

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).

1 **PROPERTY 403 Woodale Drive, Kennett Square, PA 19348**

2 **SELLER Jason B Moore, Jodi M. Moore**

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 _____

03/04/26 | 9:11 PM EST

43 Seller's Initials ^{DS} JBM / ^{DS} JMM Date 03/04/26 | 12:46 PM EST Page 1 of 11 Buyer's Initials ____ / ____ Date _____



44 **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
 45 Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

46 **1. SELLER'S EXPERTISE**

	Yes	No	Unk	N/A
A		X		
B		X		
C		X		

- 47 (A) Does Seller possess expertise in contracting, engineering, architecture, environmental assessment or
 48 other areas related to the construction and conditions of the Property and its improvements?
 49 (B) Is Seller the landlord for the Property?
 50 (C) Is Seller a real estate licensee?

51 **Explain any "yes" answers in Section 1:** _____
 52 _____

53 **2. OWNERSHIP/OCCUPANCY**

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

- 54 (A) **Occupancy**
 55 1. When was the Property most recently occupied? _____
 56 2. By how many people? 2
 57 3. Was Seller the most recent occupant?
 58 4. If "no," when did Seller most recently occupy the Property? _____
 59 (B) **Role of Individual Completing This Disclosure.** Is the individual completing this form:
 60 1. The owner
 61 2. The executor or administrator
 62 3. The trustee
 63 4. An individual holding power of attorney
 64 (C) When was the Property acquired? October 2025
 65 (D) List any animals that have lived in the residence(s) or other structures during your ownership: _____
 66 Small dog (under 10 lbs)

67 **Explain Section 2 (if needed):** _____
 68 _____

69 **3. CONDOMINIUMS/PLANNED COMMUNITIES/HOMEOWNERS ASSOCIATIONS**

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

- 70 (A) Disclosures for condominiums and cooperatives are limited to Seller's particular unit(s). Disclosures
 71 regarding common areas or facilities are not required by the Real Estate Seller Disclosure Law.
 72 (B) **Type.** Is the Property part of a(n):
 73 1. Condominium
 74 2. Homeowners association or planned community
 75 3. Cooperative
 76 4. Other type of association or community _____
 77 (C) If "yes," how much are the fees? \$ 2,500.00 , paid ([] Monthly)([] Quarterly)(Yearly)
 78 (D) If "yes," are there any community services or systems that the association or community is responsi-
 79 ble for supporting or maintaining? Explain: Common Area & water Basins
 80 (E) If "yes," provide the following information:
 81 1. Community Name Bayard Meadows Homeowners Assoc.
 82 2. Contact Row Cal', LLC
 83 3. Mailing Address email: careteam@rowcal.com
 84 4. Telephone Number 445 - 263- 5330
 85 (F) How much is the capital contribution/initiation fee(s)? \$ N/A

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

91 **4. ROOFS AND ATTIC**

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

- 92 (A) **Installation**
 93 1. When was or were the roof or roofs installed? 2002
 94 2. Do you have documentation (invoice, work order, warranty, etc.)?
 95 (B) **Repair**
 96 1. Was the roof or roofs or any portion of it or them replaced or repaired during your ownership?
 97 2. If it or they were replaced or repaired, were any existing roofing materials removed?
 98 (C) **Issues**
 99 1. Has the roof or roofs ever leaked during your ownership?
 100 2. Have there been any other leaks or moisture problems in the attic?
 101 3. Are you aware of any past or present problems with the roof(s), attic, gutters, flashing or down-
 102 spouts? DS DS 03/04/26 | 9:11 PM EST

103 Seller's Initials JBM / JMM Date 03/04/26 | 12:46 PM Page 2 of 11 Buyer's Initials _____ / _____ Date _____

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. All questions must be answered.

