X] No [ ] Unknown
(b) Has the roof been replaced or repaired during your ownership? [ ] Yes [X] No
If "yes," was the existing roofing material removed? [ ] Yes [ ] No [ ] Unknown
(c) Has the roof ever leaked during your ownership? [ ] Yes [X] No
(d) Are you aware of any problems with the roof, gutters, flashing or downspouts? [ ] Yes [X] No
Explain any "yes" answers in this section, including the location and extent of any problem(s) and any repair or remediation efforts:

34 4. BASEMENTS AND CRAWL SPACES (Complete only if applicable)
(a) Does the property have a sump pump? [ ] Yes [X] No [ ] Unknown
If "yes," has it ever run? [ ] Yes [ ] No [ ] Unknown Is it in working order? [ ] Yes [ ] No [ ] Unknown
(b) Are you aware of any water leakage, accumulation, or dampness within the basement or crawl space? [X] Yes [ ] No
(c) Do you know of any repairs or other attempts to control any water or dampness problem in the basement or crawl space? [X] Yes [ ] No
Explain any "yes" answers in this section, including the location and extent of any problem(s) and any repair or remediation efforts:
Put French drains around the outside

41 5. TERMITES/WOOD-DESTROYING INSECTS, DRYROT, PESTS
(a) Are you aware of any termites/wood-destroying insects, dryrot, or pests affecting the property? [X] Yes [ ] No
(b) Are you aware of any damage to the property caused by termites/wood-destroying insects, dryrot, or pests? [ ] Yes [X] No
(c) Is your property currently under contract by a licensed pest control company? [ ] Yes [X] No
(d) Are you aware of any termite/pest control reports or treatments for the property? [ ] Yes [X] No
Explain any "yes" answers in this section, including the name of any service/treatment provider, if applicable:
had a little dryrot under old siding, repaired + covered with vinyl

48 6. STRUCTURAL ITEMS
(a) Are you aware of any past or present water leakage in the house or other structures? [ ] Yes [X] No
(b) Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, or other structural components? [X] Yes [ ] No
(c) Are you aware of any past or present problems with driveways, walkways, patios, or retaining walls on the property? [ ] Yes [X] No
(d) Is your property constructed with an Exterior Insulating Finishing System (EIFS), such as Dryvit or synthetic stucco?

- 54  Yes  No  Unknown If yes, date installed, if known \_\_\_\_\_
- 55 (e) Are there any defects (including stains) in flooring or floor coverings?  Yes  No  Unknown
- 56 (f) Are you aware of any fire, storm, water or ice damage to the property?  Yes  No  Unknown

57 Explain any "yes" answers in this section, including the location and extent of any problem(s) and any repair or remediation efforts:  
 58 side basement walls were caved in, replaced with new block walls

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

61 If yes, list additions, structural changes, or alterations (use additional sheets if necessary).	62 Approximate date of work	63 Were permits obtained? (Yes/No/Unknown)	64 Were final inspections/approvals obtained? (Yes/No/Unknown)
63 <u>new porch in front</u>	<u>April 2007</u>	<u>yes</u>	<u>yes</u>
64 <u>new deck in back</u>	<u>March 2007</u>	<u>yes</u>	<u>yes</u>
65			
66			
67			

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

74 8. WATER SUPPLY

- 75 (a) What is the source of your drinking water?  Public Water  Well on Property  Community Water  None  
 76  Other (explain): \_\_\_\_\_
- 77 (b) When was your water last tested? tested every year <sup>date unknown</sup> Test results? \_\_\_\_\_  
 78 If your drinking water source is not public, is the pumping system in working order?  Yes  No  
 79 If "no," explain: \_\_\_\_\_
- 80 (c) Do you have a softener, filter, or other treatment system?  Yes  No  
 81 If you do not own the system, explain: \_\_\_\_\_
- 82 (d) Have you ever had a problem with your water supply?  Yes  No
- 83 (e) Has your well ever run dry?  Yes  No  Not Applicable
- 84 (f) Is there a well on the property not used as the primary source of drinking water?  Yes  No  
 85 If yes, is the well capped?  Yes  No
- 86 (g) Is the water system shared?  Yes  No
- 87 (h) Are you aware of any leaks or other problems, past or present, relating to the water supply, pumping system, and related items?  
 88  Yes  No

