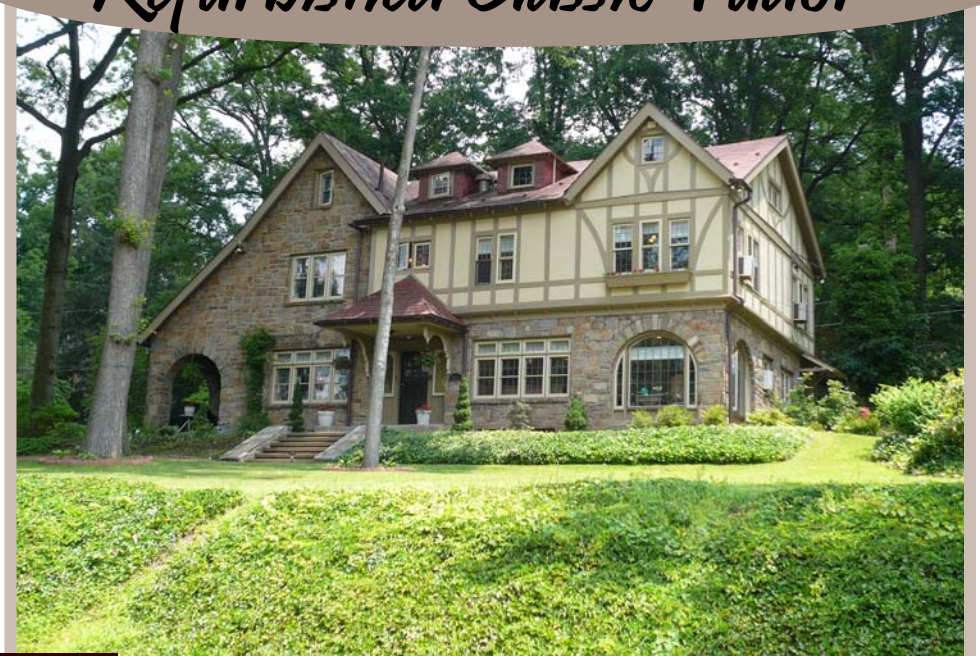




# Refurbished Classic Tudor

1415 Alsace Road  
Hampden Heights, Reading  
\$494,900  
2-Car Garage, Brick Patio  
5 BRs, 4 Full BAs, 2 Half Bas  
1 Yr. Buyer Home Warranty



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## Old World Meets Modern Day Design in Newly Renovated Home!

**Classic Renovations...** this stunning old world home has been newly renovated without losing its integrity. Beautiful open great room to kitchenette area with light hardwood flooring, tall ceilings, and gorgeous columns. Wide entry dining room connects to main kitchen which features stone and brick fireplace, marble countertops, and tall maple cabinetry - like something straight out of a magazine. Scroll bottom staircase leads to 2nd floor featuring 4 bedrooms, a 2 full bath, and 3 walk-out roof decks. Master suite presents remolded elegance with complete view of newly designed master bathroom. 3rd floor enjoys a 5th bedroom with private bath and plenty of storage. Spacious lower level with slate flooring and stone fireplace in family room.

**Peaceful Outdoor Enjoyment...** Beautiful stone exterior with Tudor characteristics. Stone walkways lead you to numerous entries and outside entertainment areas. Side porch features stone arches and tile flooring. Opposite brick patio is newly added and surrounded by stone pile walls which continue through backyard. Wonderful hilltop setting nestled in the trees with other unique properties of the same caliber!



Eric J. Miller



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# PROPERTY DATA

This offering was made subject to errors and omissions, change of price, prior sale, or withdrawal without prior notice.

