

1 **PROPERTY 42 Derwen Rd, Bala Cynwyd, Pa 19004**

2 **SELLER Helene M Herman, Jeffrey B Herman**

3 **INFORMATION REGARDING THE REAL ESTATE SELLER DISCLOSURE LAW**

4 The Real Estate Seller Disclosure Law (68 P.S. §7301, et seq.) requires that before an agreement of sale is signed, the seller in a residential
5 real estate transfer must disclose all known **material defects** about the property being sold that are not readily observable. A **material defect**
6 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
7 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
8 of its normal useful life is not by itself a material defect.

9 This property disclosure statement ("Statement") includes disclosures beyond the basic requirements of the Law and is designed to assist
10 Seller in complying with disclosure requirements and to assist Buyer in evaluating the property being considered. Sellers who wish to see
11 or use the basic disclosure form can find the form on the website of the Pennsylvania State Real Estate Commission. Neither this Statement
12 nor the basic disclosure form limits Seller's obligation to disclose a material defect.

13 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**
14 **inspections or warranties** that Buyer may wish to obtain. **This Statement is not a warranty of any kind by Seller or a warranty or rep-**
15 **resentation by any listing real estate broker, any selling real estate broker, or their licensees.** Buyer is encouraged to address concerns
16 about the condition of the Property that may not be included in this Statement.

17 **The Law provides exceptions (listed below) where a property disclosure statement does not have to be completed. All other sellers**
18 **are obligated to complete a property disclosure statement, even if they do not occupy or have never occupied the Property.**

- 19 1. Transfers by a fiduciary during the administration of a decedent estate, guardianship, conservatorship or trust.
- 20 2. Transfers as a result of a court order.
- 21 3. Transfers to a mortgage lender that results from a buyer's default and subsequent foreclosure sales that result from default.
- 22 4. Transfers from a co-owner to one or more other co-owners.
- 23 5. Transfers made to a spouse or direct descendant.
- 24 6. Transfers between spouses as a result of divorce, legal separation or property settlement.
- 25 7. Transfers by a corporation, partnership or other association to its shareholders, partners or other equity owners as part of a plan of
26 liquidation.
- 27 8. Transfers of a property to be demolished or converted to non-residential use.
- 28 9. Transfers of unimproved real property.
- 29 10. Transfers of new construction that has never been occupied and:
 - 30 a. The buyer has received a one-year warranty covering the construction;
 - 31 b. The building has been inspected for compliance with the applicable building code or, if none, a nationally recognized model
32 building code; and
 - 33 c. A certificate of occupancy or a certificate of code compliance has been issued for the dwelling.

34 **COMMON LAW DUTY TO DISCLOSE**

35 Although the provisions of the Real Estate Seller Disclosure Law exclude some transfers from the requirement of completing a disclo-
36 sure statement, the Law does not excuse the seller's common law duty to disclose any known material defect(s) of the Property in order
37 to avoid fraud, misrepresentation or deceit in the transaction. **This duty continues until the date of settlement.**

38 **EXECUTOR, ADMINISTRATOR, TRUSTEE SIGNATURE BLOCK**

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

42 _____ DATE _____

43 Seller's Initials Jok / bmk Date 11/25/21

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Buyer's Initials _____ / _____ Date _____



property. Check unknown when the question does apply to the property but you are not sure of the answer. All questions must be answered.

1. SELLER'S EXPERTISE

(A) Does Seller possess expertise in contracting, engineering, architecture, environmental assessment or other areas related to the construction and conditions of the Property and its improvements?

(B) Is Seller the landlord for the Property?
 (C) Is Seller a real estate licensee?

Explain any "yes" answers in Section 1: _____

	Yes	No	Unk	N/A
A		✓		
B		✓		
C		✓		

2. OWNERSHIP/OCCUPANCY

(A) Occupancy

- When was the Property most recently occupied? currently occupied
- By how many people? 2
- Was Seller the most recent occupant?
- If "no," when did Seller most recently occupy the Property? _____

(B) Role of Individual Completing This Disclosure. Is the individual completing this form:

- The owner
- The executor or administrator
- The trustee
- An individual holding power of attorney

(C) When was the Property acquired? 8/14/85

(D) List any animals that have lived in the residence(s) or other structures during your ownership: _____

Explain Section 2 (if needed): _____

	Yes	No	Unk	N/A
A1				
A2				
A3	✓			
A4				
B1	✓			
B2		✓		
B3		✓		
B4		✓		
C				

3. CONDOMINIUMS/PLANNED COMMUNITIES/HOMEOWNERS ASSOCIATIONS

(A) Disclosures for condominiums and cooperatives are limited to Seller's particular unit(s). Disclosures regarding common areas or facilities are not required by the Real Estate Seller Disclosure Law.

(B) Type. Is the Property part of a(n):

- Condominium
- Homeowners association or planned community
- Cooperative
- Other type of association or community _____

(C) If "yes," how much are the fees? \$ _____, paid (Monthly)(Quarterly)(Yearly)

(D) If "yes," are there any community services or systems that the association or community is responsible for supporting or maintaining? Explain: _____

(E) If "yes," provide the following information:

- Community Name _____
- Contact _____
- Mailing Address _____
- Telephone Number _____

(F) How much is the capital contribution/initiation fee(s)? \$ _____

	Yes	No	Unk	N/A
B1		✓		
B2		✓		
B3		✓		
B4		✓		
C				
D				
E1				
E2				
E3				
E4				
F				

Notice to Buyer: 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, condominium, cooperative, or planned community. Buyers may be responsible for capital contributions, initiation fees or similar one-time fees in addition to regular 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.