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

91 9. SEWAGE SYSTEM

- 92 (a) What is the type of sewage system?  Public Sewer  Individual On-lot Sewage Disposal System  
 93  Individual On-lot Sewage Disposal System in Proximity to Well  Community Sewage Disposal System  
 94  Ten-acre Permit Exemption  Holding Tank  None  None Available/Permit Limitations in Effect  
 95  Other type of sewage system (explain): \_\_\_\_\_
- 96 (b) If Individual On-lot sewage system, what type?  Cesspool  Drainfield  Unknown  
 97  Other (specify): \_\_\_\_\_
- 98 (c) Are there any septic tanks on the Property?  Yes  No  Unknown  
 99 If "yes," what type of tank(s)?  Metal/steel  Cement/concrete  Fiberglass  Unknown  
 100  Other (specify): \_\_\_\_\_
- 101 (d) When was the on-site sewage disposal system last serviced? Unknown DYE COMPREHENSIVE
- 102 (e) Are there any sewage pumps located on the property?  Yes  No  
 103 If yes, type(s) of pump(s) \_\_\_\_\_ Are pump(s) in working order?  Yes  No  
 104 Who is responsible for maintenance of sewage pumps? \_\_\_\_\_
- 105 (f) Is the sewage system shared?  Yes  No
- 106 (g) Are you aware of any past or present leaks, backups or other problems relating to the sewage system and related items?  Yes  No

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

109 10. PLUMBING SYSTEM

- 110 (a) Type of plumbing (check all that apply):  Copper  Galvanized  Lead  PVC  Polybutylene pipe (PB)  Mixed  
 111  Unknown  Other (explain): \_\_\_\_\_

Are you aware of any problems with any of your plumbing fixtures (e.g., including but not limited to: kitchen, laundry, or bathroom fixtures; wet bars; etc.)?  Yes  No

If "yes," explain: \_\_\_\_\_

115 **11. DOMESTIC WATER HEATING**

116 (a) Type of water heating:  Electric  Natural Gas  Fuel Oil  Propane  Solar  Summer/Winter Hook-Up

117 Other (explain): \_\_\_\_\_

118 (b) Are you aware of any problems with any water heater or related equipment?  Yes  No

119 If "yes," explain: \_\_\_\_\_

120 **12. AIR CONDITIONING SYSTEM**

121 (a) Type of air conditioning:  Central Electric  Wall Units  Window Units  None

122 Other (explain): \_\_\_\_\_

123 Number of window units included in sale \_\_\_\_\_ Location(s) \_\_\_\_\_

124 (b) Age of Central Air Conditioning System: \_\_\_\_\_ Unknown Date last serviced, if known \_\_\_\_\_

125 (c) List any areas of the house that are not air conditioned: \_\_\_\_\_

127 (d) Are you aware of any problems with any item in this section?  Yes  No

128 If "yes," explain: \_\_\_\_\_

129 **13. HEATING SYSTEM**

130 (a) Type(s) of heating fuel(s) (check all that apply):  Electric  Fuel Oil  Natural Gas  Propane

131  Coal  Wood  Other: \_\_\_\_\_

132 (b) Type(s) of heating system(s) (check all that apply):  Forced Hot Air  Hot Water  Heat Pump

133  Electric Baseboard  Steam  Wood Stove (How many? \_\_\_\_\_)  Coal Stove (How many? \_\_\_\_\_)

134  Other: \_\_\_\_\_

135 (c) Age of Heating System: \_\_\_\_\_  Unknown Date last serviced, if known \_\_\_\_\_

136 (d) Are there any fireplaces?  Yes  No If "yes," how many? \_\_\_\_\_ Are they working?  Yes  No

137 (e) Are there any chimneys (from a fireplace, water heater or any other heating system)?  Yes  No

