

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** 655 Chestnut St. Meadville PA 16335
2 **SELLER** Susan M. Thomas

INFORMATION REGARDING THE REAL ESTATE SELLER DISCLOSURE LAW

4 The Real Estate Seller Disclosure Law (68 P.S. §7301, et seq.) requires that before an agreement of sale is signed, the seller in a residential
5 real estate transfer must disclose all known **material defects** about the property being sold that are not readily observable. A **material defect**
6 is a problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or
7 that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is at or beyond the end
8 of its normal useful life is not by itself a material defect.

9 This property disclosure statement ("Statement") includes disclosures beyond the basic requirements of the Law and is designed to assist
10 Seller in complying with disclosure requirements and to assist Buyer in evaluating the property being considered. Sellers who wish to see
11 or use the basic disclosure form can find the form on the website of the Pennsylvania State Real Estate Commission. Neither this Statement
12 nor the basic disclosure form limits Seller's obligation to disclose a material defect.

13 This Statement discloses Seller's knowledge of the condition of the Property as of the date signed by Seller and is **not a substitute for any**
14 **inspections or warranties** that Buyer may wish to obtain. **This Statement is not a warranty of any kind by Seller or a warranty or rep-**
15 **resentation by any listing real estate broker, any selling real estate broker, or their licensees.** Buyer is encouraged to address concerns
16 about the condition of the Property that may not be included in this Statement.

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

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

COMMON LAW DUTY TO DISCLOSE

34 Although the provisions of the Real Estate Seller Disclosure Law exclude some transfers from the requirement of completing a disclo-
35 sure statement, the Law does not excuse the seller's common law duty to disclose any known material defect(s) of the Property in order
36 to avoid fraud, misrepresentation or deceit in the transaction. **This duty continues until the date of settlement.**

EXECUTOR, ADMINISTRATOR, TRUSTEE SIGNATURE BLOCK

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

DATE _____

43 **Seller's Initials** SM **Date** 6/29/26 **SPD Page 1 of 11** **Buyer's Initials** _____ **Date** _____



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

1. SELLER'S EXPERTISE

(A) Does Seller possess expertise in contracting, engineering, architecture, environmental assessment or other areas related to the construction and conditions of the Property and its improvements?

(B) Is Seller the landlord for the Property?

(C) Is Seller a real estate licensee?

Explain any "yes" answers in Section 1:

	Yes	No	Unk	N/A
A		✓		
B		✓		
C		✓		

2. OWNERSHIP/OCCUPANCY

(A) Occupancy

1. When was the Property most recently occupied? currently occupied

2. By how many people? 1

3. Was Seller the most recent occupant?

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

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

1. The owner

2. The executor or administrator

3. The trustee

4. An individual holding power of attorney

(C) When was the Property acquired? 1989

(D) List any animals that have lived in the residence(s) or other structures during your ownership: 0

Explain Section 2 (if needed):

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

3. CONDOMINIUMS/PLANNED COMMUNITIES/HOMEOWNERS ASSOCIATIONS

(A) Disclosures for condominiums and cooperatives are limited to Seller's particular unit(s). Disclosures regarding common areas or facilities are not required by the Real Estate Seller Disclosure Law.

(B) Type. Is the Property part of a(n):

1. Condominium

2. Homeowners association or planned community

3. Cooperative

4. Other type of association or community

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

(D) If "yes," are there any community services or systems that the association or community is responsible for supporting or maintaining? Explain:

(E) If "yes," provide the following information:

1. Community Name

2. Contact

3. Mailing Address

4. Telephone Number

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

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

Notice to Buyer: A buyer of a resale unit in a condominium, cooperative, or planned community must receive a copy of the declaration (other than the plats and plans), the by-laws, the rules or regulations, and a certificate of resale issued by the association, condominium, cooperative, or planned community. Buyers may be responsible for capital contributions, initiation fees or similar one-time fees in addition to regular maintenance fees. The buyer will have the option of canceling the agreement with the return of all deposit monies until the certificate has been provided to the buyer and for five days thereafter or until conveyance, whichever occurs first.