4. ROOFS AND ATTIC

(A) Installation

- When was or were the roof or roofs installed? _____
- Do you have documentation (invoice, work order, warranty, etc.)? _____

(B) Repair - SEE ADDENDUM -

- Was the roof or roofs or any portion of it or them replaced or repaired during your ownership?
- If it or they were replaced or repaired, were any existing roofing materials removed?

(C) Issues

- Has the roof or roofs ever leaked during your ownership?
- Have there been any other leaks or moisture problems in the attic?
- Are you aware of any past or present problems with the roof(s), attic, gutters, flashing or downspouts?

	Yes	No	Unk	N/A
A1			✓	
A2				✓
B1	✓			
B2	✓			
C1	✓			
C2		✓		
C3		✓		

105 Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

106 Explain any "yes" answers in Section 4. Include the location and extent of any problem(s) and any repair or remediation efforts,
 107 the name of the person or company who did the repairs and the date they were done: SEE ADENDUM
 108

109 **5. BASEMENTS AND CRAWL SPACES**

110 (A) Sump Pump

- 111 1. Does the Property have a sump pit? If "yes," how many? ONE
- 112 2. Does the Property have a sump pump? If "yes," how many? ONE
- 113 3. If it has a sump pump, has it ever run?
- 114 4. If it has a sump pump, is the sump pump in working order?

	Yes	No	Unk	N/A
A1	✓			
A2	✓			
A3			✓	
A4	✓			
B1	✓			
B2	✓			
B3		✓		

115 (B) Water Infiltration

- 116 1. Are you aware of any past or present water leakage, accumulation, or dampness within the base-
 117 ment or crawl space?
- 118 2. Do you know of any repairs or other attempts to control any water or dampness problem in the
 119 basement or crawl space?
- 120 3. Are the downspouts or gutters connected to a public sewer system?

121 Explain any "yes" answers in Section 5. Include the location and extent of any problem(s) and any repair or remediation efforts,
 122 the name of the person or company who did the repairs and the date they were done: SEE ADENDUM
 123
 124

125 **6. TERMITES/WOOD-DESTROYING INSECTS, DRYROT, PESTS**

126 (A) Status

- 127 1. Are you aware of past or present dryrot, termites/wood-destroying insects or other pests on the
 128 Property?
- 129 2. Are you aware of any damage caused by dryrot, termites/wood-destroying insects or other pests?

	Yes	No	Unk	N/A
A1	✓			
A2	✓			
B1	✓			
B2	✓			

130 (B) Treatment

- 131 1. Is the Property currently under contract by a licensed pest control company?
- 132 2. Are you aware of any termite/pest control reports or treatments for the Property?

133 Explain any "yes" answers in Section 6. Include the name of any service/treatment provider, if applicable: SEE ADENDUM
 134
 135

136 **7. STRUCTURAL ITEMS**

137 (A) Are you aware of any past or present movement, shifting, deterioration, or other problems with walls,
 138 foundations, or other structural components?

139 (B) Are you aware of any past or present problems with driveways, walkways, patios or retaining walls on
 140 the Property?

141 (C) Are you aware of any past or present water infiltration in the house or other structures, other than the
 142 roof(s), basement or crawl space(s)?

143 (D) Stucco and Exterior Synthetic Finishing Systems

- 144 1. Is any part of the Property constructed with stucco or an Exterior Insulating Finishing System
 145 (EIFS) such as Dryvit or synthetic stucco, synthetic brick or synthetic stone?
- 146 2. If "yes," indicate type(s) and location(s) _____
- 147 3. If "yes," provide date(s) installed _____

148 (E) Are you aware of any fire, storm/weather-related, water, hail or ice damage to the Property?

149 (F) Are you aware of any defects (including stains) in flooring or floor coverings?

	Yes	No	Unk	N/A
A	✓			
B	✓			
C	✓			
D1		✓		
D2			✓	
D3				
E		✓		
F		✓		

150 Explain any "yes" answers in Section 7. Include the location and extent of any problem(s) and any repair or remediation efforts,
 151 the name of the person or company who did the repairs and the date the work was done: SEE ADENDUM
 152

153 **8. ADDITIONS/ALTERATIONS**

154 (A) Have any additions, structural changes or other alterations (including remodeling) been made to the
 155 Property during your ownership? Itemize and date all additions/alterations below.

	Yes	No	Unk	N/A
A	✓			

Addition, structural change or alteration (continued on following page)	Approximate date of work	Were permits obtained? (Yes/No/Unk/NA)	Final inspections/ approvals obtained? (Yes/No/Unk/NA)
<u>SEE ADENDUM</u>			

property. Check unknown when the question does apply to the property but you are not sure of the answer. All questions must be answered.

Addition, structural change or alteration	Approximate date of work	Were permits obtained? (Yes/No/Unk/NA)	Final inspections/ approvals obtained? (Yes/No/Unk/NA)

A sheet describing other additions and alterations is attached.

(B) Are you aware of any private or public architectural review control of the Property other than zoning codes? If "yes," explain: _____

Yes	No	Unk	N/A
	<input checked="" type="checkbox"/>		

Note to Buyer: The PA Construction Code Act, 35 P.S. §7210 et seq. (effective 2004), and local codes establish standards for building and altering properties. Buyers should check with the municipality to determine if permits and/or approvals were necessary for disclosed work and if so, whether they were obtained. Where required permits were not obtained, the municipality might require the current owner to upgrade or remove changes made by the prior owners. Buyers can have the Property inspected by an expert in codes compliance to determine if issues exist. Expanded title insurance policies may be available for Buyers to cover the risk of work done to the Property by previous owners without a permit or approval.

