

SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address: 25 Blue Jay Ln Jonestown Pa
Seller: Harriet E Peiffer

A seller must disclose to a buyer all known material defects about property being sold that are not readily observable. This disclosure statement is designed to assist Seller in complying with disclosure requirements and to assist Buyer in evaluating the property being considered. This Statement discloses Seller's knowledge of the condition of the property as of the date signed by Seller and is not a substitute for any inspections or warranties that Buyer may wish to obtain. This Statement is not a warranty of any kind by Seller or a warranty representation by the auctioneer. Buyer is encouraged to address concerns about the conditions of the property that may not be included in this Statement. This Statement does not relieve Seller of the obligation to disclose a material defect that may not be addressed on this form. A material defect is a problem with the property or any portion of it that would have a significant adverse impact on the value of residential real property or that involves an unreasonable risk to people on the land.

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

2. OCCUPANCY Do you, Seller, currently occupy this property? [X] Yes [] No
If "no," when did you last occupy the property? _____

3. ROOF

- (a) Date roof installed: JUL 2013 Documented? [X] Yes [] No [] Unknown
- (b) Has the roof been replaced or repaired during your ownership? [X] Yes [] No
If "yes," were the existing shingles removed? [X] Yes [] No [] Unknown
- (c) Has the roof ever leaked during your ownership? [X] Yes [] No
- (d) Do you know of any problems with the roof, gutters or down spouts? [] Yes [X] No

ABEL & SON
30 YR WARRANTY

Explain any "yes" answers that you give in this section: _____

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

- (a) Does the property have a sump pump? [] Yes [X] No [] Unknown
- (b) Are you aware of any water leakage, accumulation or dampness within the basement or crawl space? [X] Yes [] No
If "yes," describe in detail: BASEMENT HAD WATER AFTER STORM - MAJOR STORMS

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

If "yes," describe the location, extent, date, and name of the person who did the repair or control effort:
SELF REPAIR - INSTALL WINDOW COVERS - EXTENDED GUTTER SPOTS

5. TERMITES/WOOD DESTROYING INSECTS, DRYROT, PESTS

- (a) Are you aware of any termites/wood destroying insects, dryrot or pests affecting the property? [] Yes [X] No
- (b) Are you aware of any damage to the property caused by termites/wood destroying insects, dryrot or pests? [] Yes [X] No
- (c) Is your property currently under contract by a licensed pest control company? [] Yes [X] No
- (d) Are you aware of any termite/pest control reports or treatments for the property in the last five years? [] Yes [X] No

Explain any "yes" answers that you give in this section: _____

6. STRUCTURAL ITEMS

- (a) Are you aware of any past or present water leakage in the house or other structures? [] Yes [X] No
- (b) Are you aware of any past or present movement, shifting, deterioration or other problems with walls, foundations or other structural components? [] Yes [X] No
- (c) Are you aware of any past or present problems with driveways, walkways, patios or retaining walls on the property?
[] Yes [X] No

Explain any "yes" answers that you give in this section. When explaining efforts to control or repair, please describe the location and extent of the problem, and the date and person by whom the work was done, if known: _____

7. ADDITIONS/REMODELS Have you made any additions, structural changes or other alterations to the property? [] Yes [X] No
If "yes," describe: _____

8. WATER AND SEWAGE

- (a) What is the source of your drinking water?
[] Public [] Community System [X] Well on Property [] Other (explain): _____
- (b) If your drinking water source is not public:
When was your water last tested? N/A What was the result of the test? _____
Is the pumping system in working order? [X] Yes [] No
If "no," explain: _____
- (c) Do you have a softener, filter or other purification system? [] Yes [X] No If "yes," is the system [] Leased [] Owned
- (d) What is the type of sewage system? [] Public Sewer [] Private Sewer [X] Septic Tank [] Cesspool
Other (explain): _____
- (e) Is there a sewage pump? [] Yes [X] No

- if "yes," is it in working order? Yes No
- (f) When was the septic system or cesspool last serviced? 2017
- (g) Is either the water or sewage system shared? Yes No
If "yes," explain: _____
- (h) Are you aware of any leaks, backups or other problems relating to any of the plumbing, water, and sewage-related items?
 Yes No
If "yes," explain: _____

9. **PLUMBING SYSTEM**
- (a) Type of plumbing: Copper Galvanized Lead PVC Unknown
Other (explain): _____
- (b) Are you aware of any problems with any of your plumbing fixtures (e.g., including, but not limited to: kitchen, laundry or bathroom fixtures; wet bars; hot water heater; etc.)? Yes No
If "yes," explain: _____

