

SPD

PROPERTY 949 Ridge Road Gettysburg PA 17325
SELLER Daniel G. and Judy A. Schuster

Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the property. Check unknown when the question does apply to the property but you are not sure of the answer.

Yes	No	Unk	N/A
	✓		
	✓		
	✓		

(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?

2. OWNERSHIP/OCCUPANCY

Yes	No	Unk	N/A
✓			
✓			
	✓		
	✓		
	✓		
	✓		
✓			

(A) Occupancy

1. When was the property most recently occupied? Currently
2. Was the Seller the most recent occupant? If "no," when did the Seller most recently occupy the property? _____
3. How many persons most recently occupied the property? 2
- Role of Individual Completing This Disclosure.** Is the individual completing this form:
1. The owner
2. The executor
3. The administrator
4. The trustee
5. An individual holding power of attorney, 1

(C) When was the property purchased? 8/29/2002

(D) Are you aware of any pets having lived in the house or other structures during your ownership?

Explain section 2 (if needed): 2 cats

3. CONDOMINIUMS/PLANNED COMMUNITIES/OTHER HOMEOWNERS ASSOCIATIONS

Yes	No	Unk	N/A
	✓		
	✓		
	✓		
	✓		
			✓
			✓

- (A) **Type.** Is the Property part of a(n):

1. Condominium
2. Homeowners association or planned community
3. Cooperative
4. Other type of association or community

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

(C) If “yes,” are there any community services or systems that the association or community is responsible for supporting or maintaining? Explain:

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

(D) How much is the capital contribution/initiation fee? \$

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 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.

4. ROOF AND ATTIC

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

(A) Installation

1. When was the roof installed? June 2008

2. Do you have documentation (invoice, work order, warranty, etc.)?

(B) Repair

1. Has the roof or any portion of it been replaced or repaired during your ownership?

2. If it has been replaced or repaired, was the existing roofing material removed?

(C) Issues

1. Has the roof ever leaked during your ownership?

2. Are you aware of any current/past problems with the roof, attic, gutters, flashing or downspouts?

Explain any "yes" answers in section 4, including the location and extent of any problem(s) and any repair or remediation efforts: Skylight - I leaked - All replaced June 2008

5. BASEMENTS AND CRAWLSPACES

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

(A) Sump Pump

1. Does the property have a sump pit? If yes, how many?

2. Does the property have a sump pump? If yes, how many?

3. If it has a sump pump, has it ever run?

4. If it has a sump pump, is the sump pump in working order?

(B) Water Infiltration

1. Are you aware of any water leakage, accumulation, or dampness within the basement or crawl space?

2. Do you know of any repairs or other attempts to control any water or dampness problem in the basement or crawl space?

3. Are the downspouts or gutters connected to a public system?

Explain any "yes" answers in this section, including the location and extent of any problem(s) and any repair or remediation efforts: Dehumidifier in basement will convey - pulls any moisture from air.

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

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

(A) Status

1. Are you aware of any termites/wood-destroying insects, dryrot, or pests affecting the property?

2. Are you aware of any damage caused by termites/wood-destroying insects, dryrot, or pests?

(B) Treatment

1. Is your property currently under contract by a licensed pest control company?

2. Are you aware of any termite/pest control reports or treatments for the property?

Explain any "yes" answers in section 6, including the name of any service/treatment provider, if applicable: Orkin service agreement for spiders or other insects or rodents - not for any wood destroying insects.

7. STRUCTURAL ITEMS

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

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

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

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

(D) Stucco and Exterior Synthetic Finishing Systems

1. Is your property constructed with stucco?

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

3. If "yes," when was it installed?

(E) Are you aware of any fire, storm, water or ice damage to the property?

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

Explain any "yes" answers in section 7, including the location and extent of any problem(s) and any repair or remediation efforts: minor normal wear stains in carpet from normal use

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

8. ADDITIONS/ALTERATIONS

- (A) Have any additions, structural changes, or other alterations been made to the property during your ownership? Itemize and date all additions/alterations below.
- (B) Are you aware of any private or public architectural review control of the property other than zoning codes?