Explain any "yes" answers in Section 4. 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 they were done: Prior owner indicated a few shingles blew off in Zoll due to heavy winds - no problems since

5. BASEMENTS AND CRAWL SPACES

(A) Sump Pump

1. Does the Property have a sump pit? If "yes," how many? 1
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? _____

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

(B) Water Infiltration

1. Are you aware of any past or present 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 sewer system? _____

Explain any "yes" answers in Section 5. 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 they were done: Sump pit located in basement near water softener system

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

(A) Status

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

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

(B) Treatment

1. Is the 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. Include the name of any service/treatment provider, if applicable: Ehrlich performs regular inspections +maintenance Under contract Since March 2018 (includes preddacasonfiom Resbkil)

7. STRUCTURAL ITEMS

- (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(s), basement or crawl space(s)? _____
- (D) **Stucco and Exterior Synthetic Finishing Systems**
 1. Is any part of the Property constructed with stucco or an Exterior Insulating Finishing System (EIFS) such as Dryvit or synthetic stucco, synthetic brick or synthetic stone? _____
 2. If "yes," indicate type(s) and location(s) _____
 3. If "yes," provide date(s) installed _____
- (E) Are you aware of any fire, storm/weather-related, water, hail or ice damage to the Property? _____
- (F) Are you aware of any defects (including stains) in flooring or floor coverings? _____

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

Explain any "yes" answers in Section 7. 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: Stucco repair on one of the piers on back patio done in Oct 2022

8. ADDITIONS/ALTERATIONS

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

	Yes	No	Unk	N/A
A		X		

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)

Seller's Initials DS JBM DS JMM **Date** 03/04/26 | 9:11 PM EST **Buyer's Initials** _____ / _____ **Date** _____

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

	Approximate date of work	Were permits obtained? (Yes/No/Unk/NA)	Final inspections/ approvals obtained? (Yes/No/Unk/NA)
164			
165			
166	Addition, structural change or alteration		
167			
168			
169			
170			
171			
172			

173 A sheet describing other additions and alterations is attached.

174 (B) Are you aware of any private or public architectural review control of the Property other than zoning
175 codes? If "yes," explain: Bayard Meadows Homeowners Assoc. B

Yes	No	Unk	N/A
X			

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

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

187 **9. WATER SUPPLY**

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

- 189 1. Public
- 190 2. A well on the Property
- 191 3. Community water
- 192 4. A holding tank
- 193 5. A cistern
- 194 6. A spring
- 195 7. Other _____
- 196 8. If no water service, explain: _____

	Yes	No	Unk	N/A
A1		X		
A2	X			
A3		X		
A4		X		
A5		X		
A6		X		
A7				
B1				
B2		X		
B3				
B4	X			
B5		X		
B6	X			
C1		X		
C2				X
D1		X		
D2			X	
D3			X	
D4		X		
D5				X

197 (B) **General**

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

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

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

209 (D) **Well**

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

216 Seller's Initials IBM MM Date 03/04/26 | 12:46 PM EST **SPD Page 4 of 11** Buyer's Initials _____ / Date _____

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 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		X		
E2		X		

223 **Explain any problem(s) with your water supply. 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:** _____
 224
 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: McGovern

	Yes	No	Unk	N/A
A1	X			
A2				X
A3				X
A4				

- 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: _____

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

- 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?

	Yes	No	Unk	N/A
C1		X		
C2			X	
C3	X			
C4	X			
C5	X			
C6		X		
C7		X		
C8		X		
C9			X	
C10	X			

- 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? Annually - McGovern

	Yes	No	Unk	N/A
D1		X		
D2			X	
D3			X	
D4			X	
D5				
D6				

- 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?