Note to Buyer: According to the PA Stormwater Management Act, each municipality must enact a Storm Water Management Plan for drainage control and flood reduction. The municipality where the Property is located may impose restrictions on impervious or semi-pervious surfaces added to the Property. Buyers should contact the local office charged with overseeing the Stormwater Management Plan to determine if the prior addition of impervious or semi-pervious areas, such as walkways, decks, and swimming pools, might affect your ability to make future changes.

9. WATER SUPPLY

(A) Source. Is the source of your drinking water (check all that apply):

1. Public
2. A well on the Property
3. Community water
4. A holding tank
5. A cistern
6. A spring
7. Other _____
8. If no water service, explain: _____

(B) General

1. When was the water supply last tested? _____
Test results: _____
2. Is the water system shared?
If "yes," is there a written agreement?
4. Do you have a softener, filter or other conditioning system?
5. Is the softener, filter or other treatment system leased? From whom? _____
6. If your drinking water source is not public, is the pumping system in working order? If "no," explain: _____

(C) Bypass Valve (for properties with multiple sources of water)

1. Does your water source have a bypass valve?
2. If "yes," is the bypass valve working?

(D) Well

1. Has your well ever run dry?
2. Depth of well _____
3. Gallons per minute: _____, measured on (date) _____
4. Is there a well that is used for something other than the primary source of drinking water?
If "yes," explain _____
5. If there is an unused well, is it capped?

	Yes	No	Unk	N/A
A1	<input checked="" type="checkbox"/>			
A2		<input checked="" type="checkbox"/>		
A3		<input checked="" type="checkbox"/>		
A4		<input checked="" type="checkbox"/>		
A5		<input checked="" type="checkbox"/>		
A6		<input checked="" type="checkbox"/>		
A7		<input checked="" type="checkbox"/>		
B1			<input checked="" type="checkbox"/>	
B2		<input checked="" type="checkbox"/>		
B3		<input checked="" type="checkbox"/>		
B4		<input checked="" type="checkbox"/>		
B5				
B6				
C1		<input checked="" type="checkbox"/>		
C2				
D1				<input checked="" type="checkbox"/>
D2				
D3				
D4				
D5				

Seller's Initials JBH / HML Date 11/25/21

218 property. Check unknown when the question does apply to the property but you are not sure of the answer. All questions must be answered.

219 (E) Issues

- 220 1. Are you aware of any leaks or other problems, past or present, relating to the water supply,
 221 pumping system and related items?
 222 2. Have you ever had a problem with your water supply?

	Yes	No	Unk	N/A
E1		✓		
E2		✓		

223 Explain any problem(s) with your water supply. Include the location and extent of any problem(s) and any repair or remediation
 224 efforts, the name of the person or company who did the repairs and the date the work was done:
 225 _____

226 10. SEWAGE SYSTEM

227 (A) General

- 228 1. Is the Property served by a sewage system (public, private or community)?
 229 2. If "no," is it due to unavailability or permit limitations?
 230 3. When was the sewage system installed (or date of connection, if public)? _____
 231 4. Name of current service provider, if any: Lower Merion

	Yes	No	Unk	N/A
A1	✓			
A2				
A3			✓	
A4				
B1	✓			
B2		✓		
B3		✓		
B4				
C1				
C2				
C3				
C4				
C5				
C6				
C7				
C8				
C9				
C10				
D1			✓	
D2			✓	
D3			✓	
D4			✓	
D5				✓
D6				✓
E1		✓		
E2				
F1		✓		
F2				
F3				
F4				
F5				
G1				✓
G2				✓
G3				✓
G4				✓

232 (B) Type Is your Property served by:

- 233 1. Public
 234 2. Community (non-public)
 235 3. An individual on-lot sewage disposal system
 236 4. Other, explain: _____

237 (C) Individual On-lot Sewage Disposal System. (check all that apply):

- 238 1. Is your sewage system within 100 feet of a well?
 239 2. Is your sewage system subject to a ten-acre permit exemption?
 240 3. Does your sewage system include a holding tank?
 241 4. Does your sewage system include a septic tank?
 242 5. Does your sewage system include a drainfield?
 243 6. Does your sewage system include a sandmound?
 244 7. Does your sewage system include a cesspool?
 245 8. Is your sewage system shared?
 246 9. Is your sewage system any other type? Explain: _____
 247 10. Is your sewage system supported by a backup or alternate system?

248 (D) Tanks and Service

- 249 1. Are there any metal/steel septic tanks on the Property?
 250 2. Are there any cement/concrete septic tanks on the Property?
 251 3. Are there any fiberglass septic tanks on the Property?
 252 4. Are there any other types of septic tanks on the Property? Explain _____
 253 5. Where are the septic tanks located? _____
 254 6. When were the tanks last pumped and by whom? _____
 255 _____

256 (E) Abandoned Individual On-lot Sewage Disposal Systems and Septic

- 257 1. Are you aware of any abandoned septic systems or cesspools on the Property?
 258 2. If "yes," have these systems, tanks or cesspools been closed in accordance with the municipality's
 259 ordinance?

260 (F) Sewage Pumps

- 261 1. Are there any sewage pumps located on the Property?
 262 2. If "yes," where are they located? _____
 263 3. What type(s) of pump(s)? _____
 264 4. Are pump(s) in working order?
 265 5. Who is responsible for maintenance of sewage pumps? _____
 266 _____

267 (G) Issues

- 268 1. How often is the on-lot sewage disposal system serviced? _____
 269 2. When was the on-lot sewage disposal system last serviced and by whom? _____
 270 _____
 271 3. Is any waste water piping not connected to the septic/sewer system?
 272 4. Are you aware of any past or present leaks, backups, or other problems relating to the sewage
 273 system and related items?

property. Check unknown when the question does apply to the property but you are not sure of the answer. All questions must be answered.

