

SELLERS PROPERTY DISCLOSURE STATEMENT

170 Sunset Road, Oxford, PA 19363

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?

3. ROOF:

- (a) Date roof installed: Oct 2014 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:
Back wall gets wet during heavy downpours
(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:
Oct. of 2015 we had MID-Atlantic water proofing system installed.

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 Trim in living room
(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~~ 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:

The indoor pool was changed to a master suite, laundry room & storage room

8. WATER AND SEWAGE:

- (a) What is the source of your drinking water? Well on Property
 Public Community System Other (explain):
- (b) If your drinking water source is not public:
When was your water last tested? *January 2024*
What was the result of the test? _____
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? *Spring 2024*
- (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 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): *propane*
- (d) List any areas of the house that are not heated: _____
- (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: *propane tank*
- (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 2
- (b) Smoke Detectors. How many? 3 Locations: *Hallway next to stairs*
- (c) Security Alarm System Owned Leased. *Hallway outside master suite*
Lease Information: *In master suite*
- (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: 1 Location: master bedroom
- (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
(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:

Holly L. Urbine
Holly L. Urbine

**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.

(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.

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.