138 If "yes," how many? 1 When were they last cleaned? 2007  Unknown

139 Are they working?  Yes  No If "no," explain: \_\_\_\_\_

140 (f) List any areas of the house that are not heated: \_\_\_\_\_

141 (g) Are you aware of any heating fuel tanks on the property?  Yes  No

142 Location(s), including underground tank(s): back wall basement

143 If you do not own the tanks, explain: \_\_\_\_\_

144 Are you aware of any problems or repairs needed regarding any item in this section?  Yes  No

145 If "yes," explain: \_\_\_\_\_

147 **14. ELECTRICAL SYSTEM**

148 (a) Type of Electrical System:  Fuses  Circuit Breakers How Many Amps? 100  Unknown

149 (b) Are you aware of any knob and tube wiring in the home?  Yes  No

150 Are you aware of any problems or repairs needed regarding any item in this section?  Yes  No

151 If "yes," explain: \_\_\_\_\_

153 **15. OTHER EQUIPMENT AND APPLIANCES**

154 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  
155 not mean it is included in the Agreement of Sale. Terms of the Agreement of Sale negotiated between Buyer and Seller will  
156 determine which items, if any, are included in the purchase of the Property.

157 (a)  Electric Garage Door Opener Number of Transmitters \_\_\_\_\_ Keyless Entry

158 (b)  Smoke Detectors How many? \_\_\_\_\_ Location(s) \_\_\_\_\_

159 (c)  Security Alarm System  Owned  Leased (Lease Information \_\_\_\_\_)

160 (d)  Lawn Sprinkler(s) How many? \_\_\_\_\_ Automatic Timer

161 (e)  Swimming Pool  Hot Tub/Spa  Pool/Spa Heater  Pool/Spa Cover  Whirlpool/Tub

162  Pool/Spa Equipment and Accessories (list): \_\_\_\_\_

163 (f)  Refrigerator(s)  Range/Oven  Microwave Oven  Dishwasher  Trash Compactor  Garbage Disposal

164  Chest Freezer  Washer  Dryer  Intercom

165 (g)  Ceiling Fan(s) How many? \_\_\_\_\_ Location \_\_\_\_\_

166 (h)  Awnings  Attic Fan(s)  Satellite Dish  Storage Shed  Deck(s)  Electric Animal Fence

167 (i)  Other: \_\_\_\_\_

168 Are you aware of any problems or repairs needed regarding any item in this section?  Yes  No

PREPARED BY: Linda A. Peters, Broker/Owner

SELLER'S PROPERTY DISCLOSURE STATEMENT, 3/06 . Pennsylvania Association of REALTORS®

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Buyer(s) \_\_\_\_\_

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Seller(s) M

169 If "yes," explain: \_\_\_\_\_

170 16. LAND (SOILS, DRAINAGE, FLOODING AND BOUNDARIES)

171 (a) Land/Soils

- 172 1) Are you aware of any fill or expansive soil on the property?  Yes  No
- 173 2) Are you aware of any sliding, settling, earth movement, upheaval, subsidence, or earth stability problems that have occurred on or
- 174 affect the property?  Yes  No
- 175 3) Are you aware of any existing, past or proposed mining, strip-mining, or any other excavations that might affect this property?
- 176  Yes  No

177 *Note to Buyer: The property may be subject to mine subsidence damage. Maps of the counties and mines where mine subsidence*  
178 *damage may occur and mine subsidence insurance are available through: Department of Environmental Protection, Mine Subsidence*  
179 *Insurance Fund, 25 Technology Drive, California Technology Park, Coal Center, PA 15423 (800) 922-1678 (within Pennsylvania) or*  
180 *(724) 769-1100 (outside Pennsylvania).*

- 181 4) Is the property, or a portion of it, preferentially assessed for tax purposes, or subject to limited development rights?
- 182  Yes  No If "yes," check all that apply below:

- 183  Farmland and Forest Land Assessment Act - 72 P.S. §5490.1 et seq. (Clean and Green Program)
- 184  Open Space Act - 16 P.S. §11941 et seq.
- 185  Agricultural Area Security Law - 3 P.S. §901 et seq. (Development Rights)
- 186  Other \_\_\_\_\_

187 *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*  
188 *agricultural operations may be subject to nuisance suits or ordinances. Buyers are encouraged to investigate whether any agricultural*  
189 *operations covered by the Act operate in the vicinity of the property.*