10. **HEATING AND AIR CONDITIONING**
- (a) Type of air conditioning: Central Electric Central Gas Wall None
Number of window units included in sale _____ Location _____
- (b) List any areas of the house that are not air conditioned: GARAGE, BASEMENT
- (c) Type of heating: Electric Fuel Oil Natural Gas
Other (explain): _____
- (d) List any areas of the house that are not heated: GARAGE, BASEMENT
- (e) Type of water heating: Electric Gas Solar
Other (explain): OIL FURNACE
- (f) Are you aware of any underground fuel tanks on the property? Yes No
If "yes," describe: _____
- Are you aware of any problems with any items in this section? Yes No
If "yes," explain: _____

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

12. **OTHER EQUIPMENT AND APPLIANCES INCLUDED IN SALE (Complete only if applicable)**
- (a) Electric Garage Door Opener No. of Transmitters 2
- (b) Smoke Detectors How many? 1 Location HALLWAY
- (c) Security Alarm System Owned Leased Lease Information _____
- (d) Lawn Sprinkler No. _____ Automatic Timer
- (e) Swimming Pool Pool Heater Spa/Hot Tub
Pool/Spa Equipment (list): _____
- (f) Refrigerator Range Microwave Oven Dishwasher Trash Compactor Garbage Disposal
- (g) Washer Dryer
- (h) Intercom
- (i) Ceiling Fans No. _____ Location _____
- (j) Other: _____
- Are any items in this section in need of repair or replacement? Yes No Unknown
If "yes," explain: UNSURE IF DISHWASHER WORKS!

13. **LAND (SOILS, DRAINAGE, AND BOUNDARIES)**
- (a) Are you aware of any fill or expansive soil on the property? Yes No
- (b) Are you aware of any sliding, settling, earth movement, upheaval, subsidence or earth stability problems that have occurred on or affect the property? Yes No
Note to Buyer: The property may be subject to mine subsidence damage. Maps of the counties and mines where mine subsidence damage may occur and mine subsidence insurance are available through: Department of Environmental Protection, Mine Subsidence Insurance Fund, 3913 Washington Road, McMurray, PA 15317; (412) 941-7100.
- (c) Are you aware of any existing or proposed mining, strip-mining or any other excavations that might affect this property?
 Yes No
- (d) To your knowledge, is this property, or part of it, located in a flood zone or wetlands area? Yes No
- (e) Do you know of any past or present drainage or flooding problems affecting the property? Yes No
- (f) Do you know of any encroachments, boundary line disputes or easements? 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.
- (g) 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 that you give in this section: DRIVEWAY

HAZARDOUS SUBSTANCES

- (a) Are you aware of any underground tanks or hazardous substances present on the property (structure or soil) such as; but not limited to, asbestos, Polychlorinated biphenyls (PCBs), radon, lead paint, Urea Formaldehyde Foam Insulation (UFFI), etc.? Yes No
 - (b) To your knowledge, has the property been tested for any hazardous substances? Yes No
 - (c) Do you know of any other environmental concerns that might impact upon the property? Yes No
- Explain any "yes" answers that you give in this section: _____

15. **CONDOMINIUMS AND OTHER HOMEOWNERS ASSOCIATIONS (Complete only if applicable)**

Type: Condominium* Cooperative* Homeowners Association
 Other: _____

**Notice Regarding Condominiums and Cooperatives: According to Section 3407 of the Uniform Condominium Act [68 Pa. C.S. §3407 (relating to resale of units) and 68 Pa. C.S. §4469 (relating to resale of cooperative interests)], a buyer of a resale unit in a condominium or cooperative must receive a certificate of resale issued by the association in the condominium or cooperative. 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.*

16. **MISCELLANEOUS**

- (a) Are you aware of any existing or threatened legal action affecting the property? Yes No
- (b) Do you know of any violations of federal, state or local laws or regulations relating to this property? Yes No
- (c) 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
- (d) Are you aware of any judgment, encumbrance, lien (for example, co-maker or equity loan) or other debt against this property that cannot be satisfied by the proceeds of this sale? Yes No
- (e) Are you aware of any reason, including a defect in title, that would prevent you from giving a warranty deed or conveying title to the property? Yes No
- (f) Are you aware of any material defects to the property, dwelling or fixtures which are not disclosed elsewhere on this form? Yes No

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

Explain any "yes" answers that you give in this section: _____

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

SELLER *Barbara Peffer* DATE *1/2/20*
 SELLER _____ DATE _____
 SELLER _____ DATE _____

EXECUTOR, ADMINISTRATOR, TRUSTEE

The undersigned has never occupied the property and lacks the personal knowledge necessary to complete this Disclosure Statement.

DATE _____

RECEIPT AND ACKNOWLEDGEMENT BY BUYER

The undersigned Buyer acknowledges receipt of this Disclosure Statement. Buyer acknowledges that this Statement is not a warranty and that, unless stated otherwise in the sales contract, Buyer is purchasing this property in its present condition. It is Buyer's responsibility to satisfy himself or herself as to the condition of the property. Buyer may request that the property be inspected, at Buyer's expense and by qualified professionals, to determine the condition of the structure or its components.

BUYER _____ DATE _____
 BUYER _____ DATE _____
 BUYER _____ DATE _____