4. ROOFS AND ATTIC

(A) Installation

1. When was or were the roof or roofs installed?

2. Do you have documentation (invoice, work order, warranty, etc.)?

(B) Repair

1. Was the roof or roofs or any portion of it or them replaced or repaired during your ownership?

2. If it or they were replaced or repaired, were any existing roofing materials removed?

(C) Issues

1. Has the roof or roofs ever leaked during your ownership?

2. Have there been any other leaks or moisture problems in the attic?

3. Are you aware of any past or present problems with the roof(s), attic, gutters, flashing or downspouts?

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

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

Explain any "yes" answers in Section 4. Include the location and extent of any problem(s) and any repair or remediation efforts, the name of the person or company who did the repairs and the date they were done: Rubber Roof bleed back, was repaired then and has since been replaced

5. BASEMENTS AND CRAWL SPACES

(A) Sump Pump

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

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

(B) Water Infiltration

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

Explain any "yes" answers in Section 5. Include the location and extent of any problem(s) and any repair or remediation efforts, the name of the person or company who did the repairs and the date they were done: The humidifier on the furnace leaked unnoticed

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

(A) Status

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

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

(B) Treatment

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

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

7. STRUCTURAL ITEMS

(A) Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, or other structural components? _____

(B) Are you aware of any past or present problems with driveways, walkways, patios or retaining walls on the Property? _____

(C) Are you aware of any past or present water infiltration in the house or other structures, other than the roof(s), basement or crawl space(s)? _____

(D) Stucco and Exterior Synthetic Finishing Systems

- Is any part of the Property constructed with stucco or an Exterior Insulating Finishing System (EIFS) such as Dryvit or synthetic stucco, synthetic brick or synthetic stone? _____
- If "yes," indicate type(s) and location(s) _____
- If "yes," provide date(s) installed _____

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

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

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

Explain any "yes" answers in Section 7. Include the location and extent of any problem(s) and any repair or remediation efforts, the name of the person or company who did the repairs and the date the work was done: sidewalk was replaced in 2018 and has been chipping recently

8. ADDITIONS/ALTERATIONS

(A) Have any additions, structural changes or other alterations (including remodeling) been made to the Property during your ownership? Itemize and date all additions/alterations below.

	Yes	No	Unk	N/A
A	✓			

Addition, structural change or alteration (continued on following page)	Approximate date of work	Were permits obtained? (Yes/No/Unk/NA)	Final inspections/ approvals obtained? (Yes/No/Unk/NA)
Garage	3/96	Yes	Yes
Deck	8/93	Yes	Yes

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Date 6/11/20

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Date _____

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

Addition, structural change or alteration	Approximate date of work	Were permits obtained? (Yes/No/Unk/NA)	Final inspections/ approvals obtained? (Yes/No/Unk/NA)
Finish basement	3/11	N/A	N/A

☐ A sheet describing other additions and alterations is attached.

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

Yes	No	Unk	N/A
	☒		

Note to Buyer: The PA Construction Code Act, 35 P.S. §7210 et seq. (effective 2004), and local codes establish standards for building and altering properties. Buyers should check with the municipality to determine if permits and/or approvals were necessary for disclosed work and if so, whether they were obtained. Where required permits were not obtained, the municipality might require the current owner to upgrade or remove changes made by the prior owners. Buyers can have the Property inspected by an expert in codes compliance to determine if issues exist. Expanded title insurance policies may be available for Buyers to cover the risk of work done to the Property by previous owners without a permit or approval.

Note to Buyer: According to the PA Stormwater Management Act, each municipality must enact a Storm Water Management Plan for drainage control and flood reduction. The municipality where the Property is located may impose restrictions on impervious or semi-pervious surfaces added to the Property. Buyers should contact the local office charged with overseeing the Stormwater Management Plan to determine if the prior addition of impervious or semi-pervious areas, such as walkways, decks, and swimming pools, might affect your ability to make future changes.

