

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 31 Sycamore Trail, Delta PA 17314
2 SELLER J Maey and Jeffrey Hardester

3 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
4 material defects about the property being sold that are not readily observable. While the Law requires certain disclosures, this disclosure
5 statement covers common topics beyond the basic requirements of the Law in an effort to assist sellers in complying with disclosure
6 requirements and to assist buyers in evaluating the property being considered. Sellers who wish to see or use the basic disclosure form
7 can find the form on the Web site of the Pennsylvania State Real Estate Commission.

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

13 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
14 value of the property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or sub-
15 system 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.

16 1. SELLER'S EXPERTISE Seller does not possess expertise in contracting, engineering, architecture, environmental assessment or
17 other areas related to the construction and conditions of the property and its improvements, except as follows: NONE

18 19 2. OWNERSHIP/OCCUPANCY
20 (a) Is the property currently occupied? Yes No If "yes," by whom? Seller Other occupants (tenants)
21 If property is not occupied, when was it last occupied?
22 (b) How long have you owned the property?
23 (c) Are you aware of any pets having lived in the house or other structures during your ownership? Yes No
24 If "yes," describe: Jack Russell German Shepard 2005-2010

25 3. ROOF
26 (a) Date roof installed: 1997 Documented? Yes No Unknown
27 (b) Has the roof been replaced or repaired during your ownership? Yes No
28 If "yes," was the existing roofing material removed? Yes No Unknown
29 (c) Has the roof ever leaked during ownership? Yes No
30 (d) Are you aware of any problems with the roof, gutters, flashing or downspouts? Yes No
31 Explain any "yes" answers in this section, including the location and extent of any problem(s) and any repair or remediation efforts:

32 33 4. BASEMENTS AND CRAWL SPACES (Complete only if applicable)
34 (a) Does the property have a sump pump? Yes No Unknown
35 If "yes," has it ever run? Yes No Unknown Is it in working order? Yes No Unknown
36 (b) Are you aware of any water leakage, accumulation, or dampness within the basement or crawl space? Yes No
37 (c) Do you know of any repairs or other attempts to control any water or dampness problem in the basement or crawl space? Yes No
38 Explain any "yes" answers in this section, including the location and extent of any problem(s) and any repair or remediation efforts:

39 40 5. TERMITES/WOOD-DESTROYING INSECTS, DRYROT, PESTS
41 (a) Are you aware of any termites/wood-destroying insects, dryrot, or pests affecting the property? Yes No
42 (b) Are you aware of any damage to the property caused by termites/wood-destroying insects, dryrot, or pests? Yes No
43 (c) Is your property currently under contract by a licensed pest control company? Yes No
44 (d) Are you aware of any termite/pest control reports or treatments for the property? Yes No
45 Explain any "yes" answers in this section, including the name of any service/treatment provider, if applicable:

46 47 6. STRUCTURAL ITEMS
48 (a) Are you aware of any past or present water leakage in the house or other structures? Yes No
49 (b) Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, or other
50 structural components? Yes No
51 (c) Are you aware of any past or present problems with driveways, walkways, patios, or retaining walls on the property? Yes No
52 (d) Is your property constructed with an Exterior Insulating Finishing System (EIFS), such as Dryvit or synthetic stucco?
53 Yes No Unknown If yes, date installed, if known
54 (e) Are there any defects (including stains) in flooring or floor coverings? Yes No Unknown carpet stains
55 (f) Are you aware of any fire, storm, water or ice damage to the property? Yes No
56 Explain any "yes" answers in this section, including the location and extent of any problem(s) and any repair or remediation efforts:
57 Carpet Stains

58 Buyer Initials: Date SPD Page 1 of 5 Seller Initials: JH - Date 4/4/12

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

61	If yes, list additions, structural changes, or alterations (use additional sheets if necessary).	Approximate date of work	Were permits obtained? (Yes/No/Unknown)	Were final inspections/approvals obtained? (Yes/No/Unknown)
62				
63				
64				
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 and*
 69 *altering properties. Buyers should check with the municipality to determine if permits and/or approvals were necessary for disclosed work and if*
 70 *so, whether they were obtained. Where required permits were not obtained, the municipality might require the current owner to upgrade or remove*
 71 *changes made by prior owners. Buyers can have the property inspected by an expert in codes compliance to determine if issues exist. Expanded*
 72 *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.*

73 8. WATER SUPPLY

74 (a) What is the source of your drinking water? Public Water Well on Property Community Water

