

SELLERS PROPERTY DISCLOSURE STATEMENT – PUBLIC AUCTION  
AUGUST 18, 2005 – 6:30 PM

SELLER'S PROPERTY DISCLOSURE STATEMENT

128

1 Property Address 2020 CRUMS MILL RD. HARRISBURG PA 17110

3 Seller RUSSELL SCOTT - RUSSELL HOSLER TRUSTEE

4 A seller must disclose to a buyer all known material defects about property being sold that are not readily observable. This disclosure  
5 statement is designed to assist Seller in complying with disclosure requirements and to assist Buyer in evaluating the property being  
6 considered.

7 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  
8 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  
9 representation by any listing real estate broker, any selling real estate broker, or their licensees. Buyer is encouraged to address concerns  
10 about the conditions of the property that may not be included in this Statement. This Statement does not relieve Seller of the obligation  
11 to disclose a material defect that may not be addressed on this form.

12 A material defect is a problem with the property or any portion of it that would have a significant adverse impact on the value of the  
13 residential real property or that involves an unreasonable risk to people on the land.

14  
15 1. SELLER'S EXPERTISE Seller does not possess expertise in contracting, engineering, architecture, or other areas related to the  
16 construction and conditions of the property and its improvements, except as follows: NONE

17 2. OCCUPANCY

18 (a) Do you, Seller, currently occupy this property?  Yes  No

19 If "no," when did you last occupy the property? \_\_\_\_\_

20 (b) Have there been any pets living in the house or other structures during your ownership?  Yes  No

21 If "yes," describe: 1 CAT

22  
23 3. ROOF

24 (a) Date roof installed: 1998 Documented?  Yes  No  Unknown

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

26 (c) If "yes," were the existing shingles removed?  Yes  No  Unknown

27 (d) Has the roof ever leaked during your ownership?  Yes  No

28 (e) Do you know of any problems with the roof, gutters or downspouts?  Yes  No

29 Explain any "yes" answers that you give in this section: D - ROOF REPLACED

30  
31 4. BASEMENTS AND CRAWL SPACES (Complete only if applicable)

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

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

34 If "yes," describe in detail: \_\_\_\_\_

35 (c) Do you know of any repairs or other attempts to control any water or dampness problem in the basement or crawl space?

36  Yes  No

37 If "yes," describe the location, extent, date, and name of the person who did the repair or control effort: \_\_\_\_\_

38  
39 5. TERMITES/WOOD-DESTROYING INSECTS, DRYROT, PESTS

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

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

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

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

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

45  
46 6. STRUCTURAL ITEMS

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

48 (b) Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, or other struc-  
49 tural components?  Yes  No

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

52 (d) Is your property constructed with an Exterior Insulating Finishing System (EIFS), such as drivit or synthetic stucco?  
53  Yes  No  Unknown

