

SELLER'S PROPERTY DISCLOSURE STATEMENT

(ATTACH EXTRA SHEETS IF NEEDED)

PROPERTY: 16541 Dolf Rd. Stewartstown, PA 17363

SELLER: Georgiana McDonald by John G. McDonald III her POA

BUYER: _____

Seller must disclose to 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 Property being considered.

This statement discloses the Seller's knowledge of the condition of the property as of the date signed by the Seller and is not a substitute for any inspections or warranties that the Buyer may wish to obtain. This statement is not a warranty of any kind by the Seller or a warranty or representation by any listing real estate broker, any selling real estate broker or their agents. The 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 the 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 the residential real property or that involves an unreasonable risk to people on the land.

1. **CLEAN AND GREEN.** Is Property enrolled in Clean and Green Program? Yes No If yes, date enrolled: 2012-13

2. **SELLER'S EXPERTISE.** Seller does not possess expertise in contracting, engineering, architecture or other areas related to the construction and conditions of Property and its improvements, except: _____

3. **OCCUPANCY.** Do you, the Seller, currently occupy this property? Yes No
If no, when did you last occupy the property? November 2020

4. **ROOF.**
 - (a) Date roof was installed: 2012 Documented? Yes No Unknown
 - (b) Has the roof been replaced or repaired during your ownership? Yes No
If "yes," were the existing shingles removed? Yes No Unknown
 - (c) Has the roof ever leaked during your ownership? Yes No
 - (d) Do you know of any problems with the roof, gutters or downspouts? Yes NoExplain any yes answers that you give in this section: Visual inspection shows they were removed.

5. **BASEMENTS AND CRAWL SPACES.** (Complete only if applicable)
 - (a) Does the property have a sump pump? Yes No Unknown
 - (b) Are you aware of any water leakage, accumulation or dampness within the basement or crawl space? Yes No
If yes, describe in detail: Basement area is fed by spring water.
 - (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 If yes, describe the location, extent, date and name of person who did the repair or control effort: _____

6. **TERMITES/WOOD DESTROYING INSECTS, DRY ROT, PESTS.**
 - (a) Are you aware of any termites/wood destroying insects, dry rot or pests affecting the Property? Yes No
 - (b) Are you aware of any damage to the Property caused by termites or other wood destroying insects, dry rot or pests? Yes No
 - (c) Is your property currently under contract by a licensed pest control company? Yes No
 - (d) Are you aware of any termite or other pest control reports or treatments for Property in last five years? Yes NoExplain any yes answers that you give in this section: _____

7. **STRUCTURAL ITEMS.**
 - (a) Are you aware of any past or present water leakage in the house or other structures? Yes No
 - (b) Are you aware of any past or present movement, shifting, deterioration or other problems with walls, foundations or other structural components? Yes No
 - (c) Are you aware of any past or present problems with driveways, walkways, patios or retaining walls on the Property? Yes No

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

8. ADDITIONS/REMODELING. Have you made any additions, structural changes or other alterations to the Property?

Yes No If yes, please describe: Porch overlooking pond

9. WATER AND SEWAGE.

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

Other (explain): Spring fed

(b) If your drinking water source is not public:

When was your water last tested? 2020 What was the result of the test? PASS

Is the pumping system in working order? Yes No If no, please explain: _____

(c) Do you have a softener, filter or other purification system? Yes No If yes, is the system: Leased Owned

(d) What is the type of sewage system? Public Sewer Private Sewer Septic Tank Cesspool

Other (explain): _____

(e) If sewage system is on-lot, is there specific approval from applicable governmental body for its continued use?