75 None Other (explain): _____

76 (b) When was your water last tested? when new Test results: _____
 77 If your drinking water source is not public, is the pumping system in working order? Yes No

78 If "no," explain: _____

79 (c) Do you have a softener, filter, or other treatment system? Yes No

80 If you do not own the system, explain: _____

81 (d) Have you ever had a problem with your water supply? Yes No

82 (e) Has your well ever run dry? Yes No Not Applicable

83 (f) Is there a well on the property not used as the primary source of drinking water? Yes No

84 If yes, is the well capped? Yes No

85 (g) Is the water system shared? Yes No

86 (h) Are you aware of any leaks or other problems, past or present, relating to the water supply, pumping system, and related items?

87 Yes No

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

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? 4-2-12

102 (e) Are there any sewage pumps located on the property? Yes No

103 If yes, type(s) of pump(s) pump - sewer ejector Are pump(s) in working order? Yes No

104 Who is responsible for maintenance of sewage pumps? owner

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:

109 10. PLUMBING SYSTEM

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

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

114 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 Buyer Initials: _____ Date _____

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Seller Initials: MA JA Date 4/4 2012

121 12. AIR CONDITIONING SYSTEM

122 (a) Type of air conditioning: Central Air ___ Wall Units ___ Window Units ___ None
123 Other (explain): _____
124 Number of window units included in sale _____ Location(s) _____
125 (b) Age of Central Air Conditioning System: 1997 ___ Unknown Date last serviced, if known 2011
126 (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: 1997 ___ Unknown Date last serviced, if known _____
136 (d) Are there any fireplaces? Yes ___ No If "yes," how many? 1 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? _____ Unknown ___
139 Are they working? Yes ___ No If "no," explain: _____
140 (f) List any areas of the house that are not heated: Garage
141 (g) Are you aware of any heating fuel tanks on the property? Yes ___ No
142 Location(s), including underground tank(s): OUT BACK
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: _____
146 _____

147 14. ELECTRICAL SYSTEM

148 (a) Type of Electrical System: ___ Fuses Circuit Breakers How Many Amps? _____ ___ 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 in the electrical system? ___ Yes No
151 If "yes," explain: _____

152 15. OTHER EQUIPMENT AND APPLIANCES

153 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
154 not mean it is included in the Agreement of Sale. Terms of the Agreement of Sale negotiated between Buyer and Seller will
155 determine which items, if any, are included in the purchase of the Property.

156 (a) Electric Garage Door Opener Number of Transmitters 1 Keyless Entry ___
157 (b) Smoke Detectors How many? 4 Location(s) Basement, Den, Upstairs Hall + Bedr.
158 (c) Security Alarm System Owned ___ Leased (Lease Information _____)
159 (d) ___ Lawn Sprinkler(s) How many? _____ Automatic Timer ___
160 (e) ___ Swimming Pool ___ Hot Tub/Spa ___ Pool/Spa Heater ___ Pool/Spa Cover ___ Whirlpool/Tub
161 ___ Pool/Spa Equipment and Accessories (list): _____
162 (f) Refrigerator(s) Range/Oven ___ Microwave Oven Dishwasher ___ Trash Compactor
163 ___ Garbage Disposal ___ Chest Freezer ___ Washer Dryer ___ Intercom
164 (g) Ceiling Fan(s) How many? 7 Location(s) Kitchen L.R. Bedrooms, 1, 2, 3, Basement, Den
165 (h) ___ Awnings Attic Fan(s) Satellite Dish Storage Shed Deck(s) ___ Electric Animal Fence
166 (i) Other: Generator - whole house
167 Are you aware of any problems or repairs needed regarding any item in this section? ___ Yes No
168 If "yes," explain: _____

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

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

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

180 Buyer Initials: _____ Date _____ SPD Page 3 of 5 Seller Initials: m-k-jh Date 4/4/12

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

- 190 5) Are you aware of sewage sludge (other than commercially available fertilizer products) being spread on the property, or
 191 have you received written notice of sewage sludge being spread on an adjacent property? Yes No
 192 6) 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
 193 property)? Timber Coal Oil Natural Gas Other minerals

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

197 Explain any "yes" answers in this section: _____
 198

- 199 (b) **Flooding/Drainage**
 200 1) Is any part of this property located in a wetlands area or a FEMA flood zone? Yes No Unknown
 201 2) Do you know of any past or present drainage or flooding problems affecting the property? Yes No