9. WATER SUPPLY

(A) Source. Is the source of your drinking water (check all that apply):

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

(B) General

- When was the water supply last tested? _____
Test results: _____
- Is the water system shared?
If "yes," is there a written agreement? _____
- Do you have a softener, filter or other conditioning system?
- Is the softener, filter or other treatment system leased? From whom? _____
- If your drinking water source is not public, is the pumping system in working order? If "no," explain: _____

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

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

(D) Well

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

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

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

(E) Issues

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

Yes	No	Unk	N/A
	☒	☐	☐
	☒	☐	☐

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

10. SEWAGE SYSTEM

(A) General

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

(B) Type Is your Property served by:

1. Public
2. Community (non-public)
3. An individual on-lot sewage disposal system
4. Other, explain:

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

1. Is your sewage system within 100 feet of a well?
2. Is your sewage system subject to a ten-acre permit exemption?
3. Does your sewage system include a holding tank?
4. Does your sewage system include a septic tank?
5. Does your sewage system include a drainfield?
6. Does your sewage system include a sandmound?
7. Does your sewage system include a cesspool?
8. Is your sewage system shared?
9. Is your sewage system any other type? Explain:
10. Is your sewage system supported by a backup or alternate system?

(D) Tanks and Service

1. Are there any metal/steel septic tanks on the Property?
2. Are there any cement/concrete septic tanks on the Property?
3. Are there any fiberglass septic tanks on the Property?
4. Are there any other types of septic tanks on the Property? Explain
5. Where are the septic tanks located?
6. When were the tanks last pumped and by whom?

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

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

(F) Sewage Pumps

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

(G) Issues

1. How often is the on-lot sewage disposal system serviced?
2. When was the on-lot sewage disposal system last serviced and by whom?
3. Is any waste water piping not connected to the septic/sewer system?
4. Are you aware of any past or present leaks, backups, or other problems relating to the sewage system and related items?

	Yes	No	Unk	N/A
A1	☒	☐	☐	☐
A2	☐	☐	☐	☐
A3	☐	☐	☒	☐
A4	☐	☐	☐	☐
B1	☒	☐	☐	☐
B2	☐	☒	☐	☐
B3	☐	☒	☐	☐
B4	☐	☐	☐	☐
C1	☐	☐	☐	☒
C2	☐	☐	☐	☒
C3	☐	☐	☐	☒
C4	☐	☐	☐	☒
C5	☐	☐	☐	☒
C6	☐	☐	☐	☒
C7	☐	☐	☐	☒
C8	☐	☐	☐	☒
C9	☐	☐	☐	☒
C10	☐	☐	☐	☒
D1	☐	☐	☐	☐
D2	☐	☐	☐	☐
D3	☐	☐	☐	☐
D4	☐	☐	☐	☐
D5	☐	☐	☐	☒
D6	☐	☐	☐	☒
E1	☐	☐	☐	☐
E2	☐	☐	☐	☒
F1	☐	☐	☐	☐
F2	☐	☐	☐	☒
F3	☐	☐	☐	☒
F4	☐	☐	☐	☒
F5	☐	☐	☐	☒
G1	☐	☐	☐	☒
G2	☐	☐	☐	☒
G3	☐	☐	☐	☒
G4	☐	☐	☐	☒

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275 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
 276 Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

277 Explain any "yes" answers in Section 10. Include the location and extent of any problem(s) and any repair or remediation ef-
 278 ferts, the name of the person or company who did the repairs and the date the work was done:
 279

280 **11. PLUMBING SYSTEM**

281 (A) Material(s). Are the plumbing materials (check all that apply):

- 282 1. Copper
 283 2. Galvanized
 284 3. Lead
 285 4. PVC
 286 5. Polybutylene pipe (PB)
 287 6. Cross-linked polyethylene (PEX)
 288 7. Other

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

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

291 If "yes," explain:
 292

293 **12. DOMESTIC WATER HEATING**

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

- 295 1. Electric
 296 2. Natural gas
 297 3. Fuel oil
 298 4. Propane
 299 If "yes," is the tank owned by Seller?
 300 5. Solar
 301 If "yes," is the system owned by Seller?
 302 6. Geothermal
 303 7. Other

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

304 (B) System(s)

- 305 1. How many water heaters are there? 1
 306 Tanks 1 Tankless
 307 2. When were they installed? 7/22/10
 308 3. Is your water heater a summer/winter hook-up (integral system, hot water from the boiler, etc.)?