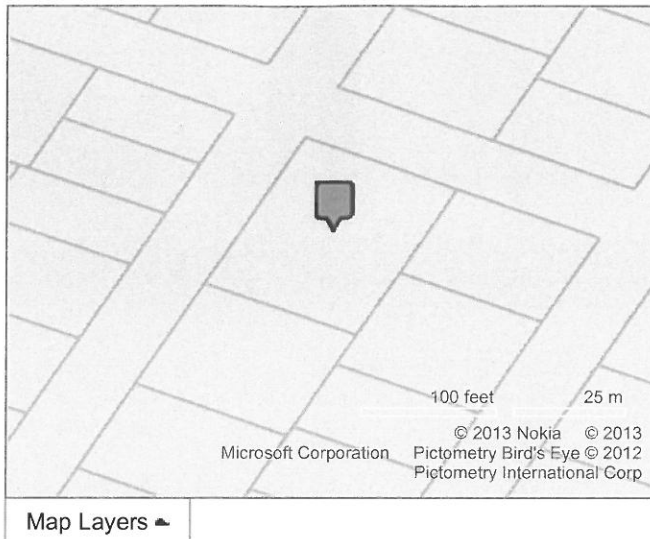
1 1415 Alsace Rd, Reading, PA 19604

RES ACT

\$494,900



Exterior Front



Map Layers ▾

## General

<b>MLS #:</b> 5745690	<b>Subdiv / Nei:</b> Hampden Heights	<b>Ownership:</b> FeeSimple	<b>Beds, Baths:</b> 5 4/2
<b>DOM:</b> 1275		<b>Type:</b> Single/Detac	<b>Age:</b> 81
<b>MLS Area:</b> 10201 Reading City	<b>School Dist:</b> Reading	<b>Design:</b> 3+Story	<b>Aprox SqFt:</b> 3,478
<b>County:</b> Berks	- High:	<b>Style:</b> Tudor	<b>SqFt Source:</b> Assessor
<b>Tax ID #:</b> 17-5317-31-38-7120	- Middle:		<b>Unit Floor #:</b> AC: N
	- Elem:		

## Room Dimensions

<b>LR/GR:</b> 28 x 14 M	<b>Main BR:</b> 17 x 16 U	<b>Office:</b> 9 x 7 U
<b>Dining:</b> 16 x 14 M	<b>2nd BR:</b> 14 x 13 U	<b>Bedroom:</b> 27 x 12 U
<b>Kitchen:</b> 16 x 13 M	<b>3rd BR:</b> 15 x 12 U	
<b>Family:</b> 24 x 23 L	<b>4th BR:</b> 15 x 14 U	

## Inclusions:

## Exclusions:

## Other Information

<b>Total Rooms:</b>	
<b>Bath Full:</b>	0M 3U 1L
<b>Bath Part:</b>	1M 1U 0L
<b>Model:</b>	
<b>Builder:</b>	

## Tax Information

<b>RE Taxes / Yr:</b> \$9495 / 2013
<b>Assessment:</b> 237500

## Association Information

<b>Condo / HOA:</b>	N / N
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## Recur Fee / Freq:

## Lot Information

<b>Aprox Acr:</b> 0.52	<b>Land Use:</b> 113	<b>Zoning:</b> RES
<b>Aprox SqFt:</b> 22,651	<b>AproxDim:</b> IRREGULAR	<b>Watfrnt:</b> N/

## Features

**Utilities:** GasHeat, HotWaterHeat, Radiators, GasHotWater, Wall/WndowAC, PublicWater, PublicSewer, 200-300AmpEI  
**Parking:** 2-CarGarage, DetachedGar, GarDoorOpner, 3+CarParking, StreetParkng **Exterior:** Sidewalks, StreetLights, Stcco/SimExt, StoneExt, StoneFound, ConcreteFoun, CornerLot, LevelLot, SlopingLot, WoodedLot, FrontYard, RearYard, SideYard(s), PitchedRoof, SlateShinglr, RoofDeck, Patio, Porch, Balcony, NoPool  
**Bsmt:** FullBasement, FinishedBsmt, OutSide/WlkO **Interior:** WalkUpAttic, TwoFirePI, StoneFirePI, FamRoomFireP, DinRoomFireP, FinishedWood, W/WCarpeting, TileFl, StoneFl, MarbleFl, SecuritySys, 9Ft+Ceiling, CeilingFan(s), Attic/HseFan, Stain/LeadGl, CableTVWired, 2ndKitchen, WhirlpoolMnB, FulBathMnBed, WalkInClistMB, Foyer/VestEn, InLawSuite, Den/Study/Li, NoModifs/Unk, BsmtLaundry **Kit:** KitW/NookBar, ElecCooking, KittIsland, KitDoubleSin, KitCookTop, KitBuiltInRa, SelfClnOven, BuiltInDishW, BuiltInRefig, Disposal  
**Poss:** Negotiable **Finance:** ConventnalFi **Cond:** Average+ **Show:** CallToShow, ComboLockBox

## Remarks

**Public:** \*1 Yr. Home Warranty\* This stunning old world home has been newly renovated without losing its integrity. Beautiful open great room to kitchenette area with light hardwood flooring, tall ceilings, and gorgeous columns. Wide entry dining room connects to main kitchen which features stone & brick fireplace, marble countertops, and tall maple cabinetry - like something straight out of a magazine. Scroll bottom staircase leads to 2nd fl - 4 BRs, a 2 BAs, and 3 roof decks. Master presents remolded elegance with complete view of newly designed master bath. 3rd floor - 5th BR, private bath & plenty of storage. Spacious LL with slate flooring & stone fireplace in FR. Beautiful stone exterior with Tudor characteristics. Stone walkways lead you to numerous entries & entertainment areas. Side porch features stone arches & tile floor. Opposite brick patio is newly added and surrounded by stone pile walls. Wonderful hilltop setting nestled in the trees with other unique properties of the same caliber!