202 Explain any "yes" answers in this section, including dates and extent of flooding: _____
 203

- 204 (c) **Boundaries**
 205 1) Do you know of any encroachments, boundary line disputes, or easements affecting the property? Yes No
 206 *Note to Buyer: Most properties have easements for utility services and other reasons. These easements generally do not restrict the ordinary use of the*
 207 *property and Seller may not be aware of them. Before entering into an agreement of sale, Buyers can investigate the existence of easements and similar*
 208 *restrictions by ordering an Abstract of Title or searching the official records in the county Office of the Recorder of Deeds.*
 209 2) Do you access the property from a private road or lane? Yes No
 210 If yes, do you have a recorded right of way or maintenance agreement? Yes No
 211 3) Are you aware of any shared or common areas (e.g., driveways, bridges, docks, walls, etc.) or maintenance agreements?
 212 Yes No

213 Explain any "yes" answers in this section: _____
 214

215 **17. HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES**

- 216 (a) Are you aware of any underground tanks (other than home heating fuel or septic tanks disclosed above)? Yes No
 217 (b) Are you aware of any past or present hazardous substances present on the property (structure or soil) such as, but not limited to,
 218 asbestos or polychlorinated biphenyls (PCBs), etc? Yes No
 219 (c) Are you aware of any tests for mold, fungi, or indoor air quality in the property? Yes No
 220 (d) Other than general household cleaning, have you taken any efforts to control or remediate mold or mold-like substances in the
 221 property? Yes No
 222 *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,*
 223 *buyers are encouraged to engage the services of a qualified professional to do testing. Information on this issue is available from the United States*
 224 *Environmental Protection Agency and may be obtained by contacting IAQ INFO, P.O. Box 37133, Washington, D.C. 20013-7133, 1-800-438-4318.*

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

229 If "yes," list date, type, and results of all tests below:
 230

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

- 233 (h) Are you aware of any radon removal system on the property? Yes No
 234 If "yes," list date installed and type of system, and whether it is in working order below:
 235

DATE INSTALLED	TYPE OF SYSTEM	PROVIDER	WORKING ORDER?
			<input type="checkbox"/> Yes <input type="checkbox"/> No
			<input type="checkbox"/> Yes <input type="checkbox"/> No

- 238 (i) If property was constructed, or if construction began, before 1978, you must disclose any knowledge of lead-based paint on the
 239 property. Are you aware of any lead-based paint or lead-based paint hazards on the property? Yes No
 240 If "yes," explain how you know of it, where it is, and the condition of those lead-based paint surfaces: _____
 241

242
 243 Buyer Initials: _____ Date _____ SPD Page 4 of 5 Seller Initials: M.A.-Q.A Date 4/4/12

- 244 (j) If property was constructed, or if construction began, before 1978, you must disclose any reports or records of lead-based paint
 245 or lead-based paint hazards on the property. Are you aware of any reports or records regarding lead-based paint or lead-based
 246 paint hazards on the property? Yes No
 247 If "yes," list all available reports and records: _____
 248 (k) Are you aware of testing on the property for any other hazardous substances or environmental concerns? Yes No
 249 (l) Are you aware of any other hazardous substances or environmental concerns that might impact upon the property?
 250 Yes No

251 Explain any "yes" answers in this section: _____
 252 _____

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

254 Type: Condominium Cooperative Homeowner Association or Planned Community
 255 Other: _____

256 *Notice regarding Condominiums, Cooperatives, and Planned Communities: A buyer of a resale unit in a condominium, cooperative, or planned
 257 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
 258 by the association in the condominium, cooperative, or planned community. Buyers may be responsible for capital contributions, initiation fees or sim-
 259 ilar one-time fees in addition to regular monthly maintenance fees. The buyer will have the option of canceling the agreement with the return of all
 260 deposit monies until the certificate has been provided to the buyer and for five days thereafter or until conveyance, whichever occurs first.*

