

SELLER'S PROPERTY DISCLOSURE STATEMENT

SPD

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

New Deck 16x8

Property Address: 2939 UPPER VALLEY RD

Seller: MITRITA MOCANU, CLAUDIA BITLAN, DANIEL BITLAN

The Real Estate Seller Disclosure Law (68 P.S. §7301 et. seq.) requires that a seller of a property must disclose to a buyer all known material defects about the property being sold that are not readily observable. While the Law requires certain disclosures, this disclosure statement covers common topics beyond the basic requirements of the Law in an effort to assist sellers in complying with disclosure requirements and to assist buyers in evaluating the property being considered. Sellers who wish to see or use the basic disclosure form can find the form on the Web site of the Pennsylvania State Real Estate Commission.

This Statement discloses Seller's knowledge of the condition of the property as of the date signed by Seller and is not a substitute for any inspections or warranties that Buyer may wish to obtain. This Statement is not a warranty of any kind by Seller or a warranty or representation by any listing real estate broker, any selling real estate broker, or their licensees. Buyer is encouraged to address concerns about the conditions of the property that may not be included in this Statement. This Statement does not relieve Seller of the obligation to disclose a material defect that may not be addressed on this form.

A Material Defect is a problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

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

2. OCCUPANCY/OWNERSHIP

(a) Do you, currently occupy this property? [] Yes [X] No If "yes", by whom? [] Seller [] Other occupants (tenants)

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

(b) How long have you owned the property? SINCE 11/18/2003

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

If "yes," describe:

3. ROOF

(a) Date roof installed: 6/2005 Documented? [X] Yes [] No [] Unknown

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

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

(c) Has the roof ever leaked during your ownership? [X] Yes [] No NOT 4

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

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

REPLACED ROOF

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

(a) Does the property have a sump pump? [X] Yes [] No [] Unknown

If "yes," has it ever run? [X] Yes [] No [] Unknown Is it in working order? [X] Yes [] No [] Unknown

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

(c) Do you know of any repairs or other attempts to control any water or dampness problem in the basement or crawl space? [X] Yes [] No

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

SUMP PUMP

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

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

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

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

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

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

TREATED & ELIMINATED 2003

PREPARED BY: Thomas J. Linkins Jr., Realtor

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Buyer(s)

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- 49 6. **STRUCTURAL ITEMS**
- 50 (a) Are you aware of any past or present water leakage in the house or other structures? Yes No
- 51 (b) Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, or other structural
- 52 components? Yes No
- 53 (c) Are you aware of any past or present problems with driveways, walkways, patios, or retaining walls on the property? Yes No
- (d) Is your property constructed with an Exterior Insulating Finishing System (EIFS), such as Dryvit or synthetic stucco?
- Yes No Unknown If yes, date installed, if known _____
- 56 (e) Are there any defects (including stains) in flooring or floor coverings? Yes No Unknown
- 57 (f) Are you aware of any fire, storm, water or ice damage to the property? Yes No Unknown

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

59 ROOF REPLACED & SUMP PUMP IN BASEMENT

- 60 7. **ADDITIONS/REMODELS** Have you made any additions, structural changes, or other alterations to the property? Yes No

61 If "yes," describe: APT 1,2,3 REMODELED 2004/2005

62 ROOF REPLACED 2005

63 8. **WATER SUPPLY**

- 64 (a) What is the source of your drinking water? Public Water Well on Property
- 65 Community Water None Other (explain): _____

66 (b) When was your water last tested? 2003 Test results? FAILED

67 If your drinking water source is not public, is the pumping system in working order? Yes No

68 If "no," explain: NEW PUMP 2005

- 69 (c) Do you have a softener, filter, or other treatment system? Yes No
- 70 If you do not own the system, explain: _____

71 (d) Have you ever had a problem with your water supply? Yes No

72 (e) Has your well ever run dry? Yes No Not Applicable

73 (f) Is there a well on the property not used as the primary source of drinking water? Yes No

74 If yes, is the well capped? Yes No

75 (g) Is the water system shared? Yes No 4 APARTMENTS

76 (h) Are you aware of any leaks or other problems, past or present, relating to the water supply, pumping system, and related items?