	Yes	No	Unk	N/A
E1		X		
E2				X

- 260 (F) **Sewage Pumps**
- 261 1. Are there any sewage pumps located on the Property?
- 262 2. If "yes," where are they located? Unfinished Basement - behind bathroom
- 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? Owner

	Yes	No	Unk	N/A
F1	X			
F2				
F3			X	
F4	X			
F5				

- 267 (G) **Issues**
- 268 1. How often is the on-lot sewage disposal system serviced? Annually
- 269 2. When was the on-lot sewage disposal system last serviced and by whom? August 1, 2025 - McGovern
- 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? _____

	Yes	No	Unk	N/A
G1				
G2				
G3		X		
G4		X		

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274 Seller's Initials JBM MM Date 03/04/26 | 12:46 PM EST **SPD Page 5 of 11** Buyer's Initials _____ / Date _____

275 **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
 276 Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

277 **Explain any "yes" answers in Section 10. Include the location and extent of any problem(s) and any repair or remediation ef-**
 278 **forts, the name of the person or company who did the repairs and the date the work was done:** _____
 279

280 **11. PLUMBING SYSTEM**

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

- 282 1. Copper
- 283 2. Galvanized
- 284 3. Lead
- 285 4. PVC
- 286 5. Polybutylene pipe (PB)
- 287 6. Cross-linked polyethylene (PEX)
- 288 7. Other _____

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

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

291 If "yes," explain: _____
 292

293 **12. DOMESTIC WATER HEATING**

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

- 295 1. Electric
- 296 2. Natural gas
- 297 3. Fuel oil
- 298 4. Propane
- 299 If "yes," is the tank owned by Seller?
- 300 5. Solar
- 301 If "yes," is the system owned by Seller?
- 302 6. Geothermal
- 303 7. Other _____

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

- 304 (B) **System(s)**
- 305 1. How many water heaters are there? 2
 - 306 Tanks 2 Tankless _____
 - 307 2. When were they installed? 2019 & 2022
 - 308 3. Is your water heater a summer/winter hook-up (integral system, hot water from the boiler, etc.)?

309 (C) Are you aware of any problems with any water heater or related equipment?
 310 If "yes," explain: _____
 311

312 **13. HEATING SYSTEM**

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

- 314 1. Electric
- 315 2. Natural gas
- 316 3. Fuel oil
- 317 4. Propane
- 318 If "yes," is the tank owned by Seller?
- 319 5. Geothermal
- 320 6. Coal
- 321 7. Wood
- 322 8. Solar shingles or panels
- 323 If "yes," is the system owned by Seller?
- 324 9. Other: _____

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

- 325 (B) **System Type(s)** (check all that apply):
- 326 1. Forced hot air
 - 327 2. Hot water
 - 328 3. Heat pump
 - 329 4. Electric baseboard
 - 330 5. Steam
 - 331 6. Radiant flooring
 - 332 7. Radiant ceiling

334 **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
 335 **Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.**

		Yes	No	Unk	N/A
336	8. Pellet stove(s)		X		
337	How many and location? _____				X
338	9. Wood stove(s)		X		
339	How many and location? _____				X
340	10. Coal stove(s)		X		
341	How many and location? _____				X
342	11. Wall-mounted split system(s)		X		
343	How many and location? _____				X
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?		X		
349	If "yes," explain: <u>4 (Four)</u>				
350	2. How many heating zones are in the Property? <u>3 - 2017</u> <u>1 - 2002</u>				
351	3. When was each heating system(s) or zone installed? <u>9/12/2025</u>				
352	4. When was the heating system(s) last serviced? _____				
353	5. Is there an additional and/or backup heating system? If "yes," explain: _____		X		
354	_____				
355	6. Is any part of the heating system subject to a lease, financing or other agreement?		X		
356	If "yes," explain: _____				
357	(D) Fireplaces and Chimneys				
358	1. Are there any fireplaces? How many? <u>3 (Three)</u>	X			
359	2. Are all fireplaces working?	X			
360	3. Fireplace types (wood, gas, electric, etc.): <u>2 gas (propane) / 1 wood (pool nase)</u>				
361	4. Was the fireplace(s) installed by a professional contractor or manufacturer's representative?	X			
362	5. Are there any chimneys (from a fireplace, water heater or any other heating system)?	X			
363	6. How many chimneys? <u>3 - 2 home / 1 in pool have</u>				
364	7. When were they last cleaned? _____				
365	8. Are the chimneys working? If "no," explain: _____	X			
366	(E) Fuel Tanks				
367	1. Are you aware of any heating fuel tank(s) on the Property?	X			
368	2. Location(s), including underground tank(s): <u>Propane tank in side yard</u>				
369	3. If you do not own the tank(s), explain: <u>Owned by Schagr n gas</u>				
370	(F) Are you aware of any problems or repairs needed regarding any item in Section 13? If "yes,"				
371	explain: _____		X		
372	14. AIR CONDITIONING SYSTEM				
373	(A) Type(s). Is the air conditioning (check all that apply):				
374	1. Central air	X			
375	a. How many air conditioning zones are in the Property? <u>4 (four)</u>				
376	b. When was each system or zone installed? <u>3- 2017</u> <u>1-2002</u>				
377	c. When was each system last serviced? <u>5/7/2025</u>				
378	2. Wall units		X		
379	How many and the location? _____				X
380	3. Window units		X		
381	How many? _____				
382	4. Wall-mounted split units		X		
383	How many and the location? _____				X
384	5. Other _____				
385	6. None				
386	(B) Are there any areas of the house that are not air conditioned?		X		
387	If "yes," explain: _____				
388	(C) Are you aware of any problems with any item in Section 14? If "yes," explain: _____		X		
389	_____				

