

SELLERS PROPERTY DISCLOSURE STATEMENT

1095 South Caln Road, Coatesville, PA 19320

This Statement discloses Seller's knowledge of the condition of the Premises as of the date of the Public Sale, and is not a substitute for any inspections or warranties that Buyer may wish to obtain. This Statement is not a warranty of any kind by Seller or a warranty or representation by either the auctioneer or attorney for the Seller. Buyer is encouraged to address concerns about the conditions of the Premises 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 the 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 the construction and conditions of the Premises and its improvements except as follows:

2. OCCUPANCY: Do you, Seller, currently occupy this property? ___ Yes ___ No
If "no", when did you last occupy the property? March 2022

3. ROOF:

- (a) Date roof installed: 2018 by Triangle Exteriors Documented? Yes ___ No
(b) Has the roof been replaced or repaired during your ownership? Yes ___ No
If yes, were the existing shingles removed? Yes ___ No
(c) Has the roof ever leaked during your ownership? ___ Yes No
(d) Do you know of any problems with the roof gutters or down spouts? ___ Yes No
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 ___ 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: Not current, history of dampness - installed sump pump. Ran dehumidifier
(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 the person who did the repair or control effort:

5. TERMITES/WOOD DESTROYING INSECTS, DRYROT, 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/wood destroying insects, dry-rot or pests? ___ Yes No
(c) Is the Premises currently under contract by a licensed pest control company? ___ Yes No
(d) Are you aware of any termite/pest control reports or treatments for the property in the last five years? ___ Yes 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 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 Premises? Yes 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 Premises? Yes No If "yes", describe: *guttered + repainted windows, Ceramic floors installed, Roof replaced, Kitchen + Bathroom restuccoed, Chimney, AS shaft driveway, plumbing, elect + concrete sidewalks, + furnace, some hardwood*

8. WATER AND SEWAGE:

- (a) What is the source of your drinking water? Well on Property Public Community System Other (explain): *some hardwood*
- (b) If your drinking water source is not public: When was your water last tested? *N/A - I don't believe we've tested*
What was the result of the test? *tested*
Is the pumping system in working order? Yes No. If "no", 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) Is there a sewage pump? Yes No.
If "yes", is it in working order? Yes No
- (f) When was the septic system or cesspool last serviced? *2023? Frank Sears Sanitat*
- (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: *Owner did not experience issues, however, Inspection results from November, 2023 indicated failure of hydrant flood test (copy available). Inquiry to Public has estimate also available.*

9. PLUMBING SYSTEM:

- (a) Type of plumbing: Copper Galvanized Lead PVC Unknown Other (explain): *Most I'm aware of is PVC. Much of the old piping was replaced with PVC.*
- (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: 0
Location of window units included in sale, if any: _____
- (b) List any areas of the house that are not air-conditioned: _____
- (c) Type of heating: Electric Fuel Oil Natural Gas Other (explain): forced oil
- (d) List any areas of the house that are not heated: N/A
- (e) Type of water heating: Electric Gas Solar Other (explain): _____
- (f) Are you aware of any underground fuel tanks on the property? Yes No
If "yes", describe: _____
- (g) Are you aware of any problems with any item 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 & APPLIANCES INCLUDED IN SALE: (Complete only if applicable)

- (a) Electric Garage Door Opener. Number of Transmitters _____
- (b) Smoke Detectors. How many? 3 Locations: Kitchen, Living Room, Hallway by Bedrooms
- (c) Security Alarm System Owned Leased.
Lease Information: _____
- (d) Lawn Sprinkler # _____ . 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 Number: 3 Location: 2 Bedrooms + Kitchen
- (j) Other: _____

Are any items in this section in need of repair or replacement?
 Yes No Unknown. If yes, explain: _____

13. LAND (SOILS, DRAINAGE, AND BOUNDARIES):

- (a) Are you aware of any fill or expansive soil on the Premises? 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 Premises? Yes No

Note to Purchaser: The Premises 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 Premises? 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 *Rerouted downspouts to guide water from porch and garage*
- (f) Do you know of any encroachments, boundary line disputes, or easements? Yes No

Note to Purchaser: Most properties have easements running across them from 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. Purchasers may wish to determine the existence of easements and restrictions by examining the property and ordering an Abstract of Title or searching the records of the Recorder of Deeds Office 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:

14. HAZARDOUS SUBSTANCES:

- (a) Are you aware of any underground tanks or hazardous substances present on the Premises (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 Premises? Yes No

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

15. CONDOMINIUMS AND OTHER HOMEOWNERS ASSOCIATIONS:

(Complete only if applicable) Type of Association, if any: 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. §4409 (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 cancelling 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 Premises? Yes No
- (c) Are you aware of any public improvement, condominium or homeowner association assessments against the Premises 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 Premises 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 Premises? Yes No
- (f) Are you aware of any material defects to the Premises, 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:



Ashley L. Fioravanti

**DISCLOSURE OF INFORMATION AND ACKNOWLEDGEMENT
LEAD-BASED AND/OR LEAD-BASED PAINT HAZARDS**

LEAD WARNING STATEMENT

Every Purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller of any interest in residential real property is required to provide the Purchaser with any information on lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the Purchaser of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

SELLER'S DISCLOSURE

(a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

Known lead-based paint and/or lead-based paint hazards are present in the housing, as follows:

Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing. *No tests*

(b) Records and Reports available to the Seller (check one below):

Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below):

Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing. *No*

PURCHASER'S ACKNOWLEDGEMENT

(c) Purchaser has received copies of all information listed above, if any.

(d) The Purchaser waives rights to be provided with the pamphlet *Protect Your Family From Lead In Your Home* concerning the dangers of lead poisoning.

(e) Purchaser has (check one below):

Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection of the presence of lead-based paint or lead-based paint hazards; or

Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.