

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

435 Montclair Ave.

Seller:

Gerald Fasnacht and/or Grist Mill Development Co., LLC

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, or other areas related to the construction and conditions of the property and its improvements, except as follows:

2. OCCUPANCY/OWNERSHIP

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

If property is not occupied, when was it last occupied?

(b) How long have you owned the property? 10-12 years

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

If "yes," describe:

3. ROOF

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

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

If "yes," was the existing roofing material removed? [] Yes [] No [] Unknown

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

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

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

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

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

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

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

(d) Is your property constructed with an Exterior Insulating Finishing System (EIFS), such as Dryvit or synthetic stucco?

PREPARED BY: Office, Office

SELLER'S PROPERTY DISCLOSURE STATEMENT, 2/06 Pennsylvania Association of REALTORS®

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Buyer(s)

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