

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 144 STOKESAY CASTLE LN

2 READING, PA 19606

3 Seller STOKESAY MGMT COMP

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 sure 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: 12/0

20 2. OWNERSHIP/OCCUPANCY

21 (a) Is the property currently occupied? Yes No If yes, by whom? Seller Other occupants (tenants)

22 If property is not occupied, when was it last occupied? 12/08

23 (b) How long have you owned the property? 10 yrs

24 (c) Are you aware of any pets having lived in the house or other structures during your ownership? Yes No

25 If yes, describe: 1 dog

26 3. ROOF

27 (a) Date roof installed: 1999 Documented? Yes No Unknown

28 (b) Has the roof been replaced or repaired during your ownership? Yes No

29 If yes, was the existing roofing material removed? Yes No Unknown

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

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

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

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

35 (a) Does the property have a sump pump? Yes No Unknown

36 If yes, has it ever run? Yes No Unknown Is it in working order? Yes No Unknown

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

38 (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

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

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

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

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

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

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

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

48 6. STRUCTURAL ITEMS

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

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

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

53 (d) Is your property constructed with an Exterior Insulating Finishing System (EIFS), such as Dryvit or synthetic stucco?
54 Yes No Unknown If yes, date installed, if known 1999

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

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

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

59 Buyer Initials: Date SPD Page 1 of 5 Seller Initials: 677 Date 3/14/09

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

63 **8. WATER SUPPLY** 63

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

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

80 **9. SEWAGE SYSTEM** 80

- 81 (a) What is the type of sewage system? Public Sewer Individual On-lot Sewage Disposal System 81
82 Individual On-lot Sewage Disposal System in Proximity to Well Community Sewage Disposal System 82
83 Ten-acre Permit Exemption Holding Tank None None Available/Permit Limitations in Effect 83
84 Other type of sewage system (explain): _____ 84
85 _____ 85
86 (b) If Individual On-lot sewage system, what type? Cesspool Drainfield Unknown 86
87 Other (specify): _____ 87
88 (c) Are there any septic tanks on the Property? Yes No Unknown 88
89 If "yes," what type of tank(s)? Metal/steel Cement/concrete Fiberglass Unknown 89
90 Other (specify): _____ 90
91 (d) When was the on-site sewage disposal system last serviced? n/a 91
92 (e) Are there any sewage pumps located on the property? Yes No 92
93 If yes, type(s) of pump(s) UNKNOWN Are pump(s) in working order? Yes No 93
94 Who is responsible for maintenance of sewage pumps? UNKNOWN 94
95 (f) Is the sewage system shared? Yes No 95
96 (g) Are you aware of any past or present leaks, backups, or other problems relating to the sewage system and related items? 96
97 Yes No 97

98 **Explain any "yes" answers in this section, including the location and extent of any problem(s) and any repair or remediation efforts:** 98
99 HAD TO REPLACE PUMP IN 2008 99

100 **10. PLUMBING SYSTEM** 100

- 101 (a) Type of plumbing (check all that apply): Copper Galvanized Lead PVC Polybutylene pipe (PB) 101
102 Mixed Unknown Other (explain): _____ 102
103 (b) Are you aware of any problems with any of your plumbing fixtures (e.g., including but not limited to: kitchen, laundry, or bath- 103
104 room fixtures; wet bars; etc.)? Yes No 104
105 If "yes," explain: _____ 105

106 **11. DOMESTIC WATER HEATING** 106

- 107 (a) Type of water heating: Electric Natural Gas Fuel Oil Propane Solar Summer/Winter Hook-Up 107
108 Other (explain): _____ 108
109 (b) Are you aware of any problems with any water heater or related equipment? Yes No 109
110 If "yes," explain: _____ 110

111 **12. AIR CONDITIONING SYSTEM** 111

- 112 (a) Type of air conditioning: Central Air Wall Units Window Units None 112
113 Other (explain): _____ 113
114 Number of window units included in sale _____ Location(s) _____ 114
115 (b) Age of Central Air Conditioning System: 10-14 Unknown Date last serviced, if known _____ 115
116 (c) List any areas of the house that are not air conditioned: n/a 116
117 _____ 117
118 (d) Are you aware of any problems with any item in this section? Yes No 118
119 If "yes," explain: _____ 119

121 13. HEATING SYSTEM

- (a) Type(s) of heating fuel(s) (check all that apply): Electric Fuel Oil Natural Gas Propane Coal Wood Other:
(b) Type(s) of heating system(s) (check all that apply): Forced Hot Air Hot Water Heat Pump Electric Baseboard Steam Wood Stove Coal Stove Other:
(c) Age of Heating System: 10 yrs Unknown Date last serviced, if known 2008
(d) Are there any fireplaces? Yes No If "yes," how many? Are they working? Yes No
(e) Are there any chimneys (from a fireplace, water heater or any other heating system)? Yes No If "yes," how many? When were they last cleaned? Unknown Are they working? Yes No If "no," explain:
(f) List any areas of the house that are not heated: GARAGE & BASEMENT
(g) Are you aware of any heating fuel tanks on the property? Yes No Location(s), including underground tank(s): 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

- (a) Type of Electrical System: Fuses Circuit Breakers How Many Amps? Unknown
(b) Are you aware of any knob and tube wiring in the home? Yes No
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

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

- (a) Electric Garage Door Opener Number of Transmitters 3 Keyless Entry 0
(b) Smoke Detectors How many? Location(s)
(c) Security Alarm System Owned Leased (Lease Information)
(d) Lawn Sprinkler(s) How many? Automatic Timer
(e) Swimming Pool Hot Tub/Spa Pool/Spa Heater Pool/Spa Cover Whirlpool/Tub Pool/Spa Equipment and Accessories (list):
(f) Refrigerator(s) Range/Oven Microwave Oven Dishwasher Trash Compactor Garbage Disposal Chest Freezer Washer Dryer Intercom
(g) Ceiling Fan(s) How many? Location(s)
(h) Awnings Attic Fan(s) Satellite Dish Storage Shed Deck(s) Electric Animal Fence
(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

- 1) Are you aware of any fill or expansive soil on the property? Yes No
2) Are you aware of any sliding, settling, earth movement, upheaval, subsidence, or earth stability problems that have occurred on or affect the property? Yes No
3) Are you aware of any existing, past or proposed mining, strip-mining, or any other excavations that might affect this property? Yes No

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

- 4) Is the property, or a portion of it, preferentially assessed for tax purposes, or subject to limited development rights? Yes No If "yes", check all that apply below:
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.