Note to Buyer: The PA Construction Code Act, 35 P.S. §7210.101 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 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.

Addition, structural change, or alteration	Approximate date of work	Were permits obtained? (Yes/No/Unknown)	Final inspections/ approvals obtained? (Yes/No/Unknown)
- Opened wall between LR & DR and Beam installed	2003	Not Needed	Not Required
- Installed full bath in LL	2/06	No	No
- Kitchen upgraded	2005	No	No
- Deck & Out building	2007	Yes	Yes

☐ A sheet describing other additions and alterations is attached.

9. WATER SUPPLY

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

- Public
- A well on the property
- Community water
- A holding tank
- A cistern
- A spring
- Other
- No water service (explain):

(B) **Bypass Valve** (for properties with multiple sources of water)

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

(C) **Well**

- Has your well ever run dry?
- Depth of Well 178 feet
- Gallons per minute 15, measured on (date) unk
- Is there a well used for something other than the primary source of drinking water?
- If there is an unused well, is it capped?

(D) **Pumping and Treatment**

- If your drinking water source is not public, is the pumping system in working order? If "no," explain:
- Do you have a softener, filter, or other treatment system?
- Is the softener, filter, or other treatment system leased? From whom? Owned

(E) **General**

- When was your water last tested? 2013 Test results: Passed
- Is the water system shared? With whom? n/a

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Yes	No	Unk	N/A
	✓		
	✓		

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

10. SEWAGE SYSTEM

Yes	No	Unk	N/A
✓			
			✓
	✓		
	✓		
✓			
	✓		
	✓		
✓			
✓			
	✓		
	✓		
	✓		
	✓		
✓			
	✓		
	✓		
	✓		
			✓
		✓	
✓			
		✓	
	✓		
✓			

1. Is your property served by a sewage system (public, private or community)?
2. If no, is it due to availability or permit limitations?
3. When was the sewage system installed (or date of connection, if public)?

1. Public (if "yes," continue to E, F and G below)
2. Community (non- public)
3. An individual on-lot sewage disposal system
4. Other, explain:

1. Within 100 feet of a well
2. Subject to a ten-acre permit exemption
3. A holding tank
4. A drainfield
5. Supported by a backup or alternate drainfield, sandmound, etc.
6. A cesspool
7. Shared
8. Other, explain:

1. Are there any metal/steel septic tanks on the Property?
2. Are there any cement/concrete septic tanks on the Property?
3. Are there any fiberglass septic tanks on the Property?
4. Are there any other types of septic tanks on the Property?
5. Where are the septic tanks located? *Back behind*
6. How often is the on-lot sewage disposal system serviced?
7. When was the on-lot sewage disposal system last serviced?

1. Are you aware of any abandoned septic systems or cesspools on your property?
2. Have these systems or cesspools been closed in accordance with the municipality's ordinance?

1. Are there any sewage pumps located on the property?
2. What type(s) of pump(s)? *Pump in Septic System to pump from one tank to the other*
3. Are pump(s) in working order?
4. Who is responsible for maintenance of sewage pumps?

1. Is any waste water piping not connected to the septic/sewer system?
2. Are you aware of any past or present leaks, backups, or other problems relating to the sewage system and related items?

Explain any "yes" answers in section 10, including the location and extent of any problem(s) and any repair or remediation efforts: Pump was replaced and routine maintenance
June 2013

Yes	No	Unk	N/A
✓		✓	
	✓		
✓			
	✓		
	✓		
	✓		

(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

If “yes,” explain:

ls  

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

1. Electric
2. Natural gas
3. Fuel oil
4. Propane
5. Solar
6. Geothermal
7. Other

8. Is your water heating a summer-winter hook-up (integral system, hot water from the boiler, etc.)?

(B) How many water heaters are there? 1 When were they installed? unknown

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

If “yes,” explain:

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

1. Electric
2. Natural gas
3. Fuel oil
4. Propane
5. Geothermal
6. Coal
7. Wood
8. Other

System Type(s) (check all that apply): Mass 2005

1. Forced hot air

2. Hot water

3. Heat pump

4. Electric baseboard

5. Steam

6. Radiant

7. Wood stove(s) How many?

8. Coal stove(s) How many?

9. Other Status *Kellat stove in lower level - not used but working order.*

(C) Status

1. When was your heating system(s) installed? May 2005

2. When was the heating system(s) last serviced?

3. How many heating zones are in the property? 3 zones

4. Is there an additional and/or backup heating system? Explain:

(D) Fireplaces

1. Are there any fireplace(s)? How many?

2. Are all fireplace(s) working?

3. Fireplace types(s) (wood, gas, electric, etc.):

4. Were the fireplace(s) installed by a professional contractor or manufacturer's representative?

5. Are there any chimney(s) (from a fireplace, water heater or any other heating system)?

6. How many chimney(s)? 1 When were they last cleaned? unknown - ventless tip

7. Are the chimney(s) working? If "no," explain:

(E) List any areas of the house that are not heated:

(F) Heating Fuel Tanks

1. Are you aware of any heating fuel tank(s) on the property?

2. Location(s), including underground tank(s): Propane on ground-side

3. If you do not own the tank(s), explain:

Are you aware of any problems or repairs needed regarding any item in section 13? If "yes," explain:

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

1. Central air
2. Wall units
3. Window units
4. Other _____
5. None

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

(B) Status

- When was the central air conditioning system installed? May 2005
- When was the central air conditioning system last serviced? 2014
- How many air conditioning zones are in the property? 3 zones

(C) List any areas of the house that are not air conditioned:

Are you aware of any problems with any item in section 14? If "yes," explain:

15. ELECTRICAL SYSTEM

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

(A) Type(s)

- Does the electrical system have fuses?
- Does the electrical system have circuit breakers?

(B) What is the system amperage? unknown

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

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

16. 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.

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

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

Are you aware of any problems or repairs needed regarding any item in section 16? If "yes," explain:

17. LAND/SOILS

(A) Property

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

- Are you aware of any fill or expansive soil on the property?
- Are you aware of any sliding, settling, earth movement, upheaval, subsidence, sinkholes or earth stability problems that have occurred on or affect the property?
- 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?

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4. Are you aware of any existing, past or proposed mining, strip-mining, or any other excavations that might affect this property?

(B) Preferential Assessment and Development Rights

1. Farmland and Forest Land Assessment Act - 72 P.S. §5490.1 et seq. (Clean and Green Program)

2. Open Space Act - 16 P.S. §11941 et seq

3. Agricultural Area Security Law - 3 P.S. §901 et seq. (Development Rights)

4. Any other law/program:

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.

(C) Property Rights

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

1. Timber

2. Coal

3. Oil

4. Natural gas

5. Other minerals or rights (such as farming rights, hunting rights, quarrying rights) Explain:

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

Explain any “yes” answers in section 17:

18. FLOODING, DRAINAGE AND BOUNDARIES

(A) Flooding/Drainage

1. Is any part of this property located in a wetlands area?

2. Is any part of this property located in a FEMA flood zone?

3. Are you aware of any past or present drainage or flooding problems affecting the property?

4. Are you aware of any drainage or flooding mitigation on the property?

Explain any “yes” answers in section 18(A), including dates and extent of flooding:

(B) Boundaries

1. Are you aware of any encroachments, boundary line disputes, or easements affecting the property?

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?

3. If "yes," do you have a recorded right of way or maintenance agreement?

4. Are you aware of any shared or common areas (driveways, bridges, docks, walls, etc.) or maintenance agreements?

Explain any "yes" answers in section 18(B):

Explain any "yes" answers in section 18(B): 20' Row Easement along rear of property for farmer to maintain fence.

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19. 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?