**Directions:** Hampden Blvd N, R on Amity, home on corner of Alsace.

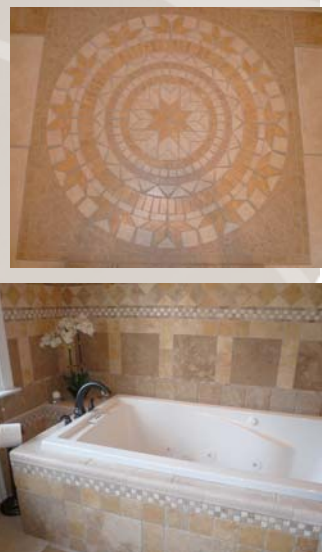
# 1514 Alsace Road



# 1514 Alsace Road



# 1514 Alsace Road



# *1514 Alsace Road*

## ROOM-BY-ROOM DESCRIPTION

### House Improvements

- ◆ All leaded windows and doors
- ◆ Updated electric
- ◆ New hardwood in kitchen
- ◆ Dining room and kitchen- separate opened as great room and kitchen 1,000 square feet- re-measure 30x35
- ◆ Exterior washed stone and painted wood and restore doors and windows- original
- ◆ Lower Level - raised ceiling on stairwell, redid ceiling- cleaned slate
- ◆ Refinished woodwork on staircase and banister
- ◆ Parquet new at upper level hall and Master
- ◆ Crown molding in every room
- ◆ Upper Level - flooring all new
- ◆ 3<sup>rd</sup> Level - staircase redone, pulled carpet and redid electric
- ◆ Added patio

### Entry

- ◆ Covered entry
- ◆ Front door refinished with glass window lights
- ◆ Clay tile flooring in vestibule
- ◆ Leaded glass French door to great room
- ◆ Original wall tile mosaic
- ◆ Overhead globe light

### Great Room

- ◆ Completely open great room and kitchen area
- ◆ Columns added, new hardwood flooring, freshly painted and crown molding added
- ◆ Lantern glass style light at entry
- ◆ Two slim closets at entry door
- ◆ Scroll bottom staircase
- ◆ Tall ceilings with recessed lighting and stylish lighted fan
- ◆ Gorgeous window series and arched leaded windows at front and side with cloth blinds
- ◆ Leaded glass cabinet with lower drawer
- ◆ Art niche recessed in wall

### 2<sup>nd</sup> Kitchenette

- ◆ Granite countertops and center island, cabinetry at rear and nook for benches at front
- ◆ Tumbled marble backsplash and wall
- ◆ Hardwood flooring continues
- ◆ Diffused glass front cabinetry remains and new pulls added
- ◆ Artistic lighting over center island
- ◆ Desk Area- lower counter for working space, plus upper counters, shelf between cabinetry
- ◆ Another countertop with glass cabinetry
- ◆ Sub-zero cabinetry front refrigerator
- ◆ Leaded glass top door to newly added patio
- ◆ Triple windows with cloth blind to side of property
- ◆ Honeywell thermostat
- ◆ Access to lower level

### Rear Entry

- ◆ Storage under staircase with tile flooring, automatic light and built-in shelves
- ◆ Marble flooring at glass windows in original door from rear grounds
- ◆ Powder Room- marble threshold, basket weave tile floor, tile walls with black and white design border, leaded glass window and overhead light

### Dining Room

- ◆ Wide entry from great room
- ◆ Four leaded windows at front and French leaded doors to covered patio area
- ◆ Completely redone floors, walls, crown molding, and kitchen appointments
- ◆ Hearthside fireplace with stone and brick, plus dentil mantle
- ◆ Sconce lighting and candelabra at table

### Kitchen

- ◆ Like something out of a magazine
- ◆ Gorgeous, tall maple cabinetry lines both walls; tile backsplash in four tones with accent tiles; granite countertop and new hardwood flooring
- ◆ Rosette corbels at double stainless steel sinks
- ◆ Island with raised nook for stools and stylish hanging light
- ◆ Under cabinetry, recessed and bullet lighting
- ◆ All stainless steel appliances- GE side by side refrigerator with indoor ice and water, Frigidaire Professional series surface cook top, convection oven and warming drawers, Frigidaire built-in microwave and exhaust, plus LG dishwasher
- ◆ 4 windows at back with cloth blinds

### Staircase

- ◆ Completely refinished steps and banister all the way to third floor with copper recession at leaded windows for plants, plus track light

### Hallway

- ◆ Security keypad
- ◆ New parquet flooring and character arched passageway
- ◆ Deep storage space behind bi-fold doors
- ◆ Marble threshold to tiled bath with pedestal sink and top to bottom tiled shower
- ◆ Linen closet with drawers outside other full bath

### Bedroom #1

- ◆ New parquet flooring, tall ceilings crowned and lighted ceiling fan
- ◆ Triple leaded glass windows to rear grounds
- ◆ Leaded glass door to roof porch with screen door extends to other bedroom's porch door
- ◆ Double louver doors open to closet with automatic light
- ◆ Nutone intercom