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

310 If "yes," explain:
 311

312 **13. HEATING SYSTEM**

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

- 314 1. Electric
 315 2. Natural gas
 316 3. Fuel oil
 317 4. Propane
 318 If "yes," is the tank owned by Seller?
 319 5. Geothermal
 320 6. Coal
 321 7. Wood
 322 8. Solar shingles or panels
 323 If "yes," is the system owned by Seller?
 324 9. Other:

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

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

- 326 1. Forced hot air
 327 2. Hot water
 328 3. Heat pump
 329 4. Electric baseboard
 330 5. Steam
 331 6. Radiant flooring
 332 7. Radiant ceiling

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

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

15. ELECTRICAL SYSTEM

(A) Type(s)

- Does the electrical system have fuses?
- Does the electrical system have circuit breakers?
- Is the electrical system solar powered?
 - If "yes," is it entirely or partially solar powered? _____
 - If "yes," is any part of the system subject to a lease, financing or other agreement? If "yes," explain: _____

(B) What is the system amperage? 100

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

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

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

16. OTHER EQUIPMENT AND APPLIANCES

(A) **THIS SECTION IS INTENDED TO IDENTIFY PROBLEMS OR REPAIRS** and must be completed for each item that will, or may, be included with the Property. The terms of the Agreement of Sale negotiated between Buyer and Seller will determine which items, if any, are included in the purchase of the Property. **THE FACT THAT AN ITEM IS LISTED DOES NOT MEAN IT IS INCLUDED IN THE AGREEMENT OF SALE.**

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

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

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

17. POOLS, SPAS AND HOT TUBS

(A) Is there a swimming pool on the Property? If "yes,"

- Above-ground or in-ground? _____
- Saltwater or chlorine? _____
- If heated, what is the heat source? _____
- Vinyl-lined, fiberglass or concrete-lined? _____
- What is the depth of the swimming pool? _____
- Are you aware of any problems with the swimming pool?
- Are you aware of any problems with any of the swimming pool equipment (cover, filter, ladder, lighting, pump, etc.)?

(B) Is there a spa or hot tub on the Property?

- Are you aware of any problems with the spa or hot tub?
- Are you aware of any problems with any of the spa or hot tub equipment (steps, lighting, jets, cover, etc.)?

(C) Explain any problems in Section 17: _____

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

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Buyer's Initials _____

Date _____

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

18. WINDOWS

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

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

Explain any "yes" answers in Section 18. Include the location and extent of any problem(s) and any repair, replacement or remediation efforts, the name of the person or company who did the repairs and the date the work was done: AK

Windows replaced 10/14 by Window World except for leaded units for ease of use and energy savings

19. LAND/SOILS

(A) Property

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

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

(B) Preferential Assessment and Development Rights

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

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

Note to Buyer: Pennsylvania has enacted the Right to Farm Act (3 P.S. § 951-957) in an effort to limit the circumstances under which agricultural operations may be subject to nuisance suits or ordinances. Buyers are encouraged to investigate whether any agricultural operations covered by the Act operate in the vicinity of the Property.

(C) Property Rights

Are you aware of the transfer, sale and/or lease of any of the following property rights (by you or a previous owner of the Property):

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

Note to Buyer: Before entering into an agreement of sale, Buyer can investigate the status of these rights by, among other means, engaging legal counsel, obtaining a title examination of unlimited years and searching the official records in the county Office of the Recorder of Deeds, and elsewhere. Buyer is also advised to investigate the terms of any existing leases, as Buyer may be subject to terms of those leases.

Explain any "yes" answers in Section 19:

20. FLOODING, DRAINAGE AND BOUNDARIES

(A) Flooding/Drainage

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

Seller's Initials SMT

Date 6/29/26

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Buyer's Initials

Date

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

Explain any "yes" answers in Section 20(A). Include dates, the location and extent of flooding and the condition of any man-made storm water management features: CATCH IN BACK DRAINS INTO

RAND BARRELS

(B) Boundaries

1. Are you aware of encroachments, boundary line disputes, or easements affecting the Property?
2. Is the Property accessed directly (without crossing any other property) by or from a public road?
3. Can the Property be accessed from a private road or lane?
 - a. If "yes," is there a written right of way, easement or maintenance agreement?
 - b. If "yes," has the right of way, easement or maintenance agreement been recorded?
4. Are you aware of any shared or common areas (driveways, bridges, docks, walls, etc.) or maintenance agreements?