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? If "yes," list date, type, and results of all tests below:

	First Test	Second Test
Date	<u>2011/2012</u>	<u>2011/2012</u>
Type of Test	<u>Canisters</u>	<u>Canisters</u>
Results (picocuries/liter)	<u>? Passed</u>	<u>? Passed</u>
Name of Testing Service	<u>?</u>	<u>?</u>

2. Are you aware of any radon removal system on the property?

If "yes," list date installed and type of system, and whether it is in working order below:

Date Installed	Type of System	Provider	Working?

(C) Lead Paint

If 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.

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?

(D) Tanks

1. Are you aware of any existing or removed underground tanks? Size: _____
2. If "yes," have any tanks been removed during your ownership?

(E) Dumping. Are you aware of any dumping on the property?

(F) Other

1. Are you aware of any existing hazardous substances on the property (structure or soil) such as, but not limited to, asbestos or polychlorinated biphenyls (PCBs)?
2. Have you received written notice regarding the presence of an environmental hazard or bio-hazard on your property or any adjacent property?
3. Are you aware of testing on the property for any other hazardous substances or environmental concerns?
4. Are you aware of any other hazardous substances or environmental concerns that might impact upon the property?

Explain any "yes" answers in section 19: _____

20. MISCELLANEOUS

(A) Deeds, Restrictions and Title

1. Are you aware of any deed restrictions that apply to the property?
2. Are you aware of any historic preservation restriction or ordinance or archeological designation associated with the property?
3. 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?
4. Are you aware of any insurance claims filed relating to the property?

(B) Financial

1. 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 or other use restriction ordinances that remain uncorrected?
2. Are you aware of any mortgage, judgment, encumbrance, lien, overdue payment on a support obligation, or other debt against this property or Seller that cannot be satisfied by the proceeds of this sale?

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

(C) Legal

1. Are you aware of any violations of federal, state, or local laws or regulations relating to this property?
2. Are you aware of any existing or threatened legal action affecting the property?

(D) Additional Material Defects

1. Are you aware of any material defects to the property, dwelling, or fixtures which are not disclosed elsewhere on this form?

Note to Buyer: 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.

2. After completing this form, if Seller becomes aware of additional information about the property, including through inspection reports from a buyer, the Seller must update the Seller's Property Disclosure Statement and/or attach the inspection(s). These inspection reports are for informational purposes only.

Explain any "yes" answers in section 20:

21. ATTACHMENTS

(A) The following are part of this Disclosure if checked:

- ☐ Seller's Property Disclosure Statement Addendum (PAR Form SDA)
- ☐
- ☐
- ☐

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.

SELLER

DATE

SELLER

DATE

SELLER

DATE

INFORMATION REGARDING THE REAL ESTATE SELLER DISCLOSURE LAW

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.

BUYER

DATE

BUYER

DATE

BUYER

DATE

Generally speaking, the Real Estate Seller Disclosure Law requires that before an agreement of sale is signed, the seller in a residential real estate transfer must make certain disclosures regarding the property to potential buyers in a form defined by the law. A residential real estate transfer is defined as a sale, exchange, installment sales contract, lease with an option to buy, grant or other transfer of an interest in real property where **NOT LESS THAN ONE AND NOT MORE THAN FOUR RESIDENTIAL DWELLING UNITS** are involved. The Law defines a number of exceptions where the disclosures do not have to be made:

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

In addition to these exceptions, disclosures for condominiums and cooperatives are limited to the seller's particular unit(s). Disclosures regarding common areas or facilities are not required, as those elements are already addressed in the laws that govern the resale of condominium and cooperative interests.