### Bedroom #2

- ◆ New hardwood flooring, tall ceiling with crown molding and lighted ceiling fan
- ◆ Triple leaded glass windows at front, plus leaded glass door to screen and roof porch
- ◆ Double lower doors with automatic light
- ◆ Nutone intercom

### Full Bath

- ◆ New mini-tile flooring with marble threshold
- ◆ Re-grout tile walls with border matching wallpaper
- ◆ Double sink with natural wood cabinets and drawers
- ◆ Two leaded windows swing out with screens
- ◆ New vanity lighting
- ◆ Tub with tiled shower
- ◆ Two slim closets

### Office/Nursery

- ◆ Tall ceilings crowned with overhead light
- ◆ Refinished tongue and groove hardwood flooring
- ◆ Corner closet with shelves

### Bedroom #3

- ◆ New parquet flooring, extended crown molding with illumination and lighted ceiling fan
- ◆ Leaded glass windows at side and leaded glass door to roof porch over garage space
- ◆ Linen/storage closet with shelves
- ◆ Mirror front closet with automatic light
- ◆ Nutone intercom

### Master Bedroom

- ◆ Remodeled elegantly with complete view of newly designed Master Bath
- ◆ New parquet flooring, crown molding, lighted ceiling fan and triple leaded window series at front and side of house
- ◆ Glass block wall added on opposite side of shower and illuminated art of other wall
- ◆ Column lined entry to mosaic tile in front of double Corian vanity and curved cabinet front
- ◆ Fantastic tile walls and backsplash
- ◆ Sconce lighting at triple mirror front medicine cabinet
- ◆ Recessed lighting and speakers
- ◆ American Standard jetted tub, oil bronze fixtures and Kohler toilet
- ◆ Oil bronze handle and glass frames at shower door to completely tiles shower
- ◆ Nutone intercom at bed placement

### Third Floor

- ◆ Staircase refinished and banister with deep storage closets at landing, plus balcony area
- ◆ Bedroom/play area with angled walls, recessed lighting and multiple storage areas in walls
- ◆ Nutone intercom

### Full Bath

- ◆ Marble threshold to large clay tile flooring
- ◆ Claw foot tub, wainscot walls, and pedestal sink
- ◆ Mirror front medicine cabinet with wall lighting
- ◆ Charming angled ceilings

### Hallway

- ◆ Clothes closet
- ◆ Automatic lighting in walk-in cedar closet
- ◆ Large floored attic space for storage



### Lower Level

- ◆ Slate flooring
- ◆ Storage closet next to steps
- ◆ Pantry/storage room
- ◆ Laundry room- double sinks next to laundry hookup
- ◆ Bi-fold doors to electrical panels
- ◆ Full wall of cabinetry and countertop
- ◆ Painted floor
- ◆ Huge storage room

### Family Room

- ◆ Slate flooring continues to large room for family/recreation
- ◆ Stone fireplace with slate hearth
- ◆ New ceiling, overhead and bullet lighting
- ◆ Mechanical room

### Full Bath

- ◆ Marble threshold to tiled floor
- ◆ Tiled shower, vanity, new lighting, and sage walls

### Exterior

- ◆ Beautiful stone exterior with Tudor characteristics
- ◆ Side porch with arches, covered with tile floor, painted wood ceiling and overhead light with entry from dining room
- ◆ Brick scallop edged gardens and walkway to house
- ◆ Lightly wooded lot with nature sounds
- ◆ Stone pile walls throughout property
- ◆ Side patio added by sellers
- ◆ Side entry garage

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 1415 Alsace Rd., Reading, PA 19604

2 SELLER Joan Pribec, Mariana Pribec

3 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
4 material defects about the property being sold that are not readily observable. While the Law requires certain disclosures, this disclo-
5 sure statement covers common topics beyond the basic requirements of the Law in an effort to assist sellers in complying with disclo-
6 sure requirements and to assist buyers in evaluating the property being considered. Sellers who wish to see or use the basic disclosure
7 form can find the form on the Web site of the Pennsylvania State Real Estate Commission.

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

13 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
14 value of the property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or sub-
15 system 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.