190 Explain any "yes" answers in this section: \_\_\_\_\_

191 DO YOU HAVE A SURVEY? \_\_\_\_\_

192 (b) Flooding/Drainage

- 193 1) Is any part of this property located in a wetland area or a FEMA flood zone?  Yes  No  Unknown
- 194 2) Do you know of any past or present drainage or flooding problems affecting the property?  Yes  No

195 Explain any "yes" answers in this section, including dates and extent of flooding: \_\_\_\_\_

197 (c) Boundaries

- 198 1) Do you know of any encroachments, boundary line disputes, or easements affecting the property?  Yes  No

199 *Note to Buyer: Most properties have easements running across them for utility services and other reasons. In many cases, the easements*  
200 *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*  
201 *easements and restrictions by examining the property and ordering an Abstract of Title or searching the records in the Office of the*  
202 *Recorder of Deeds for the county before entering into an agreement of sale.*

- 203 2) Do you access the property from a private road or lane?  Yes  No
- 204 If yes, do you have a recorded right of way or maintenance agreement?  Yes  No
- 205 3) Are you aware of any shared or common areas (e. g., driveways, bridges, docks, walls, etc.) or maintenance agreements?
- 206  Yes  No

207 Explain any "yes" answers in this section: \_\_\_\_\_

209 17. HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES

- 210 (a) Are you aware of any underground tanks (other than home heating fuel or septic tanks disclosed above)?  Yes  No
- 211 (b) Are you aware of any past or present hazardous substances present on the property (structure or soil) such as, but not limited to asbestos,
- 212 or polychlorinated biphenyls (PCBs), etc.?  Yes  No
- 213 (c) Are you aware of sewage sludge (other than commercially available fertilizer products) being spread on the property, or have you
- 214 received written notice of sewage sludge being spread on an adjacent property?  Yes  No
- 215 (d) Are you aware of any tests for mold, fungi, or indoor air quality in the property?  Yes  No
- 216 (e) Other than general household cleaning, have you taken any efforts to control or remediate mold or mold-like substances in the
- 217 property?  Yes  No

218 *Note to Buyer: Individuals may be affected differently, or not at all, by mold contamination. If mold contamination or indoor air quality*  
219 *is a concern, buyers are encouraged to engage the services of a qualified professional to do testing. Information on this issue is available*  
220 *from the United States Environmental Protection Agency and may be obtained by contacting IAQ INFO, P.O. Box 37133, Washington,*  
221 *D.C. 20013-7133, 1-800-438-4318.*

- 222 (f) Are you aware of any dumping on the property?  Yes  No
- 223 (g) Have you received written notice regarding the presence of an environmental hazard or biohazard on your property or any adjacent
- 224 property?  Yes  No
- 225 (h) Are you aware of any tests for radon gas that have been performed in any buildings on the property?  Yes  No

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

227 DATE	TYPE OF TEST	RESULTS (picocuries/liter or working levels)	NAME OF TESTING SERVICE
228 _____	_____	_____	_____
229 _____	_____	_____	_____

PREPARED BY: Linda A. Peters, Broker/Owner

SELLER'S PROPERTY DISCLOSURE STATEMENT, 3/06 . Pennsylvania Association of REALTORS®

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Buyer(s) M V

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Seller(s) M V

- 230 (i) Are you aware of any radon removal system on the property?  Yes  No  
 231 If "yes," list date installed and type of system, and whether it is in working order below:  
 232 DATE INSTALLED TYPE OF SYSTEM PROVIDER WORKING ORDER?  
 233 \_\_\_\_\_  Yes  No  
 234 \_\_\_\_\_  Yes  No  
 235 (j) If property was constructed, or if construction began, before 1978, you must disclose any knowledge of lead-based paint on the property.  
 236 Are you aware of any lead-based paint or lead-based paint hazards on the property?  Yes  No  
 237 If "yes," explain how you know of it, where it is, and the condition of those lead-based paint surfaces:  
 238 \_\_\_\_\_  
 239 (k) If property was constructed, or if construction began, before 1978, you must disclose any reports or records of lead-based paint or  
 240 lead-based paint hazards on the property. Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards  
 241 on the property?  Yes  No  
 242 If "yes," list all available reports and records: \_\_\_\_\_  
 243 (l) Are you aware of testing on the property for any hazardous substances or environmental concerns?  Yes  No  
 244 (m) Are you aware of any other hazardous substances or environmental concerns that might impact upon the property?  Yes  No