77 Yes No

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

PUMP REPLACED/NEW PRESSURE TANK 2004

9. **SEWAGE SYSTEM**

- 81 (a) What is the type of sewage system? Public Sewer Individual On-lot Sewage Disposal System
- 82 Individual On-lot Sewage Disposal System in Proximity to Well Community Sewage Disposal System
- 83 Ten-acre Permit Exemption Holding Tank None None Available/Permit Limitations in Effect
- 84 Other type of sewage system (explain): _____

85 (b) If Individual On-lot sewage system, what type? Cesspool Drainfield Unknown

86 Other (specify): TANK

87 (c) Are there any septic tanks on the Property? Yes No Unknown

88 If "yes," what type of tank(s)? Metal/steel Cement/concrete Fiberglass Unknown

89 Other (specify): _____

90 (d) When was the on-site sewage disposal system last serviced? SPRING 2004

91 (e) Are there any sewage pumps located on the property? Yes No ? NOT SURE

92 If yes, type(s) _____ Are pump(s) in working order? Yes No

93 Who is responsible for maintenance of sewage pumps? _____

94 (f) Is the sewage system shared? Yes No 4 APARTMENTS

95 (g) Are you aware of any past or present leaks, backups or other problems relating to the sewage system and related items?

96 Yes No

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

98 FAILED SEPTIC TEST 10/01/2003
SYSTEM WAS TEST 2003 - TANK WAS PUMPED 2004 - NO ISSUES SINCE

99 10. **PLUMBING SYSTEM**

100 (a) Type of plumbing (check all that apply): Copper Galvanized Lead PVC Polybutylene pipe (PB) Mixed

101 Unknown Other (explain): ALL REPLACED EXCEPT APT 4

102 (b) Are you aware of any problems with any of your plumbing fixtures (e.g., including but not limited to: kitchen, laundry, or bathroom

103 fixtures; wet bars; etc.)? Yes No

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Buyer(s) _____

Seller(s) PII

104 If "yes," explain: _____
105 **11. DOMESTIC WATER HEATING**
106 (a) Type of water heating: Electric Natural Gas Fuel Oil Propane Solar Summer/Winter Hook-Up
107 Other (explain): NEW 2004 - ALL 4 of them
108 (b) Are you aware of any problems with any water heater or related equipment? Yes No
If "yes," explain: _____

110 **12. AIR CONDITIONING SYSTEM**
111 (a) Type of air conditioning: Central Electric Wall Units Window Units None
112 Other (explain): TENANT OWNED
113 Number of window units included in sale 0 Location(s) _____
114 (b) Age of Central Air Conditioning System: N/A Unknown Date last serviced, if known _____
115 (c) List any areas of the house that are not air conditioned: _____
116
117 (d) Are you aware of any problems with any item in this section? Yes No
118 If "yes," explain: _____

119 **13. HEATING SYSTEM**
120 (a) Type(s) of heating fuel(s) (check all that apply): Electric Fuel Oil Natural Gas Propane
121 Coal Wood Other: _____
122 (b) Type(s) of heating system(s) (check all that apply): Forced Hot Air Hot Water Heat Pump
123 Electric Baseboard Steam Wood Stove (How many? _____) Coal Stove (How many? _____)
124 Other: _____
125 (c) Age of Heating System: 2004 Unknown Date last serviced, if known _____
126 (d) Are there any fireplaces? Yes No If "yes," how many? _____ Are they working? Yes No
127 (e) Are there any chimneys (from a fireplace, water heater or any other heating system)? Yes No
128 If "yes," how many? _____ When were they last cleaned? _____
129 Are they working? Yes No If "no," explain: NOT USED
130 (f) List any areas of the house that are not heated: BASEMENT
131 (g) Are you aware of any heating fuel tanks on the property? Yes No
132 Location(s), including underground tank(s): 2 TANKS BASEMENT - NOT USED 1 PROPANE - NOT USED
133 If you do not own the tanks, explain: _____

134 Are you aware of any problems or repairs needed regarding any item in this section? Yes No
135 If "yes," explain: _____
136