390 Seller's Initials JBM JMM Date 03/04/26 | 12:45 PM EST Page 7 of 11 Buyer's Initials _____ / Date _____

391 **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
 392 Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

393 **15. ELECTRICAL SYSTEM**

394 (A) Type(s)

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

- 401 (B) What is the system amperage? _____
 402 (C) Are you aware of any knob and tube wiring in the Property?
 403 (D) Are you aware of any problems or repairs needed in the electrical system? If "yes," explain: _____
 404 _____

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

405 **16. OTHER EQUIPMENT AND APPLIANCES**

406 (A) **THIS SECTION IS INTENDED TO IDENTIFY PROBLEMS OR REPAIRS** and must be completed for each item that
 407 will, or may, be included with the Property. The terms of the Agreement of Sale negotiated between Buyer and Seller will deter-
 408 mine which items, if any, are included in the purchase of the Property. **THE FACT THAT AN ITEM IS LISTED DOES NOT**
 409 **MEAN IT IS INCLUDED IN THE AGREEMENT OF SALE.**

410 (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			X	Pool/spa heater	X		
Attic fan(s)			X	Range/oven		X	
Awnings			X	Refrigerator(s)		X	
Carbon monoxide detectors		X		Satellite dish			X
Ceiling fans		X		Security alarm system		X	
Deck(s)			X	Smoke detectors		X	
Dishwasher				Sprinkler automatic timer		X	
Dryer				Stand-alone freezer			
Electric animal fence			X	Storage shed			X
Electric garage door opener		X		Trash compactor			X
Garage transmitters		X		Washer		X	
Garbage disposal		X		Whirlpool/tub			X
In-ground lawn sprinklers		X		Other:			
Intercom			X	1.			
Interior fire sprinklers			X	2.			
Keyless entry			X	3.			
Microwave oven		X		4.			
Pool/spa accessories		X		5.			
Pool/spa cover		X		6.			

431 (C) Explain any "yes" answers in Section 16: Pool heater has not worked since we purchased
 432 property in Oct 2015

433 **17. POOLS, SPAS AND HOT TUBS**

- 434 (A) Is there a swimming pool on the Property? If "yes,":
 435 1. Above-ground or in-ground? In-ground pool
 436 2. Saltwater or chlorine? Saltwater
 437 3. If heated, what is the heat source? Propane
 438 4. Vinyl-lined, fiberglass or concrete-lined? Concrete
 439 5. What is the depth of the swimming pool? _____
 440 6. Are you aware of any problems with the swimming pool?
 441 7. Are you aware of any problems with any of the swimming pool equipment (cover, filter, ladder,
 442 lighting, pump, etc.)?