245 Explain any "yes" answers in this section: \_\_\_\_\_  
 246 \_\_\_\_\_  
 247 \_\_\_\_\_  
 248 \_\_\_\_\_

249 18. CONDOMINIUMS AND OTHER HOMEOWNER ASSOCIATIONS (Complete only if applicable)

- 250 Type:  Condominium  Cooperative  Homeowner Association or Planned Community  
 251 Other: \_\_\_\_\_  
 252 *Notice Regarding Condominiums, Cooperatives, and Planned Communities: A buyer of a resale unit in a condominium, cooperative,*  
 253 *or planned community must receive a copy of the declaration (other than the plats and plans), the by-laws, the rules or regulations,*  
 254 *and a certificate of resale issued by the association in the condominium, cooperative, or planned community. Buyers may be responsible*  
 255 *for capital contributions, initiation fees or similar one-time fees in addition to regular monthly maintenance fees. The buyer will have*  
 256 *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*  
 257 *days thereafter or until conveyance, whichever occurs first.*

258 19. MISCELLANEOUS

- 259 (a) Are you aware of any historic preservation restriction or ordinance or archeological designation associated with the property?  
 260  Yes  No  
 261 (b) Are you aware of any existing or threatened legal action affecting the property?  Yes  No  
 262 (c) Are you aware of any violations of federal, state, or local laws or regulations relating to this property?  Yes  No  
 263 (d) Are you aware of any public improvement, condominium or homeowner association assessments against the property that remain unpaid  
 264 or of any violations of zoning, housing, building, safety or fire ordinances that remain uncorrected?  Yes  No  
 265 (e) Are you aware of any judgment, encumbrance, lien (for example co-maker or equity loan), overdue payment on a support obligation, or  
 266 other debt against this property that cannot be satisfied by the proceeds of this sale?  Yes  No  
 267 (f) Are you aware of any reason, including a defect in title, that would prevent you from giving a warranty deed or conveying title to the  
 268 property?  Yes  No  
 269 (g) Are you aware of any insurance claims filed relating to the property?  Yes  No  
 270 (h) Are you aware of any material defects to the property, dwelling, or fixtures which are not disclosed elsewhere on this form?  
 271  Yes  No  
 272 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  
 273 value of the property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or  
 274 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  
 275 defect.

276 Explain any "yes" answers in this section: \_\_\_\_\_  
 277 \_\_\_\_\_

278 The undersigned Seller represents that the information set forth in this disclosure statement is accurate and complete to the best of  
 279 Seller's knowledge. Seller hereby authorizes the Listing Broker to provide this information to prospective buyers of the property and to  
 280 other real estate licensees. SELLER ALONE IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED IN  
 281 THIS STATEMENT. Seller shall cause Buyer to be notified in writing of any information supplied on this form which is rendered  
 282 inaccurate by a change in the condition of the property following completion of this form.