137 **14. ELECTRICAL SYSTEM**
138 (a) Type of Electrical System: Fuses Circuit Breakers How Many Amps? _____ Unknown
139 (b) Are you aware of any knob and tube wiring in the home? Yes No
140 Are you aware of any problems or repairs needed regarding any item in this section? Yes No
141 If "yes," explain: _____
142

143 **15. OTHER EQUIPMENT AND APPLIANCES**
144 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
145 not mean it is included in the Agreement of Sale. Terms of the Agreement of Sale negotiated between Buyer and Seller will
146 determine which items, if any, are included in the purchase of the Property.
147 (a) Electric Garage Door Opener Number of Transmitters _____ Keyless Entry
148 (b) Smoke Detectors How many? _____ Location(s) _____
149 (c) Security Alarm System Owned Leased (Lease Information _____)
150 (d) Lawn Sprinkler(s) How many? _____ Automatic Timer
151 (e) Swimming Pool Hot Tub/Spa Pool/Spa Heater Pool/Spa Cover Whirlpool/Tub
152 Pool/Spa Equipment and Accessories (list): _____
153 (f) Refrigerator(s) Range/Oven Microwave Oven Dishwasher Trash Compactor Garbage Disposal
154 Chest Freezer Washer Dryer Intercom
155 (g) Ceiling Fan(s) How many? _____ Location NEW 2004/2005 STOVES & REFR NOT Used 4
156 (h) Awnings Attic Fan(s) Satellite Dish Storage Shed Deck(s) Electric Animal Fence
157 (j) Other: _____
158 Are you aware of any problems or repairs needed regarding any item in this section? Yes No
159 If "yes," explain: _____

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

161 (a) Land/Soils

- 162 1) Are you aware of any fill or expansive soil on the property? Yes No
- 163 2) Are you aware of any sliding, settling, earth movement, upheaval, subsidence, or earth stability problems that have occurred on or
- 164 affect the property? Yes No
- 165 3) Are you aware of any existing, past or proposed mining, strip-mining, or any other excavations that might affect this property?
- 166 Yes No

167 *Note to Buyer: The property may be subject to mine subsidence damage. Maps of the counties and mines where mine subsidence*

168 *damage may occur and mine subsidence insurance are available through: Department of Environmental Protection, Mine Subsidence*

169 *Insurance Fund, 25 Technology Drive, California Technology Park, Coal Center, PA 15423 (800) 922-1678 (within Pennsylvania) or*

170 *(724) 769-1100 (outside Pennsylvania).*

- 171 4) Is the property, or a portion of it, preferentially assessed for tax purposes, or subject to limited development rights?
- 172 Yes No If "yes," check all that apply below:
- 173 **Farmland and Forest Land Assessment Act** - 72 P.S. §5490.1 et seq. (Clean and Green Program)
- 174 **Open Space Act** - 16 P.S. §11941 et seq.
- 175 **Agricultural Area Security Law** - 3 P.S. §901 et seq. (Development Rights)
- 176 Other _____

177 *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*

178 *agricultural operations may be subject to nuisance suits or ordinances. Buyers are encouraged to investigate whether any agricultural*

179 *operations covered by the Act operate in the vicinity of the property.*

180 Explain any "yes" answers in this section: _____

181 _____

182 (b) Flooding/Drainage

- 183 1) Is any part of this property located in a wetland area or a FEMA flood zone? Yes No Unknown
- 184 2) Do you know of any past or present drainage or flooding problems affecting the property? Yes No

185 Explain any "yes" answers in this section, including dates and extent of flooding: _____

186 _____

187 (c) Boundaries

- 188 1) Do you know of any encroachments, boundary line disputes, or easements affecting the property? Yes No

189 *Note to Buyer: Most properties have easements running across them for utility services and other reasons. In many cases, the easements*

190 *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*

191 *easements and restrictions by examining the property and ordering an Abstract of Title or searching the records in the Office of the*

192 *Recorder of Deeds for the county before entering into an agreement of sale.*

- 193 2) Do you access the property from a private road or lane? Yes No
- 194 3) Are you aware of any shared or common areas (e.g., driveways, bridges, docks, walls, etc.) or maintenance agreements?
- 195 Yes No