261 19. MISCELLANEOUS

- 262 (a) Are you aware of any historic preservation restriction or ordinance or archeological designation associated with the property?
 263 Yes No
 264 (b) Are you aware of any existing or threatened legal action affecting the property? Yes No
 265 (c) Are you aware of any violations of federal, state, or local laws or regulations relating to this property? Yes No
 266 (d) Are you aware of any public improvement, condominium or homeowner association assessments against the property that remain
 267 unpaid or of any violations of zoning, housing, building, safety or fire ordinances that remain uncorrected? Yes No
 268 (e) Are you aware of any judgment, encumbrance, lien (for example, co-maker or equity loan), overdue payment on a support obli-
 269 gation, or other debt against this property that cannot be satisfied by the proceeds of this sale? Yes No
 270 (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
 271 property? Yes No
 272 (g) Are you aware of any insurance claims filed relating to the property? Yes No
 273 (h) Are you aware of any material defects to the property, dwelling, or fixtures which are not disclosed elsewhere on this form?
 274 Yes No

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

279 Explain any "yes" answers in this section: _____
 280 _____

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

286 WITNESS _____ SELLER [Signature] DATE 4/4/12
 287 WITNESS _____ SELLER [Signature] DATE 4/4/12
 288 WITNESS _____ SELLER _____ DATE _____

289 EXECUTOR, ADMINISTRATOR, TRUSTEE SIGNATURE BLOCK

290 According to the provisions of the Real Estate Seller Disclosure Law, the undersigned executor, administrator or trustee is not required
 291 to fill out a Seller's Property Disclosure Statement. The executor, administrator or trustee, must, however, disclose any known mate-
 292 rial defect(s) of the property.
 293 _____ DATE _____

294 RECEIPT AND ACKNOWLEDGEMENT BY BUYER

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

299 WITNESS _____ BUYER _____ DATE _____
 300 WITNESS _____ BUYER _____ DATE _____
 301 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 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.

RESIDENTIAL LEAD-BASED PAINT HAZARDS DISCLOSURE FORM

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

LPD

THIS FORM MUST BE COMPLETED FOR ANY PROPERTY BUILT PRIOR TO 1978

1 PROPERTY 31 Sycamore Trail, Delft PA 17314
2 SELLER Mary and Jeffrey Hardester

3 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
5 such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poi-
6 soning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced
7 intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women.
8 The Seller of any interest in residential real property is required to provide the Buyer with any information on lead-based paint
9 hazards from risk assessments or inspections in the Seller's possession and notify the Buyer of any known lead-based paint haz-
10 ards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

11 SELLER'S DISCLOSURE
12 NA / NA 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
14 the basis for determining that lead-based paint and/or hazards exist, the location(s), the condition of the painted surfaces, and
15 other available information concerning Seller's knowledge of the presence of lead-based paint and/or lead-based paint hazards.)

16 SELLER'S RECORDS/REPORTS
17 NA / NA Seller has no records or reports pertaining to lead-based paint and/or lead-based paint hazards in or about the Property
18 / Seller has provided Buyer with all available records and reports regarding lead-based paint and/or lead-based paint hazards in
19 or about the Property. (List documents):
20 _____

21 Seller certifies that to the best of Seller's knowledge the above statements are true and accurate.
22 WITNESS _____ SELLER [Signature] DATE 4-4-12
23 WITNESS _____ SELLER [Signature] DATE 4-4-12
24 WITNESS _____ SELLER _____ DATE _____

25 AGENT ACKNOWLEDGEMENT AND CERTIFICATION
26 [Signature] Agent/Licensee represents that Agent has informed Seller of Seller's obligations under the Residential Lead-Based-Paint
27 Hazard Reduction Act, 42 U.S.C. §4852(d), and is aware of Agent's responsibility to ensure compliance.
28 The following have reviewed the information above and certify that the Agent statements are true to the best of their knowledge and belief.
29 Seller Agent and Buyer Agent must both sign this form.

30 BROKER FOR SELLER (Company Name) Joan Ryder & Associates
31 LICENSEE Heather Schafj DATE 4/4/2012

32 BROKER FOR BUYER (Company Name) _____
33 LICENSEE _____ DATE _____

34 BUYER _____
35 DATE OF AGREEMENT _____

36 BUYER'S ACKNOWLEDGMENT
37 / Buyer has received the pamphlet *Protect Your Family from Lead in Your Home* and has read the Lead Warning Statement.
38 / Buyer has reviewed Seller's disclosure of known lead-based paint and/or lead-based paint hazards and has received the records
39 and reports regarding lead-based paint and/or lead-based paint hazards identified above.
40 Buyer certifies that to the best of Buyer's knowledge the above statements are true and accurate.
41 WITNESS _____ BUYER _____ DATE _____
42 WITNESS _____ BUYER _____ DATE _____
43 WITNESS _____ BUYER _____ DATE _____