Explain any "yes" answers in Section 10. Include the location and extent of any problem(s) and any repair or remediation efforts, the name of the person or company who did the repairs and the date the work was done:

11. PLUMBING SYSTEM

(A) Material(s). Are the plumbing materials (check all that apply):

1. Copper
2. Galvanized
3. Lead
4. PVC
5. Polybutylene pipe (PB)
6. Cross-linked polyethylene (PEX)
7. Other _____

	Yes	No	Unk	N/A
A1	✓			
A2			✓	
A3			✓	
A4			✓	
A5			✓	
A6	✓			
A7				
B		✓		

(B) Are you aware of any past or present problems with any of your plumbing fixtures (e.g., including but not limited to: kitchen, laundry, or bathroom fixtures; wet bars; exterior faucets; etc.)?

If "yes," explain: _____

12. DOMESTIC WATER HEATING

(A) Type(s). Is your water heating (check all that apply):

1. Electric
2. Natural gas
3. Fuel oil
4. Propane
- If "yes," is the tank owned by Seller?
5. Solar
- If "yes," is the system owned by Seller?
6. Geothermal
7. Other _____

	Yes	No	Unk	N/A
A1		✓		
A2	✓			
A3		✓		
A4		✓		
A5		✓		
A6		✓		
A7				
B1				
B2				
B3		✓		
C				

(B) System(s)

1. How many water heaters are there? ONE
Tanks ONE Tankless _____
2. When were they installed? _____
3. Is your water heater a summer/winter hook-up (integral system, hot water from the boiler, etc.)?

(C) Are you aware of any problems with any water heater or related equipment?

If "yes," explain: _____

13. HEATING SYSTEM

(A) Fuel Type(s). Is your heating source (check all that apply):

1. Electric
2. Natural gas
3. Fuel oil
4. Propane
- If "yes," is the tank owned by Seller?
5. Geothermal
6. Coal
7. Wood
8. Solar shingles or panels
- If "yes," is the system owned by Seller?
9. Other: _____

	Yes	No	Unk	N/A
A1		✓		
A2	✓			
A3		✓		
A4		✓		
A5		✓		
A6		✓		
A7		✓		
A8		✓		
A9				
B1		✓		
B2	✓			
B3		✓		
B4		✓		
B5		✓		
B6		✓		
B7		✓		

(B) System Type(s) (check all that apply):

1. Forced hot air
2. Hot water
3. Heat pump
4. Electric baseboard
5. Steam
6. Radiant flooring
7. Radiant ceiling

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Property. Check unknown when the question does apply to the property but you are not sure of the answer. All questions must be answered.

- 336 8. Pellet stove(s)
 337 How many and location? _____
 338 9. Wood stove(s)
 339 How many and location? _____
 340 10. Coal stove(s)
 341 How many and location? _____
 342 11. Wall-mounted split system(s)
 343 How many and location? _____
 344 12. Other: _____
 345 13. If multiple systems, provide locations _____
 346 _____

347 (C) Status

- 348 1. Are there any areas of the house that are not heated?
 349 If "yes," explain: UNFINISHED ATTIC
 350 2. How many heating zones are in the Property? FOUR
 351 3. When was each heating system(s) or zone installed? SYSTEM UPGRADED IN 2002
 352 4. When was the heating system(s) last serviced? 2021
 353 5. Is there an additional and/or backup heating system? If "yes," explain: No
 354 _____
 355 6. Is any part of the heating system subject to a lease, financing or other agreement?
 356 If "yes," explain: _____

357 (D) Fireplaces and Chimneys

- 358 1. Are there any fireplaces? How many? ONE
 359 2. Are all fireplaces working?
 360 3. Fireplace types (wood, gas, electric, etc.): WOOD
 361 4. Was the fireplace(s) installed by a professional contractor or manufacturer's representative?
 362 5. Are there any chimneys (from a fireplace, water heater or any other heating system)?
 363 6. How many chimneys? ONE
 364 7. When were they last cleaned? 5-10 YEARS AGO
 365 8. Are the chimneys working? If "no," explain: _____

366 (E) Fuel Tanks

- 367 1. Are you aware of any heating fuel tank(s) on the Property?
 368 2. Location(s), including underground tank(s): _____
 369 3. If you do not own the tank(s), explain: _____

370 (F) Are you aware of any problems or repairs needed regarding any item in Section 13? If "yes,"
 371 explain: SEE ADENDUM

372 14. AIR CONDITIONING SYSTEM

373 (A) Type(s). Is the air conditioning (check all that apply):

- 374 1. Central air
 375 a. How many air conditioning zones are in the Property? SEE ADENDUM
 376 b. When was each system or zone installed? _____
 377 c. When was each system last serviced? _____
 378 2. Wall units
 379 How many and the location? _____
 380 3. Window units
 381 How many? _____
 382 4. Wall-mounted split units
 383 How many and the location? _____
 384 5. Other _____
 385 6. None _____

386 (B) Are there any areas of the house that are not air conditioned?