196 Explain any "yes" answers in this section: _____

197 _____

198 17. HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES

- 199 (a) Are you aware of any underground tanks (other than home heating fuel or septic tanks disclosed above)? Yes No Unknown
- 200 (b) Are you aware of any past or present hazardous substances present on the property (structure or soil) such as, but not limited to asbestos,
- 201 or polychlorinated biphenyls (PCBs), etc.? Yes No
- 202 (c) Are you aware of sewage sludge (other than commercially available fertilizer products) being spread on the property, or have you
- 203 received written notice of sewage sludge being spread on an adjacent property? Yes No
- 204 (d) Are you aware of any tests for mold, fungi, or indoor air quality in the property? Yes No
- 205 (e) Other than general household cleaning, have you taken any efforts to control or remediate mold or mold-like substances in the
- 206 property? Yes No

207 *Note to Buyer: Individuals may be affected differently, or not at all, by mold contamination. If mold contamination or indoor air quality*

208 *is a concern, buyers are encouraged to engage the services of a qualified professional to do testing. Information on this issue is available*

209 *from the United States Environmental Protection Agency and may be obtained by contacting IAQ INFO, P.O. Box 37133, Washington,*

210 *D.C. 20013-7133, 1-800-438-4318.*

- 211 (f) Are you aware of any dumping on the property? Yes No
- 212 (g) Have you received written notice regarding the presence of an environmental hazard or biohazard on your property or any adjacent
- 213 property? Yes No
- 214 (h) Are you aware of any tests for radon gas that have been performed in any buildings on the property? Yes No
- 215 If "yes," list date, type, and results of all tests below:
- 216 DATE TYPE OF TEST RESULTS (picocuries/liter or working levels) NAME OF TESTING SERVICE
- 217 _____
- 218 _____

- 219 (i) Are you aware of any radon removal system on the property? Yes No

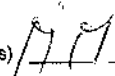
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224 Buyer(s) _____

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If "yes," list date installed and type of system, and whether it is in working order below:
DATE INSTALLED TYPE OF SYSTEM PROVIDER

WORKING ORDER
 Yes No
 Yes No

- (j) If property was constructed, or if construction began, before 1978, you must disclose any knowledge of lead-based paint on the property. Are you aware of any lead-based paint or lead-based paint hazards on the property? Yes No
If "yes," explain how you know of it, where it is, and the condition of those lead-based paint surfaces: _____
- (k) If property was constructed, or if construction began, before 1978, you must disclose any reports or records of lead-based paint or lead-based paint hazards on the property. Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on the property? Yes No
If "yes," list all available reports and records: _____
- (l) Are you aware of testing on the property for any hazardous substances or environmental concerns? Yes No
- (m) Are you aware of any other hazardous substances or environmental concerns that might impact upon the property? Yes No

Explain any "yes" answers in this section: _____

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

Type: Condominium Cooperative Homeowner Association or Planned Community
Other: _____

Notice Regarding Condominiums, Cooperatives, and Planned Communities: A buyer of a resale unit in a condominium, cooperative, or planned community must receive a copy of the declaration (other than the plats and plans), the by-laws, the rules or regulations, and a certificate of resale issued by the association in the condominium, cooperative, or planned community. Buyers may be responsible for capital contributions, initiation fees or similar one-time fees in addition to regular monthly maintenance fees. The buyer will have the option of canceling the agreement with the return of all deposit monies until the certificate has been provided to the buyer and for five days thereafter or until conveyance, whichever occurs first.

19. MISCELLANEOUS

- (a) Are you aware of any historic preservation restriction or ordinance or archeological designation associated with the property? Yes No
- (b) Are you aware of any existing or threatened legal action affecting the property? Yes No
- (c) Are you aware of any violations of federal, state, or local laws or regulations relating to this property? Yes No
- (d) Are you aware of any public improvement, condominium or homeowner association assessments against the property that remain unpaid or of any violations of zoning, housing, building, safety or fire ordinances that remain uncorrected? Yes No
- (e) Are you aware of any judgment, encumbrance, lien (for example co-maker or equity loan), overdue payment on a support obligation, or other debt against this property that cannot be satisfied by the proceeds of this sale? Yes No
- (f) Are you aware of any reason, including a defect in title, that would prevent you from giving a warranty deed or conveying title to the property? Yes No
- (g) Are you aware of any insurance claims filed relating to the property? Yes No
- (h) Are you aware of any material defects to the property, dwelling, or fixtures which are not disclosed elsewhere on this form? Yes No