WITNESS \_\_\_\_\_ SELLER Mark A. Jodes DATE \_\_\_\_\_

WITNESS \_\_\_\_\_ SELLER \_\_\_\_\_ DATE \_\_\_\_\_

**EXECUTOR, ADMINISTRATOR, TRUSTEE SIGNATURE BLOCK**

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

DATE \_\_\_\_\_

**RECEIPT AND ACKNOWLEDGEMENT BY BUYER**

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

WITNESS \_\_\_\_\_ BUYER \_\_\_\_\_ DATE \_\_\_\_\_

WITNESS \_\_\_\_\_ BUYER \_\_\_\_\_ DATE \_\_\_\_\_

**INFORMATION REGARDING THE REAL ESTATE SELLER DISCLOSURE LAW**

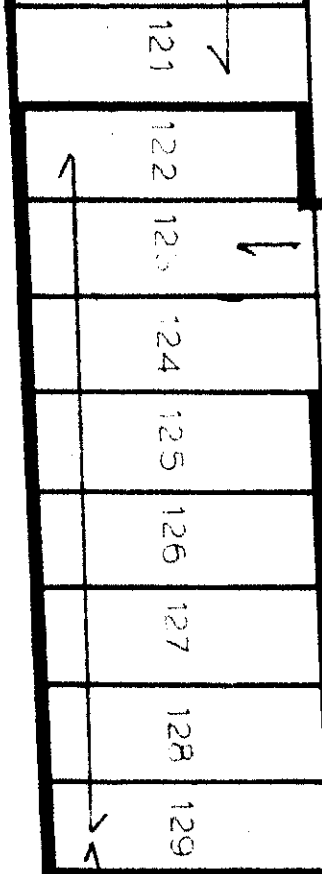
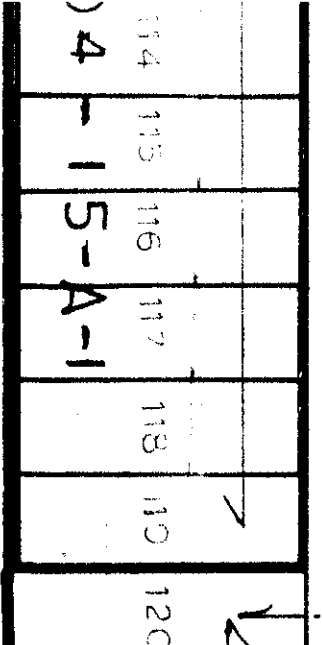
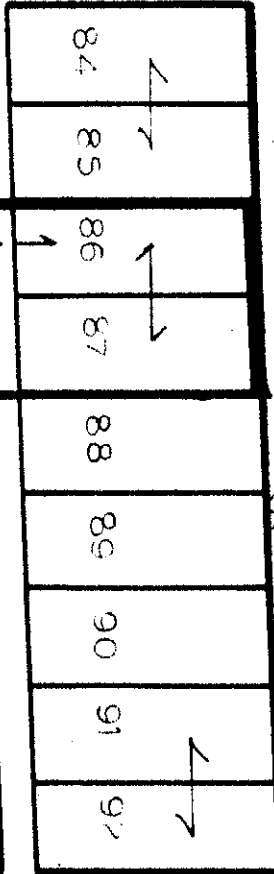
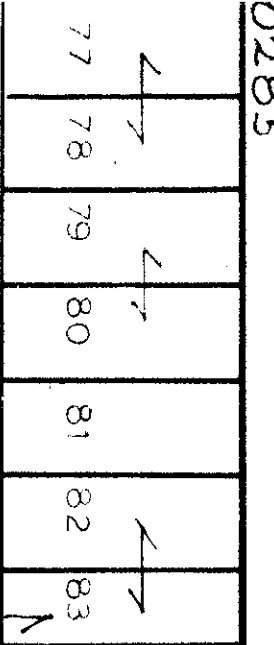