54 If "yes," describe any known problems: \_\_\_\_\_

**SELLERS PROPERTY DISCLOSURE STATEMENT – PUBLIC AUCTION  
AUGUST 18, 2005 – 6:30 PM**

59 (e) Are there any defects in flooring, including stains?  Yes  No  Unknown 59  
 60 If "yes," explain: \_\_\_\_\_ 60  
 61 \_\_\_\_\_ 61  
 62 Explain any "yes" answers that you give in this section. When explaining reports to control or repair, please describe the loca- 62  
 63 tion and extent of the problem, and the date and person by whom the work was done, if known: \_\_\_\_\_ 63  
 64 \_\_\_\_\_ 64  
 65 7. ADDITIONS/REMODELS Have you made any additions, structural changes, or other alterations to the property?  Yes  No 65  
 66 If "yes," describe: ADDITION TO HOUSE, GARAGE PORCHES 66  
 67 \_\_\_\_\_ 67  
 68 8. WATER AND SEWAGE 68  
 69 (a) What is the source of your drinking water?  Public Water  On-Site Water (Well on Property) 69  
 70  Community Water  None  Other (explain) \_\_\_\_\_ 70  
 71 (b) If your drinking water source is not public: 71  
 72 When was your water last tested? 2001 What was the result of the test? POTABLE 72  
 73 Is the pumping system in working order?  Yes  No 73  
 74 If "no," explain: \_\_\_\_\_ 74  
 75 (c) Do you have a softener, filter, or other purification system?  Yes  No 75  
 76 If "yes," is the system  Leased  Owned 76  
 77 (d) What is the type of sewage system?  Public Sewer  Individual On-lot Sewage Disposal System 77  
 78  Individual On-lot Sewage Disposal System in Proximity to Well  Community Sewage Disposal System 78  
 79  Ten-acre Permit Exemption  Holding Tank  None  None Available/Permit Limitations in Effect 79  
 80 If Individual On-lot, what type?  Cesspool  Drainfield  Unknown  Other (specify): \_\_\_\_\_ 80  
 81 Is there a septic tank on the Property?  Yes  No  Unknown 81  
 82 If "yes," what is the type of tank?  Metal/steel  Cement/concrete  Fiberglass  Unknown 82  
 83  Other (specify): \_\_\_\_\_ 83  
 84 Other type of sewage system (explain): \_\_\_\_\_ 84  
 85 \_\_\_\_\_ 85  
 86 (e) When was the on-site sewage disposal system last serviced? \_\_\_\_\_ 86  
 87 (f) Is there a sewage pump?  Yes  No 87  
 88 If "yes," is it in working order?  Yes  No 88  
 89 (g) Is either the water or sewage system shared?  Yes  No 89  
 90 If "yes," explain: \_\_\_\_\_ 90  
 91 (h) Are you aware of any leaks, backups, or other problems relating to any of the plumbing, water, and sewage-related items? 91  
 92  Yes  No 92  
 93 If "yes," explain: \_\_\_\_\_ 93  
 94 9. PLUMBING SYSTEM 94  
 95 (a) Type of plumbing:  Copper  Galvanized  Lead  PVC  Unknown 95  
 96  Other (explain): \_\_\_\_\_ 96  
 97 (b) Are you aware of any problems with any of your plumbing fixtures (e.g., including but not limited to: kitchen, laundry, or bath- 97  
 98 room fixtures; wet bars; hot water heater; etc.)?  Yes  No 98  
 99 If "yes," explain: \_\_\_\_\_ 99  
 100 10. HEATING AND AIR CONDITIONING 100  
 101 (a) Type of air conditioning:  Central Electric  Central Gas  Wall  None 101  
 102 Number of window units included in sale \_\_\_\_\_ Location \_\_\_\_\_ 102  
 103 (b) List any areas of the house that are not air conditioned: NONE 103  
 104 \_\_\_\_\_ 104  
 105 (c) Type of heating:  Electric  Fuel Oil  Natural Gas  Propane (On-site) 105  
 106 Are there wood or coal burning stoves?  Yes  No If "yes," how many? \_\_\_\_\_ Are they working?  Yes  No 106  
 107 Are there any fireplaces?  Yes  No If "yes," how many? 2 Are they working?  Yes  No 107  
 108 Other types of heating systems (explain): \_\_\_\_\_ 108  
 109 \_\_\_\_\_ 109  
 110 (d) Are there any chimneys?  Yes  No If "yes," how many? 1 Are they working?  Yes  No 110  
 111 When were they last cleaned? UNKNOWN 111  
 112 (e) List any areas of the house that are not heated: NONE 112  
 113 \_\_\_\_\_ 113  
 114 (f) Type of water heating:  Electric  Gas  Solar  Other: \_\_\_\_\_ 114  
 115 (g) Are you aware of any underground fuel tanks on the property?  Yes  No 115  
 116 If "yes," describe: 550 GALLON TANK 116  
 117 If tanks are not owned, explain: \_\_\_\_\_ 117  
 118 (h) Are you aware of any problems with any item in this section?  Yes  No 118  
 119 If "yes," explain: \_\_\_\_\_ 119

**SELLERS PROPERTY DISCLOSURE STATEMENT – PUBLIC AUCTION  
AUGUST 18, 2005 – 6:30 PM**

121 11. **ELECTRICAL SYSTEM** Are you aware of any problems or repairs needed in the electrical system?  Yes  No 121  
 122 If "yes," explain: \_\_\_\_\_ 122

123 12. **OTHER EQUIPMENT AND APPLIANCES INCLUDED IN SALE (Complete only if applicable)** 123  
 124 Equipment and appliances ultimately included in the sale will be determined by negotiation and according to the terms of the 124  
 125 Agreement of Sale. 125