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

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

Explain any "yes" answers in Section 20(B):

21. HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES

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

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

	Yes	No	Unk	N/A
A1	☒	☐	☐	☐
A2	☐	☒	☐	☐

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

(B) Radon

1. Are you aware of any tests for radon gas that have been performed in any buildings on the Property?
2. If "yes," provide test date and results 2011
3. Are you aware of any radon removal system on the Property?

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

(C) Lead Paint

If the Property was constructed, or if construction began, before 1978, you must disclose any knowledge of, and records and reports about, lead-based paint on the Property on a separate disclosure form.

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

	Yes	No	Unk	N/A
C1	☐	☒	☐	☐
C2	☐	☒	☐	☐

(D) Tanks

1. Are you aware of any existing underground tanks?
2. Are you aware of any underground tanks that have been removed or filled?

	Yes	No	Unk	N/A
D1	☐	☒	☐	☐
D2	☐	☒	☐	☐

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

If "yes," location:

	Yes	No	Unk	N/A
E	☒	☐	☐	☐

(F) Other

1. Are you aware of any past or present hazardous substances on the Property (structure or soil) such as, but not limited to, asbestos or polychlorinated biphenyls (PCBs)?
2. Are you aware of any other hazardous substances or environmental concerns that may affect the Property?
3. If "yes," have you received written notice regarding such concerns?
4. Are you aware of testing on the Property for any other hazardous substances or environmental concerns?

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

Explain any "yes" answers in Section 21. Include test results and the location of the hazardous substance(s) or environmental issue(s):

22. MISCELLANEOUS

(A) Deeds, Restrictions and Title

1. Are there any deed restrictions or restrictive covenants that apply to the Property?
2. Are you aware of any historic preservation restriction or ordinance or archeological designation associated with the Property?

	Yes	No	Unk	N/A
A1	☐	☒	☐	☐
A2	☐	☒	☐	☐

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

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

	Yes	No	Unk	N/A
A3		✓		
B1		✓		
B2		✓		
B3		✓		
C1		✓		
C2		✓		
D1		✓		

573 (B) Financial

574 1. Are you aware of any public improvement, condominium or homeowner association assessments
 575 against the Property that remain unpaid or of any violations of zoning, housing, building, safety or
 576 fire ordinances or other use restriction ordinances that remain uncorrected?

577 2. Are you aware of any mortgages, judgments, encumbrances, liens, overdue payments on a support
 578 obligation, or other debts against this Property or Seller that cannot be satisfied by the proceeds of
 579 this sale?

580 3. Are you aware of any insurance claims filed relating to the Property during your ownership?

581 (C) Legal

582 1. Are you aware of any violations of federal, state, or local laws or regulations relating to this Prop-
 583 erty?

584 2. Are you aware of any existing or threatened legal action affecting the Property?

585 (D) Additional Material Defects

586 1. Are you aware of any material defects to the Property, dwelling, or fixtures which are not dis-
 587 closed elsewhere on this form?

588 *Note to Buyer: A material defect is a problem with a residential real property or any portion of it that would have a significant*
 589 *adverse impact on the value of the property or that involves an unreasonable risk to people on the property. The fact that a*
 590 *structural element, system or subsystem is at or beyond the end of the normal useful life of such a structural element, system or*
 591 *subsystem is not by itself a material defect.*

592 2. After completing this form, if Seller becomes aware of additional information about the Property, including through
 593 inspection reports from a buyer, the Seller must update the Seller's Property Disclosure Statement and/or attach the
 594 inspection report(s). These inspection reports are for informational purposes only.

595 Explain any "yes" answers in Section 22: _____

596
 597 23. ATTACHMENTS

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

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

600 ☐ _____

601 ☐ _____

602 ☐ _____

603 The undersigned Seller represents that the information set forth in this disclosure statement is accurate and complete to the best
 604 of Seller's knowledge. Seller hereby authorizes the Listing Broker to provide this information to prospective buyers of the prop-
 605 erty and to other real estate licensees. SELLER ALONE IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMA-
 606 TION CONTAINED IN THIS STATEMENT. If any information supplied on this form becomes inaccurate following comple-
 607 tion of this form, Seller shall notify Buyer in writing.