A material defect is a problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

Explain any "yes" answers in this section: _____

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

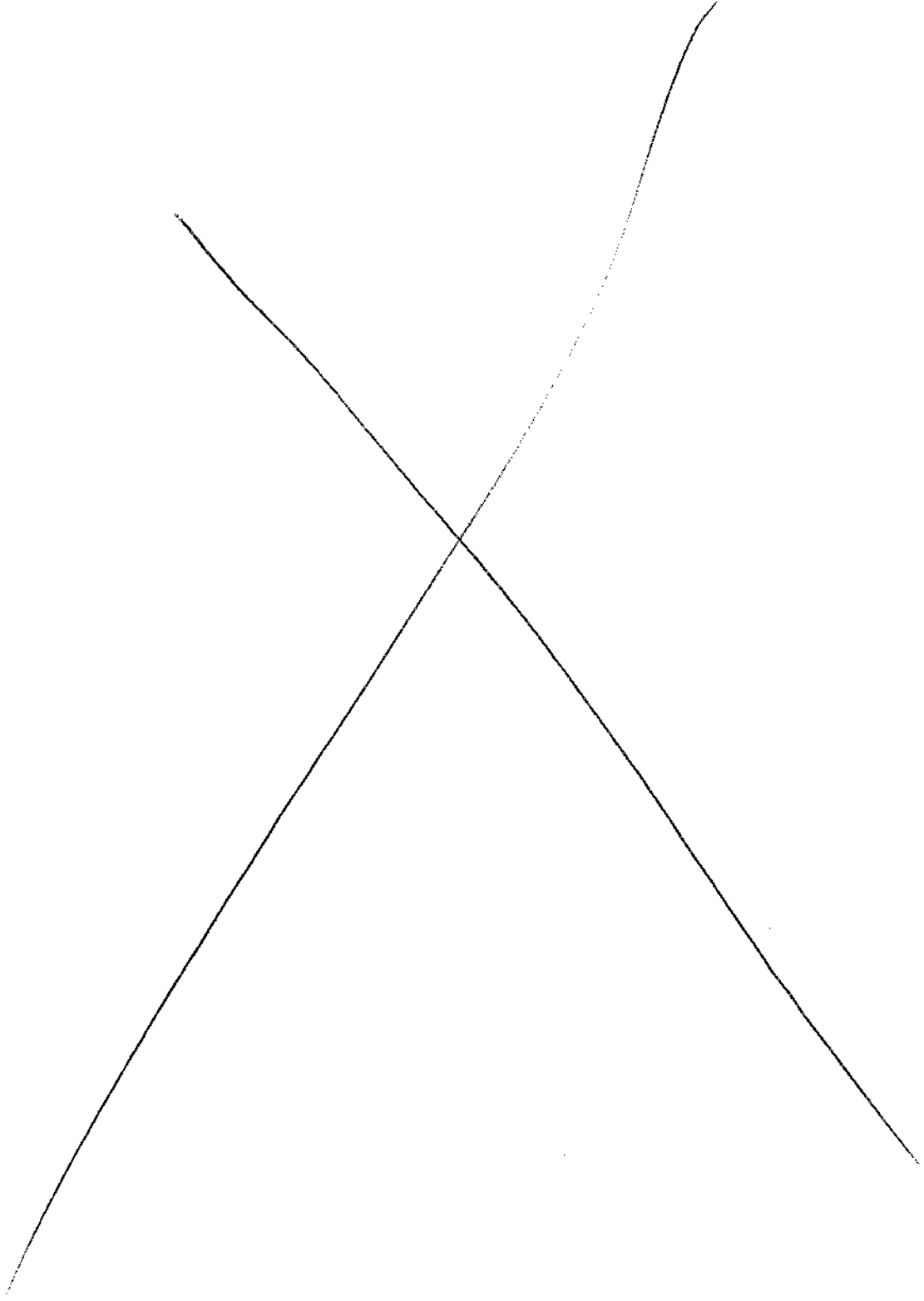
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