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

18 19 2. OWNERSHIP/OCCUPANCY

20 (a) Is the property currently occupied?  Yes \_\_\_ No If "yes," by whom?  Seller \_\_\_ Other occupants (tenants)

21 If property is not occupied, when was it last occupied? \_\_\_\_\_

22 (b) How long have you owned the property? 4 1/2 years

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

24 If "yes," describe: \_\_\_\_\_

25 3. ROOF

26 (a) Date roof installed: \_\_\_\_\_ Documented? \_\_\_ Yes \_\_\_ No  Unknown

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

28 If "yes," was the existing roofing material removed? \_\_\_ Yes \_\_\_ No \_\_\_ Unknown

29 (c) Has the roof ever leaked during ownership? \_\_\_ Yes  No

30 (d) Are you aware of any problems with the roof, gutters, flashing or downspouts? \_\_\_ Yes  No

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

32 33 4. BASEMENTS AND CRAWL SPACES (Complete only if applicable)

34 (a) Does the property have a sump pump?  Yes \_\_\_ No \_\_\_ Unknown

35 If "yes," has it ever run?  Yes \_\_\_ No \_\_\_ Unknown Is it in working order?  Yes \_\_\_ No \_\_\_ Unknown

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

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

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

39 40 5. TERMITES/WOOD-DESTROYING INSECTS, DRYROT, PESTS

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

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

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

44 (d) Are you aware of any termite/pest control reports or treatments for the property? \_\_\_ Yes  No

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

46 47 6. STRUCTURAL ITEMS

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

49 (b) Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, or other
50 structural components? \_\_\_ Yes  No

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

52 (d) Is your property constructed with an Exterior Insulating Finishing System (EIFS), such as Dryvit or synthetic stucco?
53 \_\_\_ Yes  No \_\_\_ Unknown If yes, date installed, if known \_\_\_\_\_

54 (e) Are there any defects (including stains) in flooring or floor coverings? \_\_\_ Yes  No \_\_\_ Unknown

55 (f) Are you aware of any fire, storm, water or ice damage to the property? \_\_\_ Yes  No

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

57 58 Buyer Initials: J.P. Date 06/15/08 SPD Page 1 of 6

Seller Initials: I.P. Date 07/22/2010



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RE/MAX of Reading - Corporate 1290 Broadcasting Rd Wyomissing, PA 19610
Phone: 610-670-2770 Fax: Eric Miller

Alsace Rd, 141

59 7. ADDITIONS/ALTERATIONS Have any additions, structural changes, or other alterations been made to the property  
60 during your ownership?  Yes  No

61	If yes, list additions, structural changes, or alterations (use additional sheets if necessary).	Approximate date of work	Were permits obtained? (Yes/No/Unknown)	Were final inspections/approvals obtained? (Yes/No/Unknown)
63	New Kitchen Area	2006	No	No
64	New M. Bath Second Floor	2007	No	No
65	New Living Room Area	2006	No	No
66				
67				

68 *Note to Buyer: The PA Construction Code Act, 35 P.S. §7210.101et seq. (effective 2004), and local codes establish standards for building  
69 and altering properties. Buyers should check with the municipality to determine if permits and/or approvals were necessary for disclosed  
70 work and if so, whether they were obtained. Where required permits were not obtained, the municipality might require the current owner to  
71 upgrade or remove changes made by prior owners. Buyers can have the property inspected by an expert in codes compliance to determine if  
72 issues exist. Expanded title insurance policies may be available for Buyers to cover the risk of work done to the property by previous owners  
73 without a permit or approval.*

74 8. WATER SUPPLY

75 (a) What is the source of your drinking water?  Public Water  Well on Property  Community Water

76  None  Other (explain): \_\_\_\_\_

77 (b) When was your water last tested? \_\_\_\_\_ Test results: \_\_\_\_\_

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

79 If "no," explain: \_\_\_\_\_

80 (c) Do you have a softener, filter, or other treatment system?  Yes  No

81 If you do not own the system, explain: \_\_\_\_\_

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

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

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

85 If yes, is the well capped?  Yes  No

86 (g) Is the water system shared?  Yes  No

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

88  Yes  No

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

92 9. SEWAGE SYSTEM

93 (a) What is the type of sewage system?  Public Sewer  Individual On-lot Sewage Disposal System

94  Individual On-lot Sewage Disposal System in Proximity to Well  Community Sewage Disposal System

95  Ten-acre Permit Exemption  Holding Tank  None  None Available/Permit Limitations in Effect

96  Other type of sewage system (explain): \_\_\_\_\_

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

98  Other (specify): \_\_\_\_\_

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

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

101  Other (specify): \_\_\_\_\_

102 (d) When was the on-site sewage disposal system last serviced? \_\_\_\_\_

103 (e) Are there any sewage pumps located on the property?  Yes  No

104 If yes, type(s) of pump(s) \_\_\_\_\_ Arc pump(s) in working order?  Yes  No

105 Who is responsible for maintenance of sewage pumps? \_\_\_\_\_

106 (f) Is the sewage system shared?  Yes  No

107 (g) Are you aware of any past or present leaks, backups, or other problems relating to the sewage system and related items?  Yes  No

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

110 10. PLUMBING SYSTEM

111 (a) Type of plumbing (check all that apply):  Copper  Galvanized  Lead  PVC  Polybutylene Pipe (PB)