387 If "yes," explain: BASEMENT & UNFINISHED ATTIC

388 (C) Are you aware of any problems with any item in Section 14? If "yes," explain: SEE ADENDUM
 389 _____

	Yes	No	Unk	N/A
B8		✓		
B9		✓		
B10		✓		
B11		✓		
B12		✓		
B13				
C1				
C2				
C3				
C4				
C5		✓		
C6		✓		
D1	✓			
D2	✓			
D3				
D4			✓	
D5	✓			
D6				
D7			✓	
D8	✓			
E1		✓		
E2				
E3				
F				
A1	✓			
1a				
1b				
1c				
A2		✓		
A3		✓		
A4		✓		
A5		✓		
A6				
B				
C	✓			

Property. Check unknown when the question does apply to the property but you are not sure of the answer. All questions must be answered.

15. ELECTRICAL SYSTEM

(A) Type(s)

1. Does the electrical system have fuses?
2. Does the electrical system have circuit breakers?
3. Is the electrical system solar powered?
 - a. If "yes," is it entirely or partially solar powered? _____
 - b. If "yes," is any part of the system subject to a lease, financing or other agreement? If "yes," explain: _____

(B) What is the system amperage? 200A

(C) Are you aware of any knob and tube wiring in the Property?

(D) Are you aware of any problems or repairs needed in the electrical system? If "yes," explain: _____

	Yes	No	Unk	N/A
A1		✓		
A2	✓			
A3		✓		
3a				
3b				
B				
C	✓			
D		✓		

16. OTHER EQUIPMENT AND APPLIANCES

(A) **THIS SECTION IS INTENDED TO IDENTIFY PROBLEMS OR REPAIRS** and must be completed for each item that will, or may, be included with the Property. The 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. **THE FACT THAT AN ITEM IS LISTED DOES NOT MEAN IT IS INCLUDED IN THE AGREEMENT OF SALE.**

(B) Are you aware of any problems or repairs needed to any of the following:

Item	Yes	No	N/A	Item	Yes	No	N/A
A/C window units				Pool/spa heater			
Attic fan(s)				Range/oven			
Awnings				Refrigerator(s)			
Carbon monoxide detectors		✓		Satellite dish			
Ceiling fans		✓		Security alarm system			
Deck(s)		✓		Smoke detectors			
Dishwasher		✓		Sprinkler automatic timer			
Dryer		✓		Stand-alone freezer			
Electric animal fence		✓		Storage shed			
Electric garage door opener		✓		Trash compactor			
Garage transmitters		✓		Washer			
Garbage disposal		✓		Whirlpool/tub			
In-ground lawn sprinklers				Other:			
Intercom				1.			
Interior fire sprinklers				2.			
Keyless entry				3.			
Microwave oven		✓		4.			
Pool/spa accessories				5.			
Pool/spa cover				6.			

(C) Explain any "yes" answers in Section 16:

NOTE: WORKING SECURITY SYSTEM - VECTOR MONITORING

17. POOLS, SPAS AND HOT TUBS

(A) Is there a swimming pool on the Property? If "yes,":

1. Above-ground or in-ground? _____
2. Saltwater or chlorine? _____
3. If heated, what is the heat source? _____
4. Vinyl-lined, fiberglass or concrete-lined? _____
5. What is the depth of the swimming pool? _____
6. Are you aware of any problems with the swimming pool?
7. Are you aware of any problems with any of the swimming pool equipment (cover, filter, ladder, lighting, pump, etc.)?

(B) Is there a spa or hot tub on the Property?

1. Are you aware of any problems with the spa or hot tub?
2. Are you aware of any problems with any of the spa or hot tub equipment (steps, lighting, jets, cover, etc.)?

(C) Explain any problems in Section 17: _____

	Yes	No	Unk	N/A
A				
A1				
A2				
A3				
A4				
A5				
A6				
A7				
B				
B1				
B2				

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Property. Check unknown when the question does apply to the property but you are not sure of the answer. All questions must be answered.

452 **18. WINDOWS**

- 453 (A) Have any windows or skylights been replaced during your ownership of the Property?
 454 (B) Are you aware of any problems with the windows or skylights?

	Yes	No	Unk	N/A
A	✓			
B		✓		

455 **Explain any "yes" answers in Section 18. Include the location and extent of any problem(s) and any repair, replacement**
 456 **or remediation efforts, the name of the person or company who did the repairs and the date the work was done:** _____
 457 SEE ADDENDUM

458 **19. LAND/SOILS**

459 (A) Property

- 460 1. Are you aware of any fill or expansive soil on the Property?
 461 2. Are you aware of any sliding, settling, earth movement, upheaval, subsidence, sinkholes or earth
 462 stability problems that have occurred on or affect the Property?
 463 3. Are you aware of sewage sludge (other than commercially available fertilizer products) being
 464 spread on the Property?
 465 4. Have you received written notice of sewage sludge being spread on an adjacent property?
 466 5. Are you aware of any existing, past or proposed mining, strip-mining, or any other excavations on
 467 the Property?

	Yes	No	Unk	N/A
A1		✓		
A2		✓		
A3		✓		
A4		✓		
A5		✓		

468 *Note to Buyer: The Property may be subject to mine subsidence damage. Maps of the counties and mines where mine subsidence*
 469 *damage may occur and further information on mine subsidence insurance are available through Department of Environmental*
 470 *Protection Mine Subsidence Insurance Fund, (800) 922-1678 or ra-epmsi@pa.gov.*

471 (B) Preferential Assessment and Development Rights

472 Is the Property, or a portion of it, preferentially assessed for tax purposes, or subject to limited devel-
 473 opment rights under the:

- 474 1. Farmland and Forest Land Assessment Act - 72 P.S. §5490.1, et seq. (Clean and Green Program)
 475 2. Open Space Act - 16 P.S. §11941, et seq.
 476 3. Agricultural Area Security Law - 3 P.S. §901, et seq. (Development Rights)
 477 4. Any other law/program: _____