- 443 (B) Is there a spa or hot tub on the Property?
 444 1. Are you aware of any problems with the spa or hot tub?
 445 2. Are you aware of any problems with any of the spa or hot tub equipment (steps, lighting, jets,
 446 cover, etc.)?

447 (C) Explain any problems in Section 17: Pool heater has not worked since we
 448 purchased property in Oct 2015.

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

450 **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
 451 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? A
- 454 (B) Are you aware of any problems with the windows or skylights? B

Yes	No	Unk	N/A
	X		
	X		

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

458 **19. LAND/SOILS**

459 **(A) Property**

- 460 1. Are you aware of any fill or expansive soil on the Property? A1
- 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? A2
- 463 3. Are you aware of sewage sludge (other than commercially available fertilizer products) being
 464 spread on the Property? A3
- 465 4. Have you received written notice of sewage sludge being spread on an adjacent property? A4
- 466 5. Are you aware of any existing, past or proposed mining, strip-mining, or any other excavations on
 467 the Property? A5

Yes	No	Unk	N/A
	X		
	X		
	X		
	X		

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) B1
- 475 2. Open Space Act - 16 P.S. §11941, et seq. B2
- 476 3. Agricultural Area Security Law - 3 P.S. §901, et seq. (Development Rights) B3
- 477 4. Any other law/program: _____ B4

Yes	No	Unk	N/A
	X		
	X		
	X		
	X		

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 C1
- 485 2. Coal C2
- 486 3. Oil C3
- 487 4. Natural gas C4
- 488 5. Mineral or other rights (such as farming rights, hunting rights, quarrying rights) Explain: C5

Yes	No	Unk	N/A
	X		
	X		
	X		
	X		
	X		

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? A1
- 499 2. Is the Property, or any part of it, designated a Special Flood Hazard Area (SFHA)? A2
- 500 3. Do you maintain flood insurance on this Property? A3
- 501 4. Are you aware of any past or present drainage or flooding problems affecting the Property? A4
- 502 5. Are you aware of any drainage or flooding mitigation on the Property? A5
- 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? A6
- 506 7. If "yes," are you responsible for maintaining or repairing that feature which conveys or manages
 507 storm water for the Property? A7

Yes	No	Unk	N/A
	X		
	X		
	X		
	X		
	X		
	X		
	X		

508 Seller's Initials JBM/JMM Date 03/04/26 | 9:11 PM EST SPD Page 5 of 11 Buyer's Initials _____ / Date _____

509 **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
 510 Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

511 **Explain any "yes" answers in Section 20(A). Include dates, the location and extent of flooding and the condition of any man-**
 512 **made storm water management features:** _____
 513

514 **(B) Boundaries**

	Yes	No	Unk	N/A
515 1. Are you aware of encroachments, boundary line disputes, or easements affecting the Property?		<input checked="" type="checkbox"/>		
516 2. Is the Property accessed directly (without crossing any other property) by or from a public road?	<input checked="" type="checkbox"/>			
517 3. Can the Property be accessed from a private road or lane?		<input checked="" type="checkbox"/>		
518 a. If "yes," is there a written right of way, easement or maintenance agreement?				<input checked="" type="checkbox"/>
519 b. If "yes," has the right of way, easement or maintenance agreement been recorded?				<input checked="" type="checkbox"/>
520 4. Are you aware of any shared or common areas (driveways, bridges, docks, walls, etc.) or maintenance agreements?		<input checked="" type="checkbox"/>		

522 *Note to Buyer: Most properties have easements running across them for utility services and other reasons. In many cases, the ease-*
 523 *ments do not restrict the ordinary use of the property, and Seller may not be readily aware of them. Buyers may wish to determine*
 524 *the existence of easements and restrictions by examining the property and ordering an Abstract of Title or searching the records in*
 525 *the Office of the Recorder of Deeds for the county before entering into an agreement of sale.*

526 **Explain any "yes" answers in Section 20(B):** _____
 527

528 **21. HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES**

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

	Yes	No	Unk	N/A
530 1. Are you aware of any tests for mold, fungi, or indoor air quality in the Property?				
531 2. Other than general household cleaning, have you taken any efforts to control or remediate mold or mold-like substances in the Property?				