Seller's Initials  /  Date 5/1/2014 SPD Notices 1 of 1 Buyer's Initials _____ / _____ 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 949 Ridge Road Gettysburg, PA 17325

SELLER Daniel and Judy A. Schuster

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) Long & Foster Real Estate, Inc.
 LICENSEE Stephanie A. Myers DATE 5/1/14

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

96111

This Deed,

MADE THE 27th day of April in the year
of our Lord one thousand nine hundred Eighty Nine (1989)

BETWEEN

GENE P. MOOSE and LINDA G. MOOSE, husband and wife, of 1191 Ridge Road,
Gettysburg, PA 17325, parties of the first part

Grantor

and

DAVID P. STEINOUR and LOIS B. STEINOUR, husband and wife, as tenants of an
estate by the entirety of 140 Kinsey Drive, Gettysburg, PA 17325, parties of
the second part

Grantee :

WITNESSETH, that in consideration of Thirty-Six Thousand and no/100 (\$36,000.00)
Dollars,
in hand paid, the receipt whereof is hereby acknowledged, the said grantor do hereby grant and convey
to the said grantee ,

ALL THAT TRACT OF LAND SITUATE, LYING AND BEING IN CUMBERLAND TOWNSHIP, ADAMS
COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING at a lietz spike in Ridge Road (T-404) at corner of Lot No. 1 on
the hereinafter referred to Final Plan; thence in said Ridge Road (T-404) South
08 degrees 41 minutes 40 seconds West, 186.93 feet to a railroad spike; thence
in same South 19 degrees 21 minutes 30 seconds West, 176.27 feet to a lietz
spike at corner of Lot No. 3 on the hereinafter referred to Final Plan; thence
along Lot No. 3 and running through a reference steel rod set back 25.0 feet
from the beginning of this course, North 70 degrees 38 minutes 30 seconds West,
430.83 feet to a steel rod at other land now or formerly of Gene P. and Linda
Moose; thence by same North 14 degrees 03 minutes 35 seconds East, 281.66 feet
to a steel rod at corner of Lot No. 1 on the hereinafter referred to Final
Plan; thence by Lot No. 1 South 81 degrees 18 minutes 20 seconds East, 429.68
feet running through a steel rod set back 25.0 feet from the terminus of this
course, to a lietz spike, the point and place of BEGINNING. CONTAINING 3.233
Acres.

The above description was taken from a Final Plan of Gene P. and Linda
Moose, dated May 28, 1985 and recorded in Adams County Plat Book 42 page 37 and
being Lot No. 2 thereon.

BOOK PAGE

Being part of the same which Fred C. Riley, Jr., executor of the last will
and testament of David A. Riley, deceased, by his deed dated the 9th day of

May, 1925, which deed is recorded in the office of the Recorder of Deeds of Adams County, Pennsylvania in Deed Book 400 at page 167, conveyed unto Gene P. Moore and Linda C. Moore, husband and wife, the grantors herein.

SUBJECT TO THE FOLLOWING RESTRICTIONS, TERMS, RESERVATIONS, COVENANTS AND CONDITIONS WHICH SHALL RUN WITH THE LAND:

1. The premises shall be used for one (1) family residential purposes only.
2. The premises shall not be further subdivided.
3. No structure of any kind, or construction of any sort shall be placed or constructed upon this property unless and until plans and descriptions of same shall have been submitted to and approved in writing by the Sellers, their heirs and or assigns. A copy of Final Approved Plans shall be filed with Sellers, their heirs or assigns.
4. No building shall be used for any other than residential purposes and no offensive trade or other activity shall be carried on, on said lot, nor shall anything be done thereon which may constitute or become an annoyance or nuisance.
5. Garbage must be kept in covered metal or sturdy rubber containers, and trash, tin cans, bottles, paper, etc. shall be kept in wire or metal containers and disposed of properly.
6. All driveways shall be of macadam or concrete and maintained in good condition.
7. No poultry, horses, cow, sheep, hog, goat or other similar animals, excepting only ordinary household pets, shall be kept or permitted on the premises. No dog kennels shall be kept on the premises.
8. No fence shall be erected or maintained on or along any boundary of this lot of a height in excess of 40 inches above the grade of the lot, except patio fences. No fence shall extend front further than the front wall of the dwelling.
9. No unlicensed cars, trucks, motorcycles, motor driven cycles, or motor vehicles shall be permitted on the within described premises, unless such vehicles be garaged. For purposes of this paragraph an "unlicensed" vehicle shall be any vehicle which does not exhibit a current, valid license.
10. No mobile homes shall be permitted on the hereby granted lot or piece of ground.
11. No outbuildings shall be erected on the premises, other than a utility building. Said plans for outbuildings shall be submitted to and approved in writing by the Sellers, their heirs and assigns, and a copy thereof, as finally approved in writing by the Sellers, their heirs and assigns; and a copy thereof, as finally approved, lodged permanently with the Sellers, their heirs and assigns.

