

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 37 Lily Pond Ln, CHESTER SPRINGS PA 19425

2 SELLER JOHN G. FUKT

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:

18 2. OWNERSHIP/OCCUPANCY

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

21 (b) How long have you owned the property? 3 years

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

24 3. ROOF

25 (a) Date roof installed: [unk] Documented? ___ Yes ___ No ___ Unknown

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

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

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

33 (b) If "yes," has it ever run? [X] Yes ___ No ___ Unknown Is it in working order? [X] Yes ___ No ___ Unknown

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

35 (d) Do you know of any repairs or other attempts to control any water or dampness problem in the basement or crawl space? ___ Yes [X] 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 [X] No

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

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

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

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

43 6. STRUCTURAL ITEMS

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

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

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

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

50 (e) Are there any defects (including stains) in flooring or floor coverings? ___ Yes [X] No ___ Unknown

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

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

53 Buyer Initials: [Signature] Date 5/31/07 SPD Page 1 of 5 Seller Initials: Date

121 12. AIR CONDITIONING SYSTEM

- 122 (a) Type of air conditioning: [X] 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: [] [X] Unknown Date last serviced, if known
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 [X] 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 [X] Propane
131 [] Coal [] Wood [] Other:
132 (b) Type(s) of heating system(s) (check all that apply): [X] 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: [] [X] Unknown Date last serviced, if known 2006
136 (d) Are there any fireplaces? [X] Yes [] No If "yes," how many? [] Are they working? [X] Yes [] No
137 (e) Are there any chimneys (from a fireplace, water heater or any other heating system)? [] Yes [X] No
138 If "yes," how many? [] When were they last cleaned? [] Unknown [X]
139 Are they working? [X] 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? [X] Yes [] No
142 Location(s), including underground tank(s): Back yard propane tank
143 If you do not own the tanks, explain: Under house
144 Are you aware of any problems or repairs needed regarding any item in this section? [] Yes [X] No
145 If "yes," explain:

147 14. ELECTRICAL SYSTEM

- 148 (a) Type of Electrical System: [] Fuses [X] Circuit Breakers How Many Amps? [] [X] Unknown
149 (b) Are you aware of any knob and tube wiring in the home? [] Yes [X] No
150 Are you aware of any problems or repairs needed in the electrical system? [] Yes [X] 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) [X] Electric Garage Door Opener Number of Transmitters [] Keyless Entry []
157 (b) [X] Smoke Detectors How many? 6 Location(s) []
158 (c) [X] Security Alarm System [X] Owned [] Leased (Lease Information [])
159 (d) [X] 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) [X] Refrigerator(s) [X] Range/Oven [X] Microwave Oven [X] Dishwasher [] Trash Compactor
163 [X] Garbage Disposal [] Chest Freezer [X] Washer [X] Dryer [] Intercom
164 (g) [X] Ceiling Fan(s) How many? 6 Location(s) []
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 [X] 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 [X] 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 [X] 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 [X] 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:

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
2007	Radon		

- (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?
			<input type="checkbox"/> Yes <input type="checkbox"/> No
			<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:

- 244 (l) Are you aware of testing on the property for any other hazardous substances or environmental concerns? Yes No
- 245 (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, 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 in the condominium, cooperative, or planned community. Buyers may be responsible for capital contributions, initiation fees or similar 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 deposit monies until the certificate 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 _____
- 263 (b) Are you aware of any existing or threatened legal action affecting the property? Yes No
- 264 (c) Are you aware of any violations of federal, state, or local laws or regulations relating to this property? Yes No
- 265 (d) Are you aware of any public improvement, condominium or homeowner association assessments against the property that remain unpaid or of any violations of zoning, housing, building, safety or fire ordinances 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 obligation, or other debt against this property that cannot be satisfied by the proceeds of this sale? Yes No
- 267 (f) Are you aware of any reason, including a defect in title, that would prevent you from giving a warranty deed or conveying title to the property? Yes No
- 268 (g) Are you aware of any insurance claims filed relating to the property? Yes No
- 269 (h) Are you aware of any material defects to the property, dwelling, or fixtures which are not disclosed elsewhere on this form? Yes No

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

278 Explain any "yes" answers in this section: _____

279 _____

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

285 WITNESS _____ SELLER [Signature] DATE 5/31/07

286 WITNESS _____ SELLER _____ DATE _____

287 WITNESS _____ SELLER _____ DATE _____

288 **EXECUTOR, ADMINISTRATOR, TRUSTEE SIGNATURE BLOCK**

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

292 _____ DATE _____

293 **RECEIPT AND ACKNOWLEDGEMENT BY BUYER**

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

298 WITNESS _____ BUYER _____ DATE _____

299 WITNESS _____ BUYER _____ DATE _____

300 WITNESS _____ BUYER _____ DATE _____