Yes No Unknown

(f) Is there a sewage pump? Yes No If yes, is it in working order? Yes No

(g) When was the septic system or cesspool last serviced? Oct/Nov 2020

(h) Is either the water or sewage system shared? Yes No

If yes, please explain: _____

(i) 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, please explain: _____

10. PLUMBING SYSTEM.

(a) Type of plumbing: Copper Galvanized Lead PVC Unknown Other:

(b) Are you aware of any problems with any of your plumbing fixtures (including, but not limited to: kitchen, laundry or bathroom fixtures, wet bars, hot water heater, etc.)? Yes No

If yes, please explain: _____

11. HEATING AND AIR CONDITIONING.

(a) Type of air conditioning: Central Electric Central Gas Wall None

Number of window units included in sale: 4 Location: _____

(b) List any areas of the house that are not air conditioned: N/A

(c) Type of heating: Electric Fuel Oil Natural Gas Other:

(d) List any areas of the house that are not heated: Basement/crawl space

(e) Type of water heating: Electric Gas Solar Other:

(f) Are you aware of any underground fuel tanks on the property? Yes No

If yes, please explain: _____

Are you aware of any problems with any item in this section? Yes No

If yes, please explain: _____

12. ELECTRICAL SYSTEM. Are you aware of any problems or repairs needed in the electrical system? Yes No

If yes, please explain: _____

13. OTHER EQUIPMENT AND APPLIANCES INCLUDED IN SALE. (Complete only if applicable)

- (a) Electric Garage Door Opener Number of Transmitters 1
- (b) Smoke Detectors How many? 4 Location: _____
- (c) Security Alarm System Owned Leased Lease Information: _____
- (d) Lawn Sprinkler Number _____ Automatic Timer
- (e) Swimming Pool Pool Heater Spa/Hot Tub
- List all Pool/Spa Equipment: _____
- (f) Refrigerator Range Microwave Oven Dishwasher Trash Compactor Garbage Disposal
- (g) Washer Dryer
- (h) Intercom
- (i) Ceiling Fans Number _____ Location: _____
- (j) Other: _____

Are any items in this section in need of repair or replacement? Yes No Unknown

If yes, please explain: _____

14. 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 that affect the Property? Yes No
- NOTE TO BUYER:** Your 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 the Property? Yes No
- (d) To your knowledge, is the 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 the 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 (for example, driveways, bridges, docks, walls, etc.) or maintenance agreements? Yes No

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

15. HAZARDOUS SUBSTANCES.

- (a) Are you aware of any underground tanks or hazardous substances present on Property (structure or soil), including, but not limited to, asbestos, polychlorinated biphenyls (PCBs), 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: _____

16. RADON.

- (a) Are you aware of Radon gas being present on the property? Yes No
- (b) To your knowledge, has the Property been tested for Radon gas? Yes No
- (c) To your knowledge, has the Property undergone Radon reduction measures? Yes No

Explain any yes answers that you give in this section, including date(s), methods and results: _____

NOTE TO BUYER: Seller does not warrant methods or results of tests or reduction measures.

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

Type: Condominium* Planned Community* Cooperative* Homeowners Association
 Other:

*** NOTICE REGARDING CONDOMINIUMS, PLANNED COMMUNITIES AND COOPERATIVES:** According to Section 3407 of the Uniform Condominium Act (68 Pa.C.S. §3407, relating to resale of condominium units), Section 5407 of the Uniform Planned Community Act (68 Pa.C.S. §5407, relating to resale of units in a planned community), and 68 Pa.C.S. §4409 (relating to resales of cooperative interests), a Buyer of a resale unit in a condominium, planned community or cooperative must receive a certificate of resale issued by the association in the condominium, planned community or cooperative. Buyer will have the option of canceling the Agreement with return of all deposit moneys until the certificate has been provided to Buyer and for five days thereafter or until conveyance, whichever occurs first.

18. 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, comaker 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 the Seller's knowledge. The Seller hereby authorizes any agent for the Seller to provide this information to prospective Buyers of the property and to other real estate agents. The Seller alone is responsible for the accuracy of the information contained in this statement. The Seller shall cause the 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 the completion of this form.

Georgiana McDonald By John G McDonald III PDA

SELLER _____ **DATE** 4/20/2021
 Georgiana McDonald by John G. McDonald III her Attorney in Fact

SELLER _____ **DATE** _____

RECEIPT AND ACKNOWLEDGEMENT BY BUYER

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 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** _____