

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 1144 YELLOW SPRINGS ROAD

2 SELLER THOMAS + ELIZABETH McKALL

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 disclo-
5 sure statement covers common topics beyond the basic requirements of the Law in an effort to assist sellers in complying with disclo-
6 sure requirements and to assist buyers in evaluating the property being considered, Sellers who wish to see or use the basic disclosure
7 form 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 2. OWNERSHIP/OCCUPANCY

19 (a) Is the property currently occupied? Yes ___ No If "yes," by whom? Seller ___ Other occupants (tenants)
20 If property is not occupied, when was it last occupied?

21 (b) How long have you owned the property? Since Aug. 03

22 (c) Are you aware of any pets having lived in the house or other structures during your ownership? Yes ___ No
23 If "yes," describe: dog, rabbit (in hutch)

24 3. ROOF

25 (a) Date roof installed: original Documented? ___ Yes ___ No ___ Unknown

26 (b) Has the roof been replaced or repaired during your ownership? ___ Yes No
27 If "yes," was the existing roofing material removed? ___ Yes ___ No ___ Unknown

28 (c) Has the roof ever leaked during your ownership? ___ Yes No

29 (d) Are you aware of any problems with the roof, gutters, flashing or downspouts? ___ Yes No

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

31 4. BASEMENTS AND CRAWL SPACES (Complete only if applicable)

32 (a) Does the property have a sump pump? ___ Yes No ___ Unknown
33 If "yes," has it ever run? ___ Yes ___ No ___ Unknown Is it in working order? ___ Yes ___ No ___ Unknown

34 (b) Are you aware of any water leakage, accumulation, or dampness within the basement or crawl space? ___ Yes No

35 (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

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

37 5. TERMITES/WOOD-DESTROYING INSECTS, DRYROT, PESTS

38 (a) Are you aware of any termites/wood-destroying insects, dryrot, or pests affecting the property? ___ Yes No

39 (b) Are you aware of any damage to the property caused by termites/wood-destroying insects, dryrot, or pests? ___ Yes No

40 (c) Is your property currently under contract by a licensed pest control company? ___ Yes No

41 (d) Are you aware of any termite/pest control reports or treatments for the property? Yes ___ No

42 Explain any "yes" answers in this section, including the name of any service/treatment provider, if applicable:

43 Masters Touch pest control for intermittent ants

44 6. STRUCTURAL ITEMS

45 (a) Are you aware of any past or present water leakage in the house or other structures? Yes ___ No

46 (b) Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, or other
47 structural components? ___ Yes No

48 (c) Are you aware of any past or present problems with driveways, walkways, patios, or retaining walls on the property? ___ Yes No

49 (d) Is your property constructed with an Exterior Insulating Finishing System (EIFS), such as Dryvit or synthetic stucco?
50 ___ Yes No ___ Unknown If yes, date installed, if known

51 (e) Are there any defects (including stains) in flooring or floor coverings? ___ Yes No ___ Unknown

52 (f) Are you aware of any fire, storm, water or ice damage to the property? ___ Yes No

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

54 (a) leak 410c from master bath whirlpool, caused by back pressure on jets, accidental
55 Buyer Initials: _____ Date _____ SPD Page 1 of 5 Seller Initials: _____ Date 4-16-07

Apr. 17, 2007 11:33AM

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

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)
Added closet to 5th bedroom	5/06	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

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 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 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.

8. WATER SUPPLY

- (a) What is the source of your drinking water? Public Water Well on Property Community Water None Other (explain):
- (b) When was your water last tested? 7/03 Test results: Passed
If your drinking water source is not public, is the pumping system in working order? Yes No
If "no," explain:
- (c) Do you have a softener, filter, or other treatment system? Yes No
If you do not own the system, explain:
- (d) Have you ever had a problem with your water supply? Yes No
- (e) Has your well ever run dry? Yes No Not Applicable
- (f) Is there a well on the property not used as the primary source of drinking water? Yes No
If yes, is the well capped? Yes No
- (g) Is the water system shared? Yes No
- (h) Are you aware of any leaks or other problems, past or present, relating to the water supply, pumping system, and related items? Yes No

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

9. SEWAGE SYSTEM

- (a) What is the type of sewage system? Public Sewer Individual On-lot Sewage Disposal System
 Individual On-lot Sewage Disposal System in Proximity to Well Community Sewage Disposal System
 Ten-acre Permit Exemption Holding Tank None None Available/Permit Limitations in Effect
Other type of sewage system (explain):
- (b) If Individual On-lot sewage system, what type? Cesspool Drainfield Unknown
Other (specify):
- (c) Are there any septic tanks on the Property? Yes No Unknown
If "yes," what type of tank(s)? Metal/steel Cement/concrete Fiberglass Unknown
Other (specify):
- (d) When was the on-site sewage disposal system last serviced? Fall of 2006
- (e) Are there any sewage pumps located on the property? Yes No
If yes, type(s) of pump(s) homeowner Are pump(s) in working order? Yes No
Who is responsible for maintenance of sewage pumps?
- (f) Is the sewage system shared? Yes No
- (g) Are you aware of any past or present leaks, backups, or other problems relating to the sewage system and related items? Yes No