533 *Note to Buyer: Individuals may be affected differently, or not at all, by mold contamination. If mold contamination or indoor air*
 534 *quality is a concern, buyers are encouraged to engage the services of a qualified professional to do testing. Information on this*
 535 *issue is available from the United States Environmental Protection Agency and may be obtained by contacting IAQ INFO, P.O. Box*
 536 *37133, Washington, D.C. 20013-7133, 1-800-438-4318.*

537 **(B) Radon**

	Yes	No	Unk	N/A
538 1. Are you aware of any tests for radon gas that have been performed in any buildings on the Property?	<input checked="" type="checkbox"/>			
539 2. If "yes," provide test date and results <u>Oct 2015</u>				
540 3. Are you aware of any radon removal system on the Property?		<input checked="" type="checkbox"/>		

541 **(C) Lead Paint**

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

	Yes	No	Unk	N/A
544 1. Are you aware of any lead-based paint or lead-based paint hazards on the Property?		<input checked="" type="checkbox"/>		
545 2. Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on the Property?		<input checked="" type="checkbox"/>		

547 **(D) Tanks**

	Yes	No	Unk	N/A
548 1. Are you aware of any existing underground tanks?				
549 2. Are you aware of any underground tanks that have been removed or filled?		<input checked="" type="checkbox"/>		

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

551 If "yes," location: _____
 552

553 **(F) Other**

	Yes	No	Unk	N/A
554 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)?		<input checked="" type="checkbox"/>		
555 2. Are you aware of any other hazardous substances or environmental concerns that may affect the Property?		<input checked="" type="checkbox"/>		
556 3. If "yes," have you received written notice regarding such concerns?				
557 4. Are you aware of testing on the Property for any other hazardous substances or environmental concerns?		<input checked="" type="checkbox"/>		

560 **Explain any "yes" answers in Section 21. Include test results and the location of the hazardous substance(s) or environmental**
 561 **issue(s):** _____
 562

562 **22. MISCELLANEOUS**

563 **(A) Deeds, Restrictions and Title**

	Yes	No	Unk	N/A
564 1. Are there any deed restrictions or restrictive covenants that apply to the Property?		<input checked="" type="checkbox"/>		
565 2. Are you aware of any historic preservation restriction or ordinance or archeological designation associated with the Property?		<input checked="" type="checkbox"/>		

567 **Seller's Initials** DS DS 03/04/26 | 9:11 PM EST **Date** 03/04/26 | 12:45 PM EST **Buyer's Initials** _____ / _____ **Date** _____

568 **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
569 **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?

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

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?

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: _____
596 _____

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 DocuSigned by: Jason B Moore **Jason B Moore** DATE 03/04/26 | 9:11 PM
609 SELLER DocuSigned by: Jodi M. Moore **Jodi M. Moore** DATE 03/04/26 | 12:46 PM
610 SELLER CAS0218B18EA4BA _____ 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 _____

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

1 **PROPERTY 403 Woodale Drive, Kennett Square, PA 19348**
2 **SELLER Jason B Moore, Jodi M. Moore**

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.)

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): _____

22 Seller certifies that to the best of Seller's knowledge the above statements are true and accurate.

23 SELLER Jason B Moore DATE 02/17/26 | 7:20 PM
24 SELLER Jodi M. Moore DATE 02/17/26 | 8:18 PM
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 _____ 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)** _____
47 LICENSEE Michael Wilson **Michael Wilson** DATE 02/17/26 | 2:45 PM

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





220 Limestone Road | Oxford, Pennsylvania 19363
 6109326305 | ddgolder@outlook.com | ddgolder.com

RECIPIENT:

Jason Moore
 403 Woodale Drive
 Kennett Square, Pennsylvania 19348

Invoice #1666	
Issued	Apr 17, 2026
Due	Apr 17, 2026
Paid	Apr 17, 2026
Total	\$1,584.80
Account Balance	\$0.00