112  Mixed  Unknown  Other (explain): \_\_\_\_\_

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

114 room fixtures; wet bars; etc.)?  Yes  No

115 If "yes," explain: \_\_\_\_\_

116 11. DOMESTIC WATER HEATING

117 (a) Type of water heating:  Electric  Natural Gas  Fuel Oil  Propane  Solar  Summer/Winter Hook-Up

118 Other (explain): \_\_\_\_\_

119 (b) Are you aware of any problems with any water heater or related equipment?  Yes  No

120 If "yes," explain: \_\_\_\_\_

121 Buyer Initials: \_\_\_\_\_ Date \_\_\_\_\_ SPD Page 2 of 6 Seller Initials: I.P. Date 03/22/2010

122 12. AIR CONDITIONING SYSTEM

- 123 (a) Type of air conditioning:  Central Air  Wall Units  Window Units  None
- 124 Other (explain): \_\_\_\_\_
- 125 Number of window units included in sale 3 Location(s) 1 Living Room and 2 Bedrooms Sec. Floor/Offic
- 126 (b) Age of Central Air Conditioning System: \_\_\_\_\_ Unknown Date last serviced, if known \_\_\_\_\_
- 127 (c) List any areas of the house that are not air conditioned: \_\_\_\_\_
- 128 (d) Are you aware of any problems with any item in this section?  Yes  No
- 129 If "yes," explain: \_\_\_\_\_

130 13. HEATING SYSTEM

- 131 (a) Type(s) of heating fuel(s) (check all that apply):  Electric  Fuel Oil  Natural Gas  Propane
- 132  Coal  Wood  Other: \_\_\_\_\_
- 133 (b) Type(s) of heating system(s) (check all that apply):  Forced Hot Air  Hot Water  Heat Pump
- 134  Electric Baseboard  Steam  Wood Stove (How many? \_\_\_\_\_)  Coal Stove (How many? \_\_\_\_\_)
- 135  Other: \_\_\_\_\_
- 136 (c) Age of Heating System: \_\_\_\_\_  Unknown Date last serviced, if known 2006
- 137 (d) Are there any fireplaces?  Yes  No If "yes," how many? 2 Are they working?  Yes  No
- 138 (e) Are there any chimneys (from a fireplace, water heater or any other heating system)?  Yes  No
- 139 If "yes," how many? 2 When were they last cleaned? 2006 Unknown \_\_\_\_\_
- 140 Are they working?  Yes  No If "no," explain: \_\_\_\_\_
- 141 (f) List any areas of the house that are not heated: \_\_\_\_\_
- 142 (g) Are you aware of any heating fuel tanks on the property?  Yes  No
- 143 Location(s), including underground tank(s): \_\_\_\_\_
- 144 If you do not own the tanks, explain: \_\_\_\_\_

145 Are you aware of any problems or repairs needed regarding any item in this section?  Yes  No

146 If "yes," explain: \_\_\_\_\_

148 14. ELECTRICAL SYSTEM

- 149 (a) Type of Electrical System:  Fuses  Circuit Breakers How Many Amps? 200 Amps Unknown
- 150 (b) Are you aware of any knob and tube wiring in the home?  Yes  No
- 151 Are you aware of any problems or repairs needed in the electrical system?  Yes  No
- 152 If "yes," explain: \_\_\_\_\_

153 15. OTHER EQUIPMENT AND APPLIANCES

154 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  
 155 not mean it is included in the Agreement of Sale. Terms of the Agreement of Sale negotiated between Buyer and Seller will  
 156 determine which items, if any, are included in the purchase of the Property.

- 157 (a)  Electric Garage Door Opener Number of Transmitters \_\_\_\_\_ Keyless Entry
- 158 (b)  Smoke Detectors How many? 5 Location(s) Mac Room, Basement, First, Sec, Third Floor.
- 159 (c)  Security Alarm System  Owned  Leased (Lease Information \_\_\_\_\_)
- 160 (d)  Lawn Sprinkler(s) How many? \_\_\_\_\_ Automatic Timer \_\_\_\_\_
- 161 (e)  Swimming Pool  Hot Tub/Spa  Pool/Spa Heater  Pool/Spa Cover  Whirlpool/Tub
- 162  Pool/Spa Equipment and Accessories (list): \_\_\_\_\_
- 163 (f)  Refrigerator(s)  Range/Oven  Microwave Oven  Dishwasher  Trash Compactor
- 164  Garbage Disposal  Chest Freezer  Washer  Dryer  Intercom
- 165 (g)  Ceiling Fan(s) How many? 5 Location(s) Living Room and Bedrooms
- 166 (h)  Awnings  Attic Fan(s)  Satellite Dish  Storage Shed  Deck(s)  Electric Animal Fence
- 167 (i) Other: \_\_\_\_\_