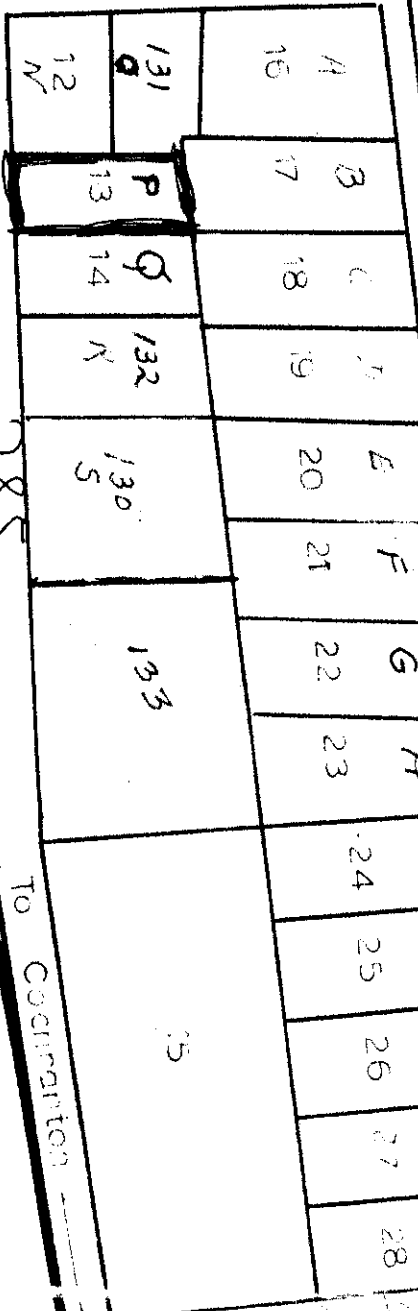
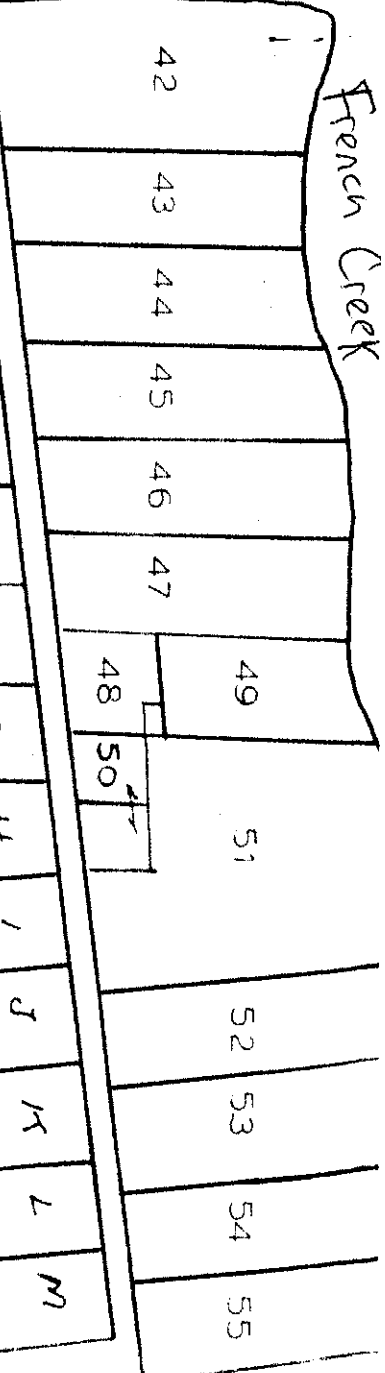
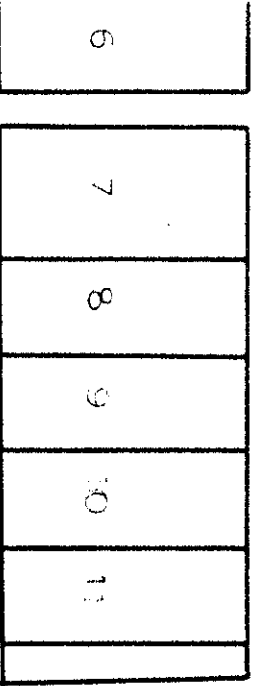
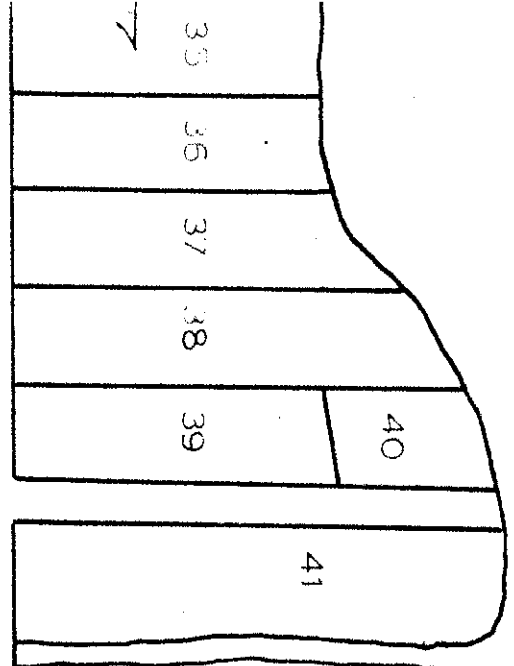
Generally speaking, the Real Estate Seller Disclosure Law requires that before an agreement of sale is signed, the seller in a residential real estate transfer must make certain disclosures regarding the property to potential buyers in a form defined by the law. A residential real estate transfer is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

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

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

French Creek



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