	Yes	No	Unk	N/A
B1		✓		
B2		✓		
B3		✓		
B4		✓		

478 *Note to Buyer: Pennsylvania has enacted the Right to Farm Act (3 P.S. § 951-957) in an effort to limit the circumstances under*
 479 *which agricultural operations may be subject to nuisance suits or ordinances. Buyers are encouraged to investigate whether any*
 480 *agricultural operations covered by the Act operate in the vicinity of the Property.*

481 (C) Property Rights

482 Are you aware of the transfer, sale and/or lease of any of the following property rights (by you or a
 483 previous owner of the Property):

- 484 1. Timber
 485 2. Coal
 486 3. Oil
 487 4. Natural gas
 488 5. Mineral or other rights (such as farming rights, hunting rights, quarrying rights) Explain:
 489 _____

	Yes	No	Unk	N/A
C1		✓		
C2		✓		
C3		✓		
C4		✓		
C5		✓		

490 *Note to Buyer: Before entering into an agreement of sale, Buyer can investigate the status of these rights by, among other means,*
 491 *engaging legal counsel, obtaining a title examination of unlimited years and searching the official records in the county Office of*
 492 *the Recorder of Deeds, and elsewhere. Buyer is also advised to investigate the terms of any existing leases, as Buyer may be subject*
 493 *to terms of those leases.*

494 **Explain any "yes" answers in Section 19:** _____
 495 _____

496 **20. FLOODING, DRAINAGE AND BOUNDARIES**

497 (A) Flooding/Drainage

- 498 1. Is any part of this Property located in a wetlands area?
 499 2. Is the Property, or any part of it, designated a Special Flood Hazard Area (SFHA)?
 500 3. Do you maintain flood insurance on this Property?
 501 4. Are you aware of any past or present drainage or flooding problems affecting the Property?
 502 5. Are you aware of any drainage or flooding mitigation on the Property?
 503 6. Are you aware of the presence on the Property of any man-made feature that temporarily or per-
 504 manently conveys or manages storm water, including any basin, pond, ditch, drain, swale, culvert,
 505 pipe or other feature? WE THINK A DRY WELL
 506 7. If "yes," are you responsible for maintaining or repairing that feature which conveys or manages
 507 storm water for the Property?

	Yes	No	Unk	N/A
A1		✓		
A2		✓		
A3		✓		
A4		✓		
A5		✓		
A6	✓			
A7		✓		

property. Check unknown when the question does apply to the property but you are not sure of the answer. All questions must be answered.

Explain any "yes" answers in Section 20(A). Include dates, the location and extent of flooding and the condition of any man-made storm water management features:

(B) Boundaries

1. Are you aware of encroachments, boundary line disputes, or easements affecting the Property?
2. Is the Property accessed directly (without crossing any other property) by or from a public road?
3. Can the Property be accessed from a private road or lane?
 - a. If "yes," is there a written right of way, easement or maintenance agreement?
 - b. If "yes," has the right of way, easement or maintenance agreement been recorded?
4. Are you aware of any shared or common areas (driveways, bridges, docks, walls, etc.) or maintenance agreements?

	Yes	No	Unk	N/A
B1		✓		
B2	✓			
B3		✓		
3a				
3b				
B4		✓		

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.

Explain any "yes" answers in Section 20(B):

21. HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES

(A) Mold and Indoor Air Quality (other than radon)

1. Are you aware of any tests for mold, fungi, or indoor air quality in the Property?
2. Other than general household cleaning, have you taken any efforts to control or remediate mold or mold-like substances in the Property?

	Yes	No	Unk	N/A
A1		✓		
A2		✓		

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.

(B) Radon

1. Are you aware of any tests for radon gas that have been performed in any buildings on the Property?
2. If "yes," provide test date and results _____
3. Are you aware of any radon removal system on the Property?

	Yes	No	Unk	N/A
B1		✓		
B2				
B3		✓		

(C) Lead Paint

If the Property was constructed, or if construction began, before 1978, you must disclose any knowledge of, and records and reports about, lead-based paint on the Property on a separate disclosure form.

1. Are you aware of any lead-based paint or lead-based paint hazards on the Property?
2. Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on the Property?

	Yes	No	Unk	N/A
C1		✓		
C2		✓		

(D) Tanks

1. Are you aware of any existing underground tanks?
2. Are you aware of any underground tanks that have been removed or filled?

	Yes	No	Unk	N/A
D1		✓		
D2		✓		

(E) Dumping. Has any portion of the Property been used for waste or refuse disposal or storage?

If "yes," location: _____

	Yes	No	Unk	N/A
E		✓		

(F) Other

1. Are you aware of any past or present hazardous substances on the Property (structure or soil) such as, but not limited to, asbestos or polychlorinated biphenyls (PCBs)?
2. Are you aware of any other hazardous substances or environmental concerns that may affect the Property?
3. If "yes," have you received written notice regarding such concerns?
4. Are you aware of testing on the Property for any other hazardous substances or environmental concerns?

	Yes	No	Unk	N/A
F1		✓		
F2		✓		
F3				
F4		✓		

Explain any "yes" answers in Section 21. Include test results and the location of the hazardous substance(s) or environmental issue(s):

22. MISCELLANEOUS

(A) Deeds, Restrictions and Title

1. Are there any deed restrictions or restrictive covenants that apply to the Property?
2. Are you aware of any historic preservation restriction or ordinance or archeological designation associated with the Property?