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

10. PLUMBING SYSTEM

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

11. DOMESTIC WATER HEATING

- (a) Type of water heating: Electric Natural Gas Fuel Oil Propane Solar Summer/Winter Hook-Up
Other (explain):
- (b) Are you aware of any problems with any water heater or related equipment? Yes No
If "yes," explain:

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: Original Unknown Date last serviced, if known Sept 2006
- 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: original Unknown Date last serviced, if known Feb 2006
- 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? Fall 05 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): YES - Propane
- 143 If you do not own the tanks, explain: OWN Tanks
- 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? 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 2 Keyless Entry 1
 - 157 (b) Smoke Detectors How many? 5 Location(s) every level throughout
 - 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? 1 Location(s) 5th bedroom
 - 165 (h) Awnings Attic Fan(s) Satellite Dish Storage Shed Deck(s) Electric Animal Fence
 - 166 (i) Other: _____
 - 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).

- 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)
- Other

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.

Explain any "yes" answers in this section:

(b) Flooding/Drainage

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

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

(c) Boundaries

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

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

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

Explain any "yes" answers in this section: Beginning inlet of driveway shared with neighbor

17. HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES

- (a) Are you aware of any underground tanks (other than home heating fuel or septic tanks disclosed above)? Yes No
- (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 or polychlorinated biphenyls (PCBs), etc.? Yes No
- (c) Are you aware of sewage sludge (other than commercially available fertilizer products) being spread on the property, or have you received written notice of sewage sludge being spread on an adjacent property? Yes No
- (d) Are you aware of any tests for mold, fungi, or indoor air quality in the property? Yes No
- (e) Other than general household cleaning, have you taken any efforts to control or remediate mold or mold-like substances in the property? Yes No

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.

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

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

DATE	TYPE OF TEST	RESULTS (picocuries/liter or working levels)	NAME OF TESTING SERVICE
1/03			Safe Shelter Environmental

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

DATE INSTALLED	TYPE OF SYSTEM	PROVIDER	WORKING ORDER?
2/03	Subslab ventilation system	Safe Shelter Environmental	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	Pump		<input type="checkbox"/> Yes <input type="checkbox"/> No

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

- (k) If property was constructed, or if construction began, before 1978, you must disclose any reports or records of lead-based paint or lead-based paint hazards on the property. Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on the property? Yes No
- If "yes," list all available reports and records:

(l) Apr. 17, 2007 11:35AM in the property for any other hazardous substances or environmental concerns? Yes No
(m) Are you aware of any other hazardous substances or environmental concerns that might impact upon the property? Yes No

247 Explain any "yes" answers in this section:
248
249
250

251 18. CONDOMINIUMS AND OTHER HOMEOWNER ASSOCIATIONS (Complete only if applicable)
252 Type: Condominium Cooperative Homeowner Association or Planned Community
253 Other: _____

254 Notice regarding Condominiums, Cooperatives, and Planned Communities: A buyer of a resale unit in a condominium, coopera-
255 tive, or planned community must receive a copy of the declaration (other than the plats and plans), the by-laws, the rules or regula-
256 tions, and a certificate of resale issued by the association in the condominium, cooperative, or planned com-
257 munity. Buyers may be responsible for capital contributions, initiation fees or similar one-time fees in addition to regular monthly
258 maintenance fees. The buyer will have the option of canceling the agreement with the return of all deposit monies until the certificate
259 has been provided to the buyer and for five days thereafter or until conveyance, whichever occurs first.

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

273 A material defect is a problem with a residential real property or any portion of it that would have a significant adverse impact
274 on the value of the property or that involves an unreasonable risk to people on the property. The fact that a structural element,
275 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
276 itself a material defect

277 Explain any "yes" answers in this section: filed homeowners claim with State Farm 4/05 from water
278 damage to family room ceiling resulting from backflow of whirlpool jets. All damage
279 has been corrected.

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

285 WITNESS _____ SELLER [Signature] DATE 4/16/07

286 WITNESS _____ SELLER [Signature] DATE 4/16/07

287 WITNESS _____ SELLER _____ DATE _____

EXECUTOR, ADMINISTRATOR, TRUSTEE SIGNATURE BLOCK

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

RECEIPT AND ACKNOWLEDGEMENT BY BUYER

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