168 Are you aware of any problems or repairs needed regarding any item in this section?  Yes  No

169 If "yes," explain: \_\_\_\_\_

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

- 171 (a) Land/Soils
- 172 1) Are you aware of any fill or expansive soil on the property?  Yes  No
- 173 2) Are you aware of any sliding, settling, earth movement, upheaval, subsidence, or earth stability problems that have
- 174 occurred on or affect the property?  Yes  No
- 175 3) Are you aware of any existing, past or proposed mining, strip-mining, or any other excavations that might affect this
- 176 property?  Yes  No

177 Note to Buyer: The property may be subject to mine subsidence damage. Maps of the counties and mines where mine subsidence  
 178 damage may occur and mine subsidence insurance are available through: Department of Environmental Protection, Mine Subsidence  
 179 Insurance Fund, 25 Technology Drive, California Technology Park, Coal Center, PA 15423 (800) 922-1678 (within Pennsylvania) or  
 180 (724) 769-1100 (outside Pennsylvania).

181 Buyer Initials: \_\_\_\_\_ Date \_\_\_\_\_ SPD Page 3 of 6 Seller Initials: I. P. Date 07/22/2010

4) Is the property, or a portion of it, preferentially assessed for tax purposes, or subject to limited development rights?

Yes  No If "yes", check all that apply below:

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

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

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

Other \_\_\_\_\_

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.

Explain any "yes" answers in this section: \_\_\_\_\_

(b) Flooding/Drainage

1) Is any part of this property located in a wetlands area or a FEMA flood zone?  Yes  No  Unknown

2) Do you know of any past or present drainage or flooding problems affecting the property?  Yes  No

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

(c) Boundaries

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

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?  Yes  No

If yes, do you have a recorded right of way or maintenance agreement?  Yes  No

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

Yes  No

Explain any "yes" answers in this section: \_\_\_\_\_

17. HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES

(a) Are you aware of any underground tanks (other than home heating fuel or septic tanks disclosed above)?  Yes  No

(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 or polychlorinated biphenyls (PCBs), etc?  Yes  No

(c) 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?  Yes  No

(d) Are you aware of any tests for mold, fungi, or indoor air quality in the property?  Yes  No

(e) Other than general household cleaning, have you taken any efforts to control or remediate mold or mold-like substances in the property?  Yes  No

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.

(f) Are you aware of any dumping on the property?  Yes  No

(g) Have you received written notice regarding the presence of an environmental hazard or biohazard on your property or any adjacent property?  Yes  No

(h) Are you aware of any tests for radon gas that have been performed in any buildings on the property?  Yes  No

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

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

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

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?
			<input type="checkbox"/> Yes <input type="checkbox"/> No
			<input type="checkbox"/> Yes <input type="checkbox"/> 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: \_\_\_\_\_

- 245 (l) Are you aware of testing on the property for any other hazardous substances or environmental concerns?  Yes  No
- 246 (m) Are you aware of any other hazardous substances or environmental concerns that might impact upon the property?
- 247  Yes  No

248 Explain any "yes" answers in this section: \_\_\_\_\_

249 \_\_\_\_\_

250 \_\_\_\_\_

251 \_\_\_\_\_

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

253 Type:  Condominium  Cooperative  Homeowner Association or Planned Community

254 Other: \_\_\_\_\_

255 *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.*

261 **19. MISCELLANEOUS**

- 262 (a) Are you aware of any historic preservation restriction or ordinance or archeological designation associated with the property?  Yes  No
- 263 (b) Are you aware of any existing or threatened legal action affecting the property?  Yes  No
- 264 (c) Are you aware of any violations of federal, state, or local laws or regulations relating to this property?  Yes  No
- 265 (d) Are you aware of any violations of zoning, housing, building, safety or fire ordinances that remain uncorrected?  Yes  No
- 266 (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
- 267 (f) 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
- 268 (g) 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
- 269 (h) Are you aware of any material defects to the property, dwelling, or fixtures which are not disclosed elsewhere on this form?  Yes  No

270 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 normal useful life of such a structural element, system or subsystem is not by itself a material defect.

279 Explain any "yes" answers in this section: \_\_\_\_\_

280 \_\_\_\_\_

281 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.

286 WITNESS \_\_\_\_\_ SELLER Ioan Pribec DATE 07/22/2010

287 WITNESS \_\_\_\_\_ SELLER Mariana Pribec DATE 07/22/2010

288 WITNESS \_\_\_\_\_ SELLER \_\_\_\_\_ DATE \_\_\_\_\_

289 **EXECUTOR, ADMINISTRATOR, TRUSTEE SIGNATURE BLOCK**

290 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.

293 \_\_\_\_\_ DATE \_\_\_\_\_

294 **RECEIPT AND ACKNOWLEDGEMENT BY BUYER**

295 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.