608 SELLER Swan M Thomas DATE 6/30/26

609 SELLER _____ DATE _____

610 SELLER _____ DATE _____

611 SELLER _____ DATE _____

612 SELLER _____ DATE _____

613 SELLER _____ DATE _____

614 RECEIPT AND ACKNOWLEDGEMENT BY BUYER

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

619 BUYER _____ DATE _____

620 BUYER _____ DATE _____

621 BUYER _____ DATE _____

RESIDENTIAL LEAD-BASED PAINT HAZARDS DISCLOSURE FORM**LPD**

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of Realtors® (PAR)

THIS FORM MUST BE COMPLETED FOR ANY PROPERTY BUILT PRIOR TO 19781 **PROPERTY** 1055 Chestnut St. Meadville PA 163352 **SELLER** Susan M. Thomas3 **LEAD WARNING STATEMENT**

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

11 **SELLER'S DISCLOSURE**

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

17 **SELLER'S RECORDS/REPORTS**

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

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

23 **SELLER** Susan M ThomasDATE 6/29/2624 **SELLER**

DATE

25 **SELLER**

DATE

26 **BUYER**27 **DATE OF AGREEMENT**28 **BUYER'S ACKNOWLEDGMENT**29 ☐ **BUYER** has received the pamphlet *Protect Your Family from Lead in Your Home* and has read the Lead Warning Statement.30 ☐ **BUYER** has reviewed Seller's disclosure of known lead-based paint and/or lead-based paint hazards and has received the records
31 and reports regarding lead-based paint and/or lead-based paint hazards identified above.

32 Buyer has (initial one):

33 ☐ **BUYER** received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of
34 lead-based paint and/or lead-based paint hazards; or35 ☐ **BUYER** waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based
36 paint hazards.

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

38 **BUYER**

DATE

39 **BUYER**

DATE

40 **BUYER**

DATE

41 **AGENT ACKNOWLEDGEMENT AND CERTIFICATION**

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

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

45 **Seller Agent and Buyer Agent must both sign this form.**46 **BROKER FOR SELLER (Company Name)** ERA Richmond Real Estate Service47 **LICENSEE** Bruce BeggsDATE 5/29/2648 **BROKER FOR BUYER (Company Name)**49 **LICENSEE**

DATE



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10/16



pennsylvania

DEPARTMENT OF ENVIRONMENTAL
PROTECTION

RADON AND TESTING

"Indoor radon gas is a national health problem. Radon causes thousands of deaths each year. Millions of homes have elevated radon levels. Homes should be tested for radon. When elevated levels are confirmed, the problem should be corrected." *Surgeon General Health Advisory*

According to the U.S. Environmental Protection Agency (EPA), no level of radon is safe and any radon exposure carries some risk. Even levels that are below the EPA's Action Level (4 pCi/L) pose some health risk. By lowering the radon level, the risk of lung cancer is reduced.

The Pennsylvania Department of Environmental Protection (DEP) encourages all homeowners, schools and public and private building owners in Pennsylvania to test for radon. Testing can be done by certified radon testers or by the owner with a radon detection device. To find a certified radon tester, please go to: <http://www.dep.pa.gov/Business/RadiationProtection/RadonDivision/Certification/Pages/ServicesDirectory.aspx>.

For information on radon testing and mitigation during a real estate transaction, please read the Pennsylvania Home Buyers' and Sellers' Guide to Radon at: <http://www.elibrary.dep.state.pa.us/dsweb/Get/Document-111645/2900-BK-DEP1544.pdf>.



DO-IT-YOURSELF RADON DETECTION DEVICES

Testing the radon level in the home is inexpensive and easy. Test devices may be purchased directly from DEP-certified laboratories by mail order. There is a complete list of DEP-certified radon laboratories, testers or mitigators on DEP's website or call DEP's radon hotline (see the Additional Information section located on the back of this fact sheet).

Many home improvement and retail stores sell radon detection devices with an average cost of around \$20 to \$30. Most, but not all, laboratories charge one flat price that includes the test device and the laboratory analysis fee. However, some kits are sold at a lower price, but with a laboratory analysis fee due later. Please be sure to read the company's packaging for further details.