	Yes	No	Unk	N/A
A1		✓		
A2		✓		

Seller's Initials DBH / HMD Date 11/25/21

Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

- 570 3. Are you aware of any reason, including a defect in title or contractual obligation such as an option
 571 or right of first refusal, that would prevent you from giving a warranty deed or conveying title to the
 572 Property?
- 573 (B) Financial
- 574 1. Are you aware of any public improvement, condominium or homeowner association assessments
 575 against the Property that remain unpaid or of any violations of zoning, housing, building, safety or
 576 fire ordinances or other use restriction ordinances that remain uncorrected?
- 577 2. Are you aware of any mortgages, judgments, encumbrances, liens, overdue payments on a support
 578 obligation, or other debts against this Property or Seller that cannot be satisfied by the proceeds of
 579 this sale?
- 580 3. Are you aware of any insurance claims filed relating to the Property during your ownership?

	Yes	No	Unk	N/A
A3		✓		
B1		✓		
B2		✓		
B3	✓			
C1		✓		
C2		✓		
D1		✓		

- 581 (C) Legal
- 582 1. Are you aware of any violations of federal, state, or local laws or regulations relating to this Prop-
 583 erty?
- 584 2. Are you aware of any existing or threatened legal action affecting the Property?

- 585 (D) Additional Material Defects
- 586 1. Are you aware of any material defects to the Property, dwelling, or fixtures which are not dis-
 587 closed elsewhere on this form?
- 588 *Note to Buyer: A material defect is a problem with a residential real property or any portion of it that would have a significant*
 589 *adverse impact on the value of the property or that involves an unreasonable risk to people on the property. The fact that a*
 590 *structural element, system or subsystem is at or beyond the end of the normal useful life of such a structural element, system or*
 591 *subsystem is not by itself a material defect.*
- 592 2. After completing this form, if Seller becomes aware of additional information about the Property, including through
 593 inspection reports from a buyer, the Seller must update the Seller's Property Disclosure Statement and/or attach the
 594 inspection report(s). These inspection reports are for informational purposes only.

595 Explain any "yes" answers in Section 22: SEE ADDENDUM

597 23. ATTACHMENTS

- 598 (A) The following are part of this Disclosure if checked:
- 599 Seller's Property Disclosure Statement Addendum (PAR Form SDA)
- 600
- 601
- 602

603 The undersigned Seller represents that the information set forth in this disclosure statement is accurate and complete to the best
 604 of Seller's knowledge. Seller hereby authorizes the Listing Broker to provide this information to prospective buyers of the prop-
 605 erty and to other real estate licensees. SELLER ALONE IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMA-
 606 TION CONTAINED IN THIS STATEMENT. If any information supplied on this form becomes inaccurate following comple-
 607 tion of this form, Seller shall notify Buyer in writing.

608 SELLER Helene M. Herman Helene M Herman DATE 11/25/21

609 SELLER Jeffrey B Herman Jeffrey B Herman DATE 11/26/21

610 SELLER _____ DATE _____

611 SELLER _____ DATE _____

612 SELLER _____ DATE _____

613 SELLER _____ DATE _____

614 RECEIPT AND ACKNOWLEDGEMENT BY BUYER

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

619 BUYER _____ DATE _____

620 BUYER _____ DATE _____

621 BUYER _____ DATE _____

JBH / 1/26/22 11/25/21

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

1 **PROPERTY 42 Derwen Rd, Bala Cynwyd, Pa 19004**
2 **SELLER Helene M Herman, Jeffrey B Herman**

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

11 **SELLER'S DISCLOSURE**
12 Seller has no knowledge of the presence of lead-based paint and/or lead-based paint hazards in or about the Property.
13 Seller has knowledge of the presence of lead-based paint and/or lead-based paint hazards in or about the Property. (Provide the
14 basis for determining that lead-based paint and/or hazards exist, the location(s), the condition of the painted surfaces, and other
15 available information concerning Seller's knowledge of the presence of lead-based paint and/or lead-based paint hazards.)
16

17 **SELLER'S RECORDS/REPORTS**
18 Seller has no records or reports pertaining to lead-based paint and/or lead-based paint hazards in or about the Property.
19 Seller has provided Buyer with all available records and reports regarding lead-based paint and/or lead-based paint hazards in
20 or about the Property. (List documents): _____
21

22 Seller certifies that to the best of Seller's knowledge the above statements are true and accurate.
23 SELLER Helene M. Herman Helene M Herman DATE 11/25/21
24 SELLER Jeffrey B. Herman Jeffrey B Herman DATE 11/25/21
25 SELLER _____ DATE _____

26 **BUYER**
27 **DATE OF AGREEMENT** _____

28 **BUYER'S ACKNOWLEDGMENT**
29 Buyer has received the pamphlet *Protect Your Family from Lead in Your Home* and has read the Lead Warning Statement.
30 Buyer has reviewed Seller's disclosure of known lead-based paint and/or lead-based paint hazards and has received the records
31 and reports regarding lead-based paint and/or lead-based paint hazards identified above.
32 Buyer has (initial one):
33 received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of
34 lead-based paint and/or lead-based paint hazards; or
35 waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based
36 paint hazards.

37 **Buyer certifies that to the best of Buyer's knowledge the statements contained in Buyer's acknowledgement are true and accurate.**
38 BUYER _____ DATE _____
39 BUYER _____ DATE _____
40 BUYER _____ DATE _____

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

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

46 **BROKER FOR SELLER (Company Name)** Berkshire Hathaway HomeServices Fox & Roach
47 **LICENSEE** Robin Gordon Robin Gordon DATE 11/25/21 | 2:45 PM EST

48 **BROKER FOR BUYER (Company Name)** _____
49 **LICENSEE** _____ DATE _____

Real Estate Seller Disclosure

Addendum

Note: All major jobs had permits and follow up inspections!