For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
Apr 17, 2026				
12/3 wire	12/3 wire per foot	250	\$2.25	\$562.50*
Service call	Service call	1	\$99.00	\$99.00*
2 Guy Labor	2 Guys labor	2.25	\$250.00	\$562.50*
LDS-10	Pitless adapter	1	\$240.00	\$240.00*
1" brass barbed x slip male	1" brass barbed x slip male	1	\$30.00	\$30.00
Splice kit	Splice kit	1	\$12.00	\$12.00*
Sterling powder	Sterilizing the well	1	\$12.00	\$12.00*
Pressure switch	40/60 pressure switch	1	\$45.00	\$45.00*
Pressure gauge	Pressure gauge	1	\$20.00	\$20.00*



220 Limestone Road | Oxford, Pennsylvania 19363
6109326305 | ddgolder@outlook.com | ddgolder.com

* Non-taxable

We have successfully pulled the pump from the well and identified an electrical leak on the black and red wires leading to the pump.

Currently, the well pump does not exhibit any electrical leaks. The pump, a 25GS15 model, is set at a depth of 240 feet. We have only replaced the wiring down the well to address the electrical leak.

Additionally, we discovered a failure in the pitless O-ring, accompanied by significant corrosion buildup on the pitless itself. As a result, we replaced the male side of the pitless located in the well.

Please be advised that we have shocked the well with chlorine. We recommend avoiding laundry for a few days until the chlorine odor dissipates.

Furthermore, we serviced the pressure tank, ensuring the correct air pressure was added, and replaced both the switch and gauge. The customer now has water restored.

Thank you for your business. Please contact us with any questions regarding this invoice.

Subtotal	\$1,583.00
PA Tax (6.0%)	\$1.80
Total	\$1,584.80
Paid	- \$1,584.80
Invoice balance	\$0.00
Account balance	\$0.00

PAID

Class Roofing
16 Ardmore Rd
Newark, DE 19713
3022054828
sales@roofingwithclass.com



BILL TO
Jason Moore. - 2417
403 Woodale Drive
Kennett Square, PA 19348

INVOICE 1894

DATE 04/08/2026

DUE DATE 04/09/2026

SALES REP
Matthew Tomczak

DATE	SERVICE	DESCRIPTION	AMOUNT
	Roof Repair	Inspection showing water staining around left front corner of middle dormer. Inspect step flashing & Pan Flashing. Remove shingles around left front corner of dormer. Inspect Flashing & Replace as Needed. Install New Certainteed Landmark Weatheredwood Shingles. Seal surrounding shingles. Clean all job site debris at project completion.	950.00

Thank you choosing Class Roofing for all your roofing needs.

SUBTOTAL	950.00
TAX	0.00
TOTAL	950.00

Ways to pay



Classy Roofing, Every Shingle Time

[View and pay](#)

TOTAL DUE

\$950.00



Benjamin Franklin Plumbing
 516 Running Pump Road Lancaster,
 PA 17601
 717-299-6155
 Customer.service@punctualpros.com
 PAHIC: #009177

Invoice 1057351
 Invoice Date 4/2/2026
 Completed Date
 Customer PO
 Payment Term Due Upon Receipt

If there's any delay, it's you we pay!®

Billing Address

JASON MOORE
 403 Woodale Drive
 Kennett Square, PA 19348 USA

Job Address

JASON MOORE
 403 Woodale Drive
 Kennett Square, PA 19348 USA

Description of work

Jason had 2 issues to address for the pre-inspection on his home. He is currently working on selling the home and need some things done.

Water heater

The one water heater had a gas line that needed to be moved due to the location and the possibility of someone or something catching the line while going past.

I disconnected the gas line from the water heater. Removed the hangers and re-secured the line out of the way per inspectors wishes.

Gas piping.