299 WITNESS \_\_\_\_\_ BUYER \_\_\_\_\_ DATE \_\_\_\_\_

300 WITNESS \_\_\_\_\_ BUYER \_\_\_\_\_ DATE \_\_\_\_\_

301 WITNESS \_\_\_\_\_ BUYER \_\_\_\_\_ DATE \_\_\_\_\_

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

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:

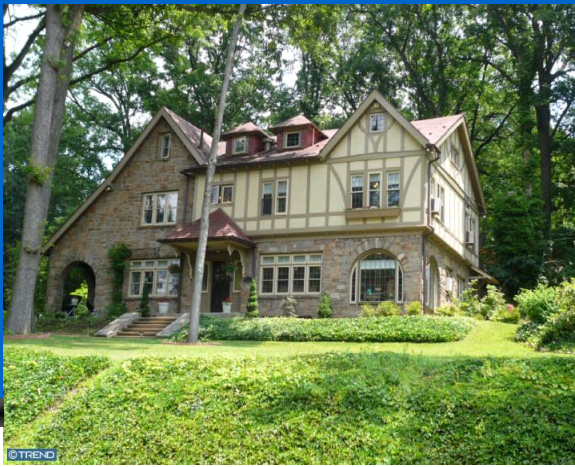
1. Transfers that are the result of a court order.
2. Transfers to a mortgage lender that result from a buyer's default and subsequent foreclosure sales that result from default.
3. Transfers from a co-owner to one or more other co-owners.
4. Transfers made to a spouse or direct descendant.
5. Transfers 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 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.

# 1415 ALSACE RD - READING, PA 19604

5 Bedrooms, 4 Full & 2 Half Baths  
MLS: 5745690

\*1 Yr. Home Warranty\* This stunning old world home has been newly renovated without losing its integrity. Beautiful open great room to kitchenette area with light hardwood flooring, tall ceilings, and gorgeous columns. Wide entry dining room connects to main kitchen which features stone & brick fireplace, marble countertops, and tall maple cabinetry - like something straight out of a magazine. Scroll bottom staircase leads to 2nd fl - 4 BRs, a 2 BAs, and 3 roof decks.

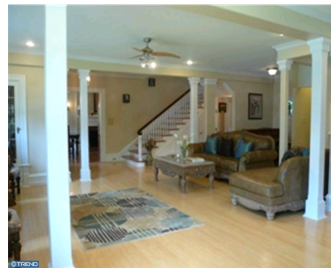
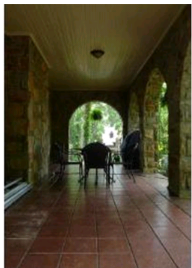


**ERIC MILLER**  
RE/MAX Of Reading  
(610) 670-2770 office  
emiller@goberkscounty.com

**Purchase Price: \$494,900**  
Annual Taxes \$9,070  
Annual Insurance (Estimated): \$1,237

**Additional Details:**

MLS #: **5745690**  
Bedrooms: **5**  
Bathrooms: **4 Full & 2 Half**  
Type: **Residential**  
County: **BERKS**  
Elem. School: **Reading**  
Sub Div.: **HAMPDEN HEIGHTS**  
Lot Dims.: **IRREGULAR**  
Square Footage: **3478.0**



**For informational purposes only:** RE/MAX Of Reading is not a mortgage lender. Contact Mortgage America directly for more information about its products and your eligibility.

### Housing Payment Information

Payment Details	30 Yr Fx	15 Yr Fx	30 Yr Fx
Down Payment	5.00 %	3.50 %	20.00 %
Loan Amount	\$470,155	\$477,579	\$395,920
Interest Rate	3.875%	3.500%	3.500%
APR	4.465%	4.150%	3.520%
Points	0.000	0.000	0.000
<b>Principal &amp; Interest*</b>	<b>\$2,210.84</b>	<b>\$3,414.13</b>	<b>\$1,777.86</b>
Taxes / Ins. / HOA	\$858.94	\$858.94	\$858.94
Mortgage Insurance	\$360.45	\$497.48	\$0
<b>Monthly Total Pmt.</b>	<b>\$3,430.23</b>	<b>\$4,770.55</b>	<b>\$2,636.80</b>

Contact your loan consultant for a mortgage that fits your needs:

**Chris Nein**  
NMLS ID 128621  
1100 Berkshire Blvd Ste. 120  
Wyomissing, PA 19610  
(610) 376-1755 office  
(610) 334-0633 cell  
cnein@ptd.net  
www.mortgagebankamerica.com



Generated: 1/10/2013. APR= Annual Percentage Rate. \*Terms of Repayment: 30 Yr Fx: #1-359=\$2,211, #360=\$2,213 15 Yr Fx: #1-179=\$3,414, #180=\$3,413 30 Yr Fx: #1-359=\$1,778, #360=\$1,777

These products and interest rates are subject to change at any time due to changing market conditions. Actual rates available to you may vary based upon a number of factors including your credit rating, size of down payment and amount of documentation provided.

