

SELLER'S PROPERTY DISCLOSURE STATEMENT

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

SPD

1 Property Address 2101 STREET ROAD VICTORIAN HOUSE
2 NEW HOPE PA 18938

3 Seller: SOLE BURY TOWNSHIP 3092 SUGAR ROAD BOX 139 SOLSBURY PA 18983

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

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

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

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

19 2. OWNERSHIP/OCCUPANCY

20 (a) Is the property currently occupied? Yes No X If yes, by whom? Seller Other occupants (tenants)
21 If property is not occupied, when was it last occupied? SEPT 2000

22 (b) How long have you owned the property? 3 yrs

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

25 3. ROOF

26 (a) Date roof installed: Documented? Yes No X Unknown

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

29 (c) Has the roof ever leaked during your ownership? Yes X No

30 (d) Are you aware of any problems with the roof, gutters, flashing or downspouts? Yes X No SEE INSPECTION REPORT

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

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

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

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

36 (c) 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

37 Explain any "yes" answers in this section, including the location and extent of any problem(s) and any repair or remediation efforts:
38 SEE INSPECTION REPORT AND PHOTOS

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

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

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

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

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

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

45 6. STRUCTURAL ITEMS

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

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

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

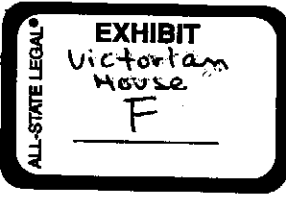
50 (d) Is your property constructed with an Exterior Insulating Finishing System (EIFS), such as Dryvit or synthetic stucco?
51 Yes X No Unknown If yes, date installed, if known

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

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

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

56 59 Buyer Initials: SPD Page 1 of 5 Seller Initials: Date



60 7. ADDITIONS/REMODELS Have you made any additions, structural changes, or other alterations to the property? Yes No
61 If "yes," describe: _____
62 _____

63 8. WATER SUPPLY

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

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

81 9. SEWAGE SYSTEM

- 82 (a) What is the type of sewage system? Public Sewer Individual On-lot Sewage Disposal System
83 Individual On-lot Sewage Disposal System in Proximity to Well Community Sewage Disposal System
84 Ten-acre Permit Exemption Holding Tank None None Available/Permit Limitations in Effect
85 Other type of sewage system (explain): _____
86 (b) If Individual On-lot sewage system, what type? Cesspool Drainfield Unknown
87 Other (specify): _____
88 (c) Are there any septic tanks on the Property? Yes No Unknown
89 If "yes," what type of tank(s)? Metal/steel Cement/concrete Fiberglass Unknown
90 Other (specify): _____
91 (d) When was the on-site sewage disposal system last serviced? 2008
92 (e) Are there any sewage pumps located on the property? Yes No
93 If yes, type(s) of pump(s) _____ Are pump(s) in working order? Yes No
94 Who is responsible for maintenance of sewage pumps? _____
95 (f) Is the sewage system shared? Yes No
96 (g) Are you aware of any past or present leaks, backups, or other problems relating to the sewage system and related items?
97 Yes No

98 Explain any "yes" answers in this section, including the location and extent of any problem(s) and any repair or remediation efforts:
99 ROOTS IN PIPELINE LEAKING FROM HOUSE
100 _____

101 10. PLUMBING SYSTEM

- 102 (a) Type of plumbing (check all that apply): Copper Galvanized Lead PVC Polybutylene pipe (PB)
103 Mixed Unknown Other (explain): _____
104 (b) Are you aware of any problems with any of your plumbing fixtures (e.g., including but not limited to: kitchen, laundry, or bath-
105 room fixtures; wet bars; etc.)? Yes No
106 If "yes," explain: _____

107 11. DOMESTIC WATER HEATING

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

112 12. AIR CONDITIONING SYSTEM

- 113 (a) Type of air conditioning: Central Air Wall Units Window Units None
114 Other (explain): _____
115 Number of window units included in sale 2 Location(s) 1st floor front - 2nd floor rear
116 (b) Age of Central Air Conditioning System: _____ Unknown Date last serviced, if known _____
117 (c) List any areas of the house that are not air conditioned: _____
118 (d) Are you aware of any problems with any item in this section? Yes No
119 If "yes," explain: _____