Continued on Exhibit A

And the said grantor hereby covenant and agree that PAGE they
will warrant GENERALLY

the property hereby conveyed.

0520 0662

96111

Exhibit A

12. All utilities shall be underground and shall enter the property from the rear property line, and shall be the obligation of the Buyer. The Sellers will provide electric service to the lot line.

13. All residential structures shall be erected 160-175 feet from the centerline of Ridge Road and shall be centered between side boundary lines.

14. All construction shall be completed within eight (8) months from the date of excavation. Final grading and landscaping shall be completed within a reasonable time, not exceeding 12 months from original excavation.

15. No trailer, basement, tent, shack, garage, or other outbuilding erected on the tract of land shall be used at any time as a residence, either temporarily or permanently, nor shall any residence or occupancy of a temporary character be permitted until the dwelling is complete.

GRANTEES, for themselves, their heirs and assigns, by acceptance of this deed agree with the grantors, their heirs and assigns, that said restrictions and conditions shall be covenants running with the land, and that in any deed of conveyance of said premises to any person or persons, said restrictions and conditions shall be incorporated by reference to this deed and the record hereof or as fully as the same are contained herein.

RESERVED, HOWEVER, unto the Grantors herein, their heirs and assigns, forever, a right of way along the rear property line of said lot a uniform width of twenty (20) feet to enter upon, over and across said right of way for the construction, operation and maintenance of a fence line between other land of the Sellers and said lot; and also for the construction, operation and maintenance of utility lines.

Gettysburg Area
School District, Adams County, PA
REAL ESTATE TRANSFER TAX RESOLUTION
Amount of Tax \$360.00
Received Payment City of Gettysburg
Collector

ENTERED FOR RECORD TAXES 50
IN RECORDS OFFICE 12.50

APR 20 11 26 AM '89

RECORDED 13.50
City of Gettysburg
Recorder

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
REALTY TRANSFER TAX
BOOK PAGE
APR 25 '89
360.00
PS.11158

0520 0663

IN WITNESS WHEREOF, said grantor ~~has~~ hereunto set ~~their~~ hand and seal the day and year first above written.

Signed, Sealed and Delivered
in the Presence of
Chester G. Schultz

Gene P. Moose
Gene P. Moose
Linda C. Moose
Linda C. Moose

State of Pennsylvania

County of Adams

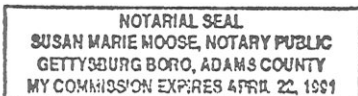
ss.

On this, the 27th day of April, 19 89, before me,

the undersigned officer, personally appeared GENE P. MOOSE and LINDA C. MOOSE, husband and wife

known to me (or satisfactorily proven) to be the person whose name as subscribed to the within instrument, and acknowledged that they executed same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Susan Marie Moose
Notary Public
Title of Officer.

State Member, Pennsylvania Association of Notaries

ss.

County of

On this, the day of , 19 , Before me,

the undersigned officer, personally appeared

known to me (or satisfactorily proven) to be the person whose name subscribed to the within instrument, and acknowledged that executed same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Title of Officer.

I do hereby certify that the precise residence and complete post office address
of the within named grantee is 140 Kinnear Drive, Gettysburg, PA 17325

April 27th 19 89

BOOK PAGE
0520 0664

Chester G. Schultz
Attorney for grantees