126 (a)  Electric Garage Door Opener No. of Transmitters 1 126  
 127 (b)  Smoke Detectors How many? 4 Location HALL LR, OFFICE, BR 127  
 128 (c)  Security Alarm System  Owned  Leased  Lease Information \_\_\_\_\_ 128  
 129 (d)  Lawn Sprinkler No. \_\_\_\_\_  Automatic Timer 129  
 130 (e)  Swimming Pool  Pool Heater  Spa/Hot Tub 130  
 131 Pool/Spa Equipment (list): \_\_\_\_\_ 131

132 (f)  Refrigerator  Range  Microwave Oven  Dishwasher  Trash Compactor  Garbage Disposal 132  
 133 (g)  Washer  Dryer 133  
 134 (h)  Intercom 134  
 135 (i)  Ceiling fans No. \_\_\_\_\_ Location \_\_\_\_\_ 135  
 136 (j)  Other: \_\_\_\_\_ 136

137 Are any items in this section in need of repair or replacement?  Yes  No  Unknown 137  
 138 If "yes," explain: \_\_\_\_\_ 138

139 13. **LAND (SOILS, DRAINAGE, AND BOUNDARIES)** 139  
 140 (a) Are you aware of any fill or expansive soil on the property?  Yes  No 140  
 141 (b) Are you aware of any sliding, settling, earth movement, upheaval, subsidence, or earth stability problems that have occurred on 141  
 142 or affect the property?  Yes  No 142  
 143 *Note to Buyer: The property may be subject to mine subsidence damage. Maps of the counties and mines where mine subsidence* 143  
 144 *damage may occur and mine subsidence insurance are available through: Department of Environmental Protection, Mine Subsidi-* 144  
 145 *dence Insurance Fund, 3913 Washington Road, McMurray, PA 15317 (800) 922-1678 (within Pennsylvania) or (724) 941-7100* 145  
 146 *(outside Pennsylvania).* 146

147 (c) Are you aware of any existing or proposed mining, strip-mining, or any other excavations that might affect this property? 147  
 148  Yes  No 148  
 149 (d) To your knowledge, is this property, or part of it, located in a flood zone or wetlands area?  Yes  No 149  
 150 (e) Do you know of any past or present drainage or flooding problems affecting the property?  Yes  No 150  
 151 (f) Do you know of any encroachments, boundary line disputes, or easements?  Yes  No 151  
 152 *Note to Buyer: Most properties have easements running across them for utility services and other reasons. In many cases, the* 152  
 153 *easements do not restrict the ordinary use of the property, and Seller may not be readily aware of them. Buyers may wish to* 153  
 154 *determine the existence of easements and restrictions by examining the property and ordering an Abstract of Title or searching* 154  
 155 *the records in the Office of the Recorder of Deeds for the county before entering into an Agreement of Sale.* 155

156 (g) Are you aware of any shared or common areas (e.g., driveways, bridges, docks, walls, etc.) or maintenance agreements? 156  
 157  Yes  No 157  
 158 Explain any "yes" answers that you give in this section: \_\_\_\_\_ 158  
 159 \_\_\_\_\_ 159

160 14. **HAZARDOUS SUBSTANCES** 160  
 161 (a) Are you aware of any underground tanks (other than fuel tanks) or hazardous substances present on the property (structure or soil) 161  
 162 such as, but not limited to, asbestos, Polychlorinated biphenyls (PCBs), Ureaformaldehyde Foam Insulation (UFFI), etc.? 162  
 163  Yes  No 163  
 164 (b) To your knowledge, has the property been tested for any hazardous substances?  Yes  No 164  
 165 (c) Do you know of any other environmental concerns that might impact upon the property?  Yes  No 165  
 166 Explain any "yes" answers that you give in this section: \_\_\_\_\_ 166  
 167 \_\_\_\_\_ 167

168 (d) Do you know of any tests for radon gas that have been performed in any buildings on the property?  Yes  No 168  
 169 If "yes," list date, type, and results of all tests below: 169

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

174 (e) Are you aware of any radon removal system on the property?  Yes  No 174  
 175 If "yes," list date installed and type of system, and whether it is in working order below: 175

DATE INSTALLED	TYPE OF SYSTEM	PROVIDER	WORKING ORDER
_____	_____	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No
_____	_____	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No
_____	_____	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No

180 \_\_\_\_\_ 180  
 181 \_\_\_\_\_ 181

182 Page 3 of 4 182 Seller's Initials: MAAT 182

**SELLERS PROPERTY DISCLOSURE STATEMENT – PUBLIC AUCTION  
AUGUST 18, 2005 – 6:30 PM**

183 (f) If property was constructed, or if construction began, before 1978, you must disclose any knowledge of lead-based paint on the  
184 property. Are you aware of any lead-based paint or lead-based paint hazards on the property?  Yes  No  
185 If "yes," explain how you know of it, where it is, and the condition of those lead-based paint surfaces: \_\_\_\_\_  
186