181 Explain any "yes" answers in this section:

183 Buyer Initials: Date

Seller Initials: CMZ Date 3/16/09

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

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

199 Explain any "yes" answers in this section: DRIVEWAY & FENCING WITH 142 STOKESAY 199
200 CASTLE LN. 200

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

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

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

214 (f) Are you aware of any dumping on the property? ___ Yes No 214
215 (g) Have you received written notice regarding the presence of an environmental hazard or biohazard on your property or any 215
216 adjacent property? ___ Yes No 216
217 (h) Are you aware of any tests for radon gas that have been performed in any buildings on the property? ___ Yes No 217
218 If "yes," list date, type, and results of all tests below: 218

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

222 (i) Are you aware of any radon removal system on the property? ___ Yes No 222
223 If "yes," list date installed and type of system, and whether it is in working order below: 223
224 DATE INSTALLED TYPE OF SYSTEM PROVIDER WORKING ORDER? 224
225 ___ Yes ___ No 225
226 ___ Yes ___ No 226

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

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

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

238 Explain any "yes" answers in this section: _____ 238
239 _____ 239
240 _____ 240
241 _____ 241

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

244 Type: Condominium Cooperative Homeowner Association or Planned Community 244

245 Other: _____ 245

246 **Notice regarding Condominiums, Cooperatives, and Planned Communities:** A buyer of a resale unit in a condominium, cooperati- 246

247 ve, or planned community must receive a copy of the declaration (other than the plats and plans), the by-laws, the rules or regula- 247

248 tions, and a certificate of resale issued by the association in the condominium, cooperative, or planned com- 248

249 munity. Buyers may be responsible for capital contributions, initiation fees or similar one-time fees in addition to regular monthly 249

250 maintenance fees. The buyer will have the option of canceling the agreement with the return of all deposit monies until the certificate 250

251 has been provided to the buyer and for five days thereafter or until conveyance, whichever occurs first. 251

252 19. **MISCELLANEOUS** 252

253 (a) Are you aware of any historic preservation restriction or ordinance or archeological designation associated with the property? 253

254 Yes No 254

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

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

257 (d) Are you aware of any public improvement, condominium or homeowner association assessments against the property that remain 257

258 unpaid or of any violations of zoning, housing, building, safety or fire ordinances that remain uncorrected? Yes No 258

259 (e) Are you aware of any judgment, encumbrance, lien (for example, co-maker or equity loan), overdue payment on a support obli- 259

260 gation, or other debt against this property that cannot be satisfied by the proceeds of this sale? Yes No 260

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 261

262 property? Yes No 262

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

264 (h) Are you aware of any material defects to the property, dwelling, or fixtures which are not disclosed elsewhere on this form? 264

265 Yes No 265

266 A material defect is a problem with a residential real property or any portion of it that would have a significant adverse impact 266

267 on the value of the property or that involves an unreasonable risk to people on the property. The fact that a structural element, 267

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 268

269 itself a material defect 269

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

271 _____ 271

272 **The undersigned Seller represents that the information set forth in this disclosure statement is accurate and complete to the best** 272

273 **of Seller's knowledge. Seller hereby authorizes the Listing Broker to provide this information to prospective buyers of the prop-** 273

274 **erty and to other real estate licensees. SELLER ALONE IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION** 274

275 **CONTAINED IN THIS STATEMENT. Seller shall cause Buyer to be notified in writing of any information supplied on this form** 275

276 **which is rendered inaccurate by a change in the condition of the property following completion of this form.** 276

277 **WITNESS** _____ **SELLER** _____ **DATE** 3/19/09 277

278 **WITNESS** _____ **SELLER** _____ **DATE** 3/19/09 278

279 **WITNESS** _____ **SELLER** _____ **DATE** _____ 279

280 **EXECUTOR, ADMINISTRATOR, TRUSTEE SIGNATURE BLOCK** 280

281 According to the provisions of the Real Estate Seller Disclosure Law, the undersigned executor, administrator or trustee is not required 281

282 to fill out a Seller's Property Disclosure Statement. The executor, administrator or trustee, must, however, disclose any known mater- 282

283 ial defect(s) of the property. 283

284 _____ **DATE** _____ 284

285 **RECEIPT AND ACKNOWLEDGEMENT BY BUYER** 285

286 **The undersigned Buyer acknowledges receipt of this Disclosure Statement. Buyer acknowledges that this Statement is not a** 286

287 **warranty and that, unless stated otherwise in the sales contract, Buyer is purchasing this property in its present condition. It** 287

288 **is Buyer's responsibility to satisfy himself or herself as to the condition of the property. Buyer may request that the property** 288

289 **be inspected, at Buyer's expense and by qualified professionals, to determine the condition of the structure or its components.** 289

290 **WITNESS** _____ **BUYER** _____ **DATE** _____ 290

291 **WITNESS** _____ **BUYER** _____ **DATE** _____ 291

292 **WITNESS** _____ **BUYER** _____ **DATE** _____ 292