Periodically the American Lung Association of Pennsylvania (800-586-4872) and the National Radon Hotline (800-557-2366) distribute radon test kits at a reduced cost.

For more information on radon and how to test for radon, please read the Pennsylvania Citizen's Guide to Radon at: <http://www.elibrary.dep.state.pa.us/dsweb/Get/Document-111771/PA%20Citizens%20Guide%20to%20Radon%202900-BK-DEP0375.pdf>

FREQUENTLY ASKED QUESTIONS

Are home radon test kits accurate?

Yes. Radon test kits provided by certified laboratories are held to the same quality standards as those used by certified radon testers. DEP periodically conducts performance evaluations of each laboratory test kit. It is important to read and follow the directions carefully before unsealing and when using the test kit.

Where should I place my radon test kit?

The radon test should be placed in the lowest lived-in level of the home. However, be aware that should the home be sold, the test is done in the lowest level of the home suitable for occupancy. This means the lowest level being used as living space which is finished or does not require major structural renovations prior to use, which is usually a basement or slab-on grade. Refer to the PA Home Buyers' & Sellers' Guide to Radon for more information.

Should I use a DEP-certified radon tester instead of purchasing radon test kits?

Hire a DEP-certified radon testing individual or firm when buying or selling a home, or if the homeowner is uncomfortable placing and retrieving their own test device. If the homeowner hires a tester, verify that person is DEP certified. Ask the tester to show their DEP certification ID. If the homeowner is still unsure, call DEP's radon hotline, or go to DEP's website and check that a tester or firm is certified.

I found a radon test kit online; is it a good idea to buy from an online vendor?

Any retailer or website may sell radon test kits, but the laboratory that analyzes the kit must be certified by DEP. Make sure that a DEP-certified radon laboratory will analyze the test kit.

Should I do a short-term test or a long-term test?

DEP recommends that all homeowners first test with a short-term device. Short-term test devices usually take two to four days. A long-term test may be appropriate with short-term test results between 4 and 10 pCi/L. Follow the manufacturer's directions carefully.

Why might I need a long-term radon test?

If the radon level is between 4.0 pCi/L and 10.0 pCi/L, consider performing a long-term radon test (at least 91 days, but preferably one year). Short-term tests are accurate for the time deployed, but the closer the result is to EPA's Action Level of 4 pCi/L, the harder it is to determine if a home's year-round average is above or below the Action Level. A long-term test, if exposed for one year, will provide the home's year-round average radon level. Long-term tests are conducted under normal living conditions and through a variety of seasonal and weather conditions.

How often should I retest?

If the home was mitigated, DEP recommends to test the home once every two years. After initial testing and if mitigation is not necessary, test the home once every five years. Also, test after new renovations or additions to the home.

Additional Information

For more information, visit www.dep.pa.gov, or contact DEP's radon hotline at 800-237-2366.

RADON MITIGATION SYSTEMS

The installation of a radon mitigation system is recommended when a radon test indicates radon levels in the home are at or above the U.S. Environmental Protection Agency action level of 4 picocuries per liter (pCi/L).

Types of Systems

Over 99 percent of radon systems are of the subslab depressurization type. Subslab depressurization systems use a fan to create suction beneath the slab(s) in contact with the ground and discharge above the roofline where the radon is dispersed.

Typical Installation Costs

Costs can vary, but most installations fall between \$800 and \$1,200. Cost factors may include local market forces, subslab material, size of the home's footprint, and building construction techniques.

Pennsylvania Radon Mitigation Standards

In Pennsylvania, all radon mitigation systems must be installed by Pennsylvania **certified** radon mitigators and follow the Department of Environmental Protection's (DEP) publication entitled *Pennsylvania Radon Mitigation Standards* (available at the website listed below). A condensed Consumer Radon Mitigation Checklist is on the reverse side of this fact sheet.

Follow-up Testing

A follow-up test after mitigation is the only way to know if the system is reducing levels to below 4 pCi/L. If the system is installed in the summer, it is reasonable to retest in the opposite season (winter) to ensure it is still operating properly.