187 (g) If property was constructed, or if construction began, before 1978, you must disclose any reports or records of lead-based paint  
188 or lead-based paint hazards on the property. Are you aware of any reports or records regarding lead-based paint or lead-based  
189 paint hazards on the property?  Yes  No  
190 If "yes," list all available reports and records: \_\_\_\_\_  
191

192 **15. CONDOMINIUMS AND OTHER HOMEOWNER ASSOCIATIONS (Complete only if applicable)**  
193 Type:  Condominium  Cooperative  Homeowner Association or Planned Community  
194 Other \_\_\_\_\_

195 *Notice regarding Condominiums, Cooperatives, and Planned Communities: According to Section 3407 of the Uniform Condo-*  
196 *minium Act [68 Pa. C.S. §3407 (relating to resale of units) and 68 Pa. C.S. §4409 (relating to resale of cooperative interests)] and*  
197 *Section 5407 of the Uniform Planned Community Act [68 Pa. C.S. §5407 (relating to resale of units)], a buyer of a resale unit in a*  
198 *condominium, cooperative, or planned community must receive a copy of the declaration (other than the plats and plans), the by-*  
199 *laws, the rules or regulations, and a certificate of resale issued by the association in the condominium, cooperative, or planned com-*  
200 *munity. The buyer will have the option of canceling the agreement with the return of all deposit monies until the certificate has been*  
201 *provided to the buyer and for five days thereafter or until conveyance, whichever occurs first.*  
202

202 **16. MISCELLANEOUS**  
203 (a) Are you aware of any historic preservation restriction or ordinance or archeological designation associated with the property?  
204  Yes  No  
205 (b) Are you aware of any existing or threatened legal action affecting the property?  Yes  No  
206 (c) Do you know of any violations of federal, state, or local laws or regulations relating to this property?  Yes  No  
207 (d) Are you aware of any public improvement, condominium or homeowner association assessments against the property that remain  
208 unpaid or of any violations of zoning, housing, building, safety or fire ordinances that remain uncorrected?  Yes  No  
209 (e) Are you aware of any judgment, encumbrance, lien (for example, co-maker or equity loan), overdue payment on a support obli-  
210 gation, or other debt against this property that cannot be satisfied by the proceeds of this sale?  Yes  No  
211 (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  
212 property?  Yes  No  
213 (g) Are you aware of any material defects to the property, dwelling, or fixtures which are not disclosed elsewhere on this form?  
214  Yes  No  
215 A material defect is a problem with the property or any portion of it that would have a significant adverse impact on the value of  
216 the residential real property or that involves an unreasonable risk to people on the land.  
217 Explain any "yes" answers that you give in this section: \_\_\_\_\_  
218  
219

220 The undersigned Seller represents that the information set forth in this disclosure statement is accurate and complete to the best  
221 of Seller's knowledge. Seller hereby authorizes the Listing Broker to provide this information to prospective buyers of the prop-  
222 erty and to other real estate licensees. **SELLER ALONE IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION**  
223 **CONTAINED IN THIS STATEMENT.** Seller shall cause Buyer to be notified in writing of any information supplied on this form  
224 which is rendered inaccurate by a change in the condition of the property following completion of this form.  
225

226 WITNESS Robert J. Ensminger SELLER Annell Smith DATE 7/31/05  
227 WITNESS \_\_\_\_\_ SELLER \_\_\_\_\_ DATE \_\_\_\_\_  
228 WITNESS \_\_\_\_\_ SELLER \_\_\_\_\_ DATE \_\_\_\_\_  
229

**EXECUTOR, ADMINISTRATOR, TRUSTEE SIGNATURE BLOCK**

According to the provisions of the "Real Estate Seller Disclosure Act," 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.

241 WITNESS \_\_\_\_\_ BUYER \_\_\_\_\_ DATE \_\_\_\_\_  
242 WITNESS \_\_\_\_\_ BUYER \_\_\_\_\_ DATE \_\_\_\_\_  
243 WITNESS \_\_\_\_\_ BUYER \_\_\_\_\_ DATE \_\_\_\_\_  
244