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)

Property Address 555 Blossom Trail, Mount Joy, PA 17552

Seller Leona D'Alessio

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

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 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 representation by any listing real estate broker, any selling real estate broker, or their licensees. Buyer is encouraged to address concerns about the conditions of the property that may not be included in this Statement. This Statement does not relieve Seller of the obligation to disclose a material defect that may not be addressed on this form.

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.

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

2. **OWNERSHIP/OCCUPANCY**

(a) Is the property currently occupied? ___ Yes ✓ No If yes, by whom? ___ Seller ___ Other occupants (tenants)
If property is not occupied, when was it last occupied? April 2026

(b) How long have you owned the property? October 30, 2002

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

3 **ROOF**

(a) Date roof installed: _____ Documented? ___ Yes ___ No ✓ Unknown

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

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

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

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

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

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

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

(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

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

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

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

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

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

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

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

6 **STRUCTURAL ITEMS**

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

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

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

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

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

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

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

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

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? _____ Test results: _____
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? _____
(e) Are there any sewage pumps located on the property? ___ Yes ✓ No
If yes, type(s) of pump(s) _____ 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 bath-room 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: _____

12. **AIR CONDITIONING SYSTEM**
(a) Type of air conditioning: ✓ Central Air ___ Wall Units ___ Window Units ___ None
Other (explain): _____
Number of window units included in sale ___ Location(s) _____
(b) Age of Central Air Conditioning System: 4 years ___ Unknown Date last serviced, if known _____
(c) List any areas of the house that are not air conditioned: _____
(d) Are you aware of any problems with any item in this section? ___ Yes ✓ No
If "yes," explain: _____

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 (How many? ___) ___ Coal Stove (How many? ___) ___ Other: _____

(c) Age of Heating System: _____ ✓ Unknown Date last serviced, if known _____

(d) Are there any fireplaces? ✓ Yes ___ No If "yes," how many? 1 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: _____

(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: _____

Are you aware of any problems or repairs needed regarding any item in this section? ___ Yes ✓ No
If "yes," explain: _____

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
If "yes," explain: _____

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 1 Keyless Entry ___

(b) ✓ Smoke Detectors How many? 4 Location(s) bedrooms & living room

(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 ✓ 2 Dryer ___ Intercom

(g) ✓ Ceiling Fan(s) How many? 6 Location(s) _____

(h) ___ Awnings ___ Attic Fan(s) ___ Satellite Dish ___ Storage Shed ___ Deck(s) ___ Electric Animal Fence

(i) ___ Other: _____

Are you aware of any problems or repairs needed regarding any item in this section? ___ Yes ✓ No
If "yes," explain: _____

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

(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.

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

(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?
			____ Yes ____ No
			____ Yes ____ 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) Are you aware of testing on the property for any other hazardous substances or environmental concerns ? ____ Yes ✓ No

(m) Are you aware of of any other hazardous substances or environmental concerns that might impact upon the property? ____ Yes ✓ No

Explain any "yes" answers in this section: _____

_____

_____

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

Type: ____ Condominium ____ Cooperative ____ Homeowner Association or Planned Community

Other: _____

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.

19. MISCELLANEOUS

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

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

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

(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

(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

(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

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

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

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

Explain any "yes" answers in this section: _____

_____

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.

WITNESS Holly Hoffman SELLER Laura J D'Alessio DATE 10/15/26

WITNESS _____ SELLER _____ DATE _____

WITNESS _____ SELLER _____ DATE _____

EXECUTOR, ADMINISTRATOR, TRUSTEE SIGNATURE BLOCK

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.

_____ DATE _____

RECEIPT AND ACKNOWLEDGEMENT BY BUYER

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.

WITNESS _____ BUYER _____ DATE _____

WITNESS _____ BUYER _____ DATE _____

WITNESS _____ BUYER _____ DATE _____

RESIDENTIAL LEAD-BASED PAINT HAZARDS DISCLOSURE FORM

LPD

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

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

PROPERTY _____

SELLER _____

LEAD WARNING STATEMENT

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller of any interest in residential real property is required to provide the Buyer with any information on lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the Buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

SELLER'S DISCLOSURE

_____ Seller has no knowledge of the presence of lead-based paint and/or lead-based paint hazards in or about the Property

_____ Seller has knowledge of the presence of lead-based paint and/or lead-based paint hazards in or about the Property. (Provide the basis for determining that lead-based paint and/or hazards exist, the location(s), the condition of the painted surfaces, and other available information concerning Seller's knowledge of the presence of lead-based paint and/or lead-based paint hazards.)

_____

SELLER'S RECORDS/REPORTS

_____ Seller has no records or reports pertaining to lead-based paint and/or lead-based paint hazards in or about the Property

_____ Seller has provided Buyer with all available records and reports regarding lead-based paint and/or lead-based paint hazards in or about the Property. (List documents): _____

_____

Seller certifies that to the best of Seller's knowledge the above statements are true and accurate.

WITNESS _____ SELLER _____ DATE _____

WITNESS _____ SELLER _____ DATE _____

WITNESS _____ SELLER _____ DATE _____

AGENT ACKNOWLEDGEMENT AND CERTIFICATION

_____ Agent/Licensee represents that Agent has informed Seller of Seller's obligations under the Residential Lead-Based-Paint Hazard Reduction Act, 42 U.S.C. §4852(d), and is aware of Agent's responsibility to ensure compliance.

The following have reviewed the information above and certify that the Agent statements are true to the best of their knowledge and belief. Seller Agent and Buyer Agent must both sign this form.

BROKER FOR SELLER (Company Name) _____

LICENSEE _____ DATE _____

BROKER FOR BUYER (Company Name) _____

LICENSEE _____ DATE _____

BUYER _____

DATE OF AGREEMENT _____

BUYER'S ACKNOWLEDGMENT

_____ / _____ Buyer has received the pamphlet *Protect Your Family from Lead in Your Home* and has read the Lead Warning Statement.

_____ / _____ Buyer has reviewed Seller's disclosure of known lead-based paint and/or lead-based paint hazards and has received the records and reports regarding lead-based paint and/or lead-based paint hazards identified above.

Buyer certifies that to the best of Buyer's knowledge the above statements are true and accurate.

WITNESS _____ BUYER _____ DATE _____

WITNESS _____ BUYER _____ DATE _____

WITNESS _____ BUYER _____ DATE _____

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