120 Buyer Initials: _____ Date _____

Seller Initials: _____ Date _____

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121 13. HEATING SYSTEM

122 (a) Type(s) of heating fuel(s) (check all that apply): ___ Electric Fuel Oil ___ Natural Gas ___ Propane
123 ___ Coal ___ Wood ___ Other: _____
124 (b) Type(s) of heating system(s) (check all that apply): ___ Forced Hot Air Hot Water ___ Heat Pump
125 ___ Electric Baseboard ___ Steam ___ Wood Stove (How many? ___) ___ Coal Stove (How many? ___)
126 ___ Other: _____
127 (c) Age of Heating System: ___ Unknown Date last serviced, if known Sept 2008
128 (d) Are there any fireplaces? Yes ___ No If "yes," how many? 1 Are they working? ___ Yes No
129 (e) Are there any chimneys (from a fireplace, water heater or any other heating system)? Yes ___ No
130 If "yes," how many? 1 When were they last cleaned? ___ Unknown
131 Are they working? Yes ___ No If "no," explain: _____
132 (f) List any areas of the house that are not heated: _____
133 (g) Are you aware of any heating fuel tanks on the property? Yes ___ No
134 Location(s), including underground tank(s): Basement
135 If you do not own the tanks, explain: _____
136 Are you aware of any problems or repairs needed regarding any item in this section? ___ Yes No
137 If "yes," explain: _____

139 14. ELECTRICAL SYSTEM

140 (a) Type of Electrical System: ___ Fuses Circuit Breakers How Many Amps? ___ Unknown
141 (b) Are you aware of any knob and tube wiring in the home? Yes ___ No
142 Are you aware of any problems or repairs needed in the electrical system? ___ Yes No
143 If "yes," explain: _____

144 15. OTHER EQUIPMENT AND APPLIANCES

145 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
146 not mean it is included in the Agreement of Sale. Terms of the Agreement of Sale negotiated between Buyer and Seller will
147 determine which items, if any, are included in the purchase of the Property.
148 (a) ___ Electric Garage Door Opener Number of Transmitters ___ Keyless Entry ___
149 (b) ___ Smoke Detectors How many? ___ Location(s) _____
150 (c) ___ Security Alarm System ___ Owned ___ Leased (Lease Information _____)
151 (d) ___ Lawn Sprinkler(s) How many? ___ Automatic Timer ___
152 (e) ___ Swimming Pool ___ Hot Tub/Spa ___ Pool/Spa Heater ___ Pool/Spa Cover ___ Whirlpool/Tub
153 ___ Pool/Spa Equipment and Accessories (list): _____
154 (f) ___ Refrigerator(s) ___ Range/Oven ___ Microwave Oven ___ Dishwasher ___ Trash Compactor
155 ___ Garbage Disposal ___ Chest Freezer ___ Washer ___ Dryer ___ Intercom
156 (g) ___ Ceiling Fan(s) How many? ___ Location(s) _____
157 (h) ___ Awnings ___ Attic Fan(s) ___ Satellite Dish ___ Storage Shed ___ Deck(s) ___ Electric Animal Fence
158 (i) ___ Other: _____
159 Are you aware of any problems or repairs needed regarding any item in this section? ___ Yes ___ No
160 If "yes," explain: _____

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

162 (a) Land/Soils
163 1) Are you aware of any fill or expansive soil on the property? ___ Yes No
164 2) Are you aware of any sliding, settling, earth movement, upheaval, subsidence, or earth stability problems that have
165 occurred on or affect the property? ___ Yes No
166 3) Are you aware of any existing, past or proposed mining, strip-mining, or any other excavations that might affect this
167 property? ___ Yes No
168 *Note to Buyer: The property may be subject to mine subsidence damage. Maps of the counties and mines where mine subsidence*
169 *damage may occur and mine subsidence insurance are available through: Department of Environmental Protection, Mine Subsidence*
170 *Insurance Fund, 25 Technology Drive, California Technology Park, Coal Center, PA 15423 (800) 922-1678 (within*
171 *Pennsylvania) or (724) 769-1100 (outside Pennsylvania).*
172 4) Is the property, or a portion of it, preferentially assessed for tax purposes, or subject to limited development rights?
173 ___ Yes ___ No If "yes", check all that apply below:
174 ___ Farmland and Forest Land Assessment Act - 72 P.S. §5490.1 et seq. (Clean and Green Program)
175 ___ Open Space Act - 16 P.S. §11941 et seq.
176 ___ Agricultural Area Security Law - 3 P.S. §901 et seq. (Development Rights)
177 ___ Other _____
178 *Note to Buyer: Pennsylvania has enacted the Right to Farm Act (3 P.S. § 951-957) in an effort to limit the circumstances under*
179 *which agricultural operations may be subject to nuisance suits or ordinances. Buyers are encouraged to investigate whether any*
180 *agricultural operations covered by the Act operate in the vicinity of the property.*
181 Explain any "yes" answers in this section: _____
182