On the far side of the basement there is an 1-1/2 gas pipe that the inspector wanted to see bonded. I ran 6 gauge copper wire from breaker panel Number #2 over to the gas pipe and secured it with a bonding clamp.

Water heater is back up and running and I tested for leaks.

Task #	Description	Quantity
CLUB MEM SCF	Club Member Service Call / Dispatch Fee	1.00
MISC - LEVEL 1.	Miscellaneous - Level 1	1.00

Paid On	Type	Memo	Amount
4/2/2026	Master Card		\$378.00
			Sub-Total \$378.00
			Tax \$0.00
			Total Due \$378.00
			Payment \$378.00
			Balance Due \$0.00

Thank you for choosing Benjamin Franklin Plumbing.

I hereby authorize Benjamin Franklin Plumbing to complete the above work in the amount of \$378.00 to be performed.

4/2/2026

PA Contractor's Registration Number: PA#009177

Payment Terms

The entire invoice is due upon the completion of described work. Any payment not received within 15 days from the completion of work is subject to interest of the highest amount lawfully allowed by state in which the work was performed until paid. If applicable, the sales tax is included in the price. If buyers check does not clear, buyer realizes that I could be liable for more than the check amount plus the face value of the check and a \$30 NSF fee.

Collection

Customer agrees that it shall pay all expenses incurred by Seller for the collection of any delinquent accounts. Any and all disputes arising out of this sale shall be interpreted under the laws of the state in which the work was performed. Customer agrees to pay collection fees if needed. A monthly service charge of 1 1/2% will be added after 10 days.

Warranties and Limitations

Our Exclusive Benjamin Franklin Plumbing warranty is a full one year on all labor and parts supplied by us. All work shall be completed in a professional workmanlike manner and that said work shall be free from defects in materials and workmanship for a period of one year from date said work was performed. On manufacturers warranties except for the exclusions listed below, Benjamin Franklin Plumbing's obligation for defective products and or workmanship or any damage caused thereby, and Buyer's exclusive remedy shall be limited at Benjamin Franklin Plumbing's option to replacement of any defective parts and or workmanship or the refund of amounts paid by customer for said service and shall be conditions upon Benjamin Franklin Plumbing receiving actual written notice of said defect within the one year period noted herein. Exclusions, such as stoppages, worn out equipment or fixtures, not doing recommended repairs or owner supplied equipment, may have a limited or no warranty. If parts have been replaced by us and not serviced by anyone else during warranty period or use of items that damage electrical parts supplied by us, the one year warranty is in effect. All warranty issues must be allowed to be inspected and approved by Benjamin Franklin Plumbing before any repair is made or warranty is not transferable. Benjamin Franklin Plumbing is not liable for damage caused by weather.

Alterations

Any alterations, additions, adjustments or repairs made by others, unless authorized or agreed upon by this Seller, will be cause to terminate Seller's obligation under the contract.

Contractors Liability

Under the 2008 Home Improvement Consumer Protection Act, we agree to maintain at least \$50,000 in liability insurance coverage. Our current coverage is \$1,000,000 in liability insurance coverage.

Contract Information

If you desire to contact the Bureau of Consumer Protection, to verify a particular person or company as a registered contractor, the toll free number is 1-888-520-6680.

3 Day Right to Cancel

Customer agrees and acknowledges that under state and federal law, customer has a right to cancel this Agreement upon written notice to Company within three (3) business days of the Effective Date hereof without penalty.

4/2/2026

I authorize Benjamin Franklin Plumbing to charge the agreed amount to my credit card provided herein. I agree that I will pay for this purchase in accordance with the issuing bank cardholder agreement.

4/2/2026

JASON BRADFORD MOORE
403 WOODALE DR.
KENNETT SQUARE, PA 19348

80-296
7044
373

5216

DATE

4/2/26



PAY TO THE
ORDER OF

Pablo Galvan

\$ 380.⁰⁰

Three Hundred Eighty

—⁰⁰/₁₀₀

DOLLARS



M&T Bank

MEMO

Bills / Paws / Gutter

JBM

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