Recommendations on Hiring a Mitigator

1. Ensure the person is Pennsylvania-**certified** to do the work. A list of certified radon mitigators is available on the DEP website at: <http://www.dep.pa.gov/Business/RadiationProtection/RadonDivision/Certification/Pages/ServicesDirectory.aspx> or you can also call the Radon Hotline at 800-237-2366.
2. It is recommended to have the contractor visit the house to provide a bid. Several bids may be appropriate.
3. Carefully check the written bid/contract to ensure the contractor's guarantee is to get the home below 4 pCi/L for the quoted price. Verify that verbal and written guarantees match.

Fan Longevity

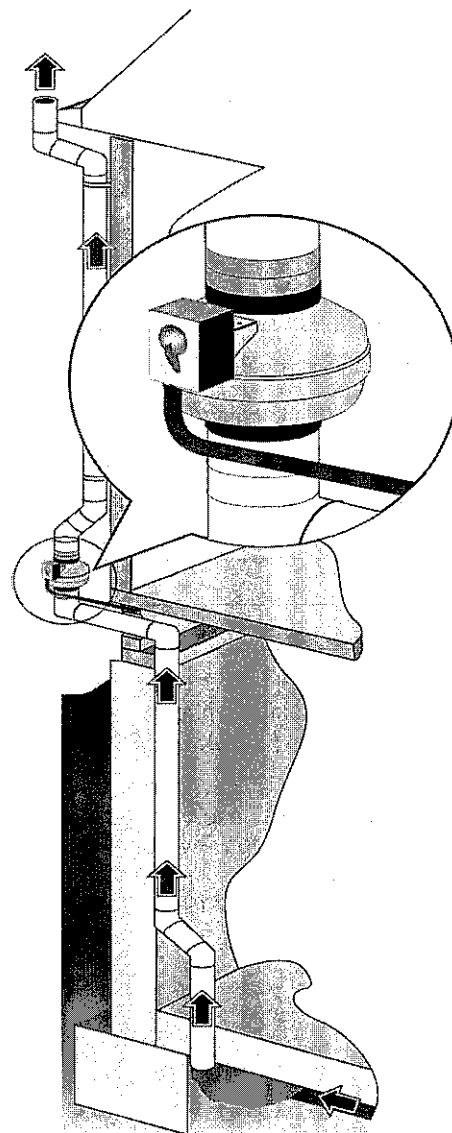
Most radon fans have a five-year manufacturer's warranty and will typically last much longer.

System Operating Costs

Annual operating costs may be from \$30 to over \$100 based on fan size, access to crack sealing at time of installation, and other variables. For more consumer information on radon, please read the Pennsylvania Consumer's Guide to Radon Reduction at: http://www.elibrary.dep.state.pa.us/dsweb/Get/Document-111766/2900-BK-DEP1554%20Consumer_s%20Guide.pdf.

Additional Information

For more information, visit www.dep.pa.gov or contact DEP's Radon Hotline at 800-237-2366.



**Commonwealth of Pennsylvania
Department of Environmental Protection
Bureau of Radiation Protection**

Consumer Radon Mitigation Checklist

From the Pennsylvania Radon Mitigation Standards (effective December 1, 1997).

This checklist is for an active subslab depressurization system. A "yes" answer below indicates proper installation.

1. Has a radon test been performed after mitigation? ☒ yes ☐ no
 - a. Do you have the results? ☐ yes ☒ no
2. Does the radon system discharge above the edge of the roof? ☒ yes ☐ no
3. Is the fan located in an attic, garage or outside the building shell? ☒ yes ☐ no
4. Is there a gauge on one of the pipes to monitor the system? ☒ yes ☐ no
5. Does the system label include:
 - a. Installer's name and phone number? ☒ yes ☐ no
 - b. Installer's DEP certification number? ☐ yes ☐ no
6. Is there an information packet attached to the system? ☐ yes ☒ no
7. Are accessible cracks caulked and sealed in the basement? ☒ yes ☐ no

Comments: _____

If there are any discrepancies with the radon mitigation system, call the mitigator and request action to bring the system into compliance. If no action is taken within 30 days, call the Pennsylvania Radon Hotline at 800-23RADON (800-237-2366) or mail details (please include photo if possible) to:

Department of Environmental Protection
Bureau of Radiation Protection
Attention: Radon Division
P.O. Box 8469
Harrisburg, PA 17105-8469