184 (b) **Flooding/Drainage**
185 1) Is any part of this property located in a wetlands area or a FEMA flood zone? ___ Yes ___ No Unknown
186 2) Do you know of any past or present drainage or flooding problems affecting the property? ___ Yes No
187 Explain any "yes" answers in this section, including dates and extent of flooding: _____
188 _____

189 (c) **Boundaries**
190 1) Do you know of any encroachments, boundary line disputes, or easements affecting the property? ___ Yes No
191 *Note to Buyer: Most properties have easements running across them for utility services and other reasons. In many cases, the*
192 *easements do not restrict the ordinary use of the property, and Seller may not be readily aware of them. Buyers may wish to*
193 *determine the existence of easements and restrictions by examining the property and ordering an Abstract of Title or searching*
194 *the records in the Office of the Recorder of Deeds for the county before entering into an agreement of sale.*
195 2) Do you access the property from a private road or lane? Yes ___ No
196 If yes, do you have a recorded right of way or maintenance agreement? ___ Yes ___ No
197 3) Are you aware of any shared or common areas (e.g., driveways, bridges, docks, walls, etc.) or maintenance agreements?
198 ___ Yes No
199 Explain any "yes" answers in this section: _____
200 _____

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

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

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

214 (f) Are you aware of any dumping on the property? ___ Yes No
215 (g) Have you received written notice regarding the presence of an environmental hazard or biohazard on your property or any
216 adjacent property? Yes ___ No
217 (h) Are you aware of any tests for radon gas that have been performed in any buildings on the property? ___ Yes No
218 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
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221 (i) Are you aware of any radon removal system on the property? ___ Yes No
222 If "yes," list date installed and type of system, and whether it is in working order below:
223 DATE INSTALLED TYPE OF SYSTEM PROVIDER WORKING ORDER?
224 _____ Yes ___ No
225 _____ Yes ___ No
226 _____ Yes ___ No

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

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

235 (l) Are you aware of testing on the property for any other hazardous substances or environmental concerns? Yes ___ No
236 (m) Are you aware of any other hazardous substances or environmental concerns that might impact upon the property?
237 ___ Yes No

238 Explain any "yes" answers in this section: See Reports - Environmental -
239 _____
240 _____
241 _____

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

244 Type: Condominium Cooperative Homeowner Association or Planned Community

245 Other: _____

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

252 19. MISCELLANEOUS

253 (a) Are you aware of any historic preservation restriction or ordinance or archeological designation associated with the property?
254 Yes No

255 (b) Are you aware of any existing or threatened legal action affecting the property? Yes No

256 (c) Are you aware of any violations of federal, state, or local laws or regulations relating to this property? Yes No

257 (d) Are you aware of any public improvement, condominium or homeowner association assessments against the property that remain
258 unpaid or of any violations of zoning, housing, building, safety or fire ordinances that remain uncorrected? Yes No

259 (e) Are you aware of any judgment, encumbrance, lien (for example, co-maker or equity loan), overdue payment on a support obli-
260 gation, or other debt against this property that cannot be satisfied by the proceeds of this sale? Yes No

261 (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
262 property? Yes No

263 (g) Are you aware of any insurance claims filed relating to the property? Yes No

264 (h) Are you aware of any material defects to the property, dwelling, or fixtures which are not disclosed elsewhere on this form?
265 Yes No

266 A material defect is a problem with a residential real property or any portion of it that would have a significant adverse impact
267 on the value of the property or that involves an unreasonable risk to people on the property. The fact that a structural element,
268 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
269 itself a material defect

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

271

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

277 WITNESS _____ SELLER [Signature] DATE 020309

278 WITNESS _____ SELLER _____ DATE _____

279 WITNESS _____ SELLER _____ DATE _____

280 EXECUTOR, ADMINISTRATOR, TRUSTEE SIGNATURE BLOCK

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

284 _____ DATE _____

285 RECEIPT AND ACKNOWLEDGEMENT BY BUYER

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

290 WITNESS _____ BUYER _____ DATE _____

291 WITNESS _____ BUYER _____ DATE _____

292 WITNESS _____ BUYER _____ DATE _____