Section 4 - Roofs and Attic

Roof Repair - In 1997 we repaired the flat roof and the front porch roof including the valley. In 2000, we repaired the right-side roof including the dormer. In 2010 we repaired the valley above the flat roof in the back. In 2011 we repaired the rear upper roof including the dormer.

Section 5 - Basements and Crawl Spaces

Water infiltration - I think it was in 2007 we had a frozen rainstorm that left the driveway with about 2" of ice. Then we had another heavy rainstorm, and the water did not have a place to go. Water started bubbling up from below the basement slab where the previous owner had drilled holes in the flooring to treat the termites. This led to us installing a French drain with sump and automatic sump pump in the basement. At the same time, we also installed gutter guards to better channel the water away from the house. We have never seen water infiltration in the basement since.

Section 6 - Termites/Wood-Destroying Insects, Dry rot, Pests

Termites - When purchased the house, the termite report showed termite damage. The seller treated the basement with available technology. Since then, we have not seen any active termites nor damage.

Yearly Terminix Plan. All reports/findings documented and there has been no active termite activity or damage found since our ownership.

Section 7 - Structural Items

1 - Porch repair - In 2006 the front patio roof was pulling away from the house. We completely redid the foundation, replaced the support columns, and jacked up the roof to its original position.

2 - Right side retaining wall - When we purchased the house, there was a slate patio on the right side of the property line. Water from the garage roof next door, drained on this patio and slowly pushed the retaining wall away from the house, towards the neighbor's garage. We installed a French drain that connected to the storm drain. In 2015 the wall fell. This retaining wall was then replaced from the back of the neighbor's garage until about 10' from the front sidewalk. The area was then landscaped.

3 - Stucco repair - There has not been any major repair work needed. The stucco was painted a few years ago.

4 - Deck Installation - In 2000, a Cedar Deck was installed. After 18 years, the deck had to be replaced. In 2018 a new deck using TREX material replaced the Cedar.

5 - Stone Pointing - In 2008, all stonework was repointed.

6 - Kitchen/Den remodeling - In 2012, we went to an open concept between the kitchen and den by knocking down the separating wall. The entire area was gutted, walls insulated, and support wall in the basement reinforced. All new appliances were added along with an island. We added a surround sound system to the den. All flooring was replaced with solid oak floors.

Section 8 - Additional Alterations

1 - Front Door - In 2004, we had the front door threshold repaired due to poor sealing when closed. At the same time, we replaced the outside screen door.

2 - Powder room remodeling - In 2006, we remodeled the powder room on the first floor. It included a new sink and vanity. The outside wall was insulated.

3 - Shared second floor bathroom remodeling - After a 3rd floor leak that damaged the second-floor bathroom, we totally remodeled the bathroom adding about 14" to its width. The vanity, medicine chest, floor, bathtub, and toilet were

replaced. An exhaust fan was installed along with appropriate lighting. Water supply to both bathrooms were isolated from one another and all piping used was the new PEX material.

4 - Shutter replacement - In 2004, we replaced the existing shutters on the second-floor windows.

5 - New Garage Door and opener - In 2009, we replaced the garage door and opener. The new door is insulated.

6 - Garage Cabinets - In 2010, garage cabinets were installed as well as hanging tool organizers.

7 - Master bedroom closet organizers. These were installed in the single closet in 2010.

8 - Front walkway redone - In 2016, the front walkway to the home entrance was repaired. The top stones were removed and reused after the foundation was completely replaced.

9 - Asbestos removal - When we purchased the home in 1985 all hot water heating supply and return lines were found to have asbestos insulation. Thus, we contracted to have all the asbestos removed.

Section 13 - Heating System

1 - Heater Replacement - In 2002 we replaced the existing boiler with a newer unit and created 4 zones for heating

Section 14 - Air Conditioning System

1 - High Velocity A/C - In 1997 we had a high velocity A/C installed that cooled the 2nd and 3rd floors,

2 - Conventional A/C. - In 2010 we had a conventional A/A system installed that cooled the 1st floor.

Section 15 - Electrical System

New Electrical Control - The electrical system was upgraded during the Kitchen/Den project.

Knob & Tube wiring - When we purchased the house the previous owner disclosed that the electrical system was upgraded, which eliminated 90% of the knob & Tub wiring. We think the remaining Knob & Tube wiring is still active in the attic. Whenever we run into it during renovations, we eliminate it.

Section 18 - Windows

Casement Windows Replacements (1stFloor) - In 1987 we replaced all casement windows on the 1st floor with vinyl multi-layer glass windows.

Pella Windows Replacements (all double hung and any remaining casements and +1/4 windows in the attic) - In 2005 we replaced all remaining windows (mostly double hung style) on all three floors.

Section 20 - Flooding, Drainage, and Boundaries

We had a bad storm (remnants of a hurricane), all the leaves were blown off a back yard tree. The tree subsequently died and removed. After this the driveway drain no longer functioned. Investigating further, we found a large drywell (we think) below where the tree was removed. The unit had a vent that was plugged and when opened, the drain started functioning again.

Section 22 -Insurance Claims - There have been several insurance claims made on the house

Shower lead pan leak

Major 3rd floor bathroom leaked in 2017. Damaged the shared 2nd floor bathroom and kitchen/den ceiling, and garage cabinets.

Seller's Initials

JMK / BMD

Date

11/25/21

Buyer's Initials

/

Date

/