

Seller's Property Disclosure Statement

Property address: 410 Ash Rd, Morgantown, PA 19543

Seller: James R Ford Jr

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 the seller in complying with disclosure requirements and to assist the buyer in evaluating the 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 condition 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. The fact that a structural element, system or subsystem is near, at or beyond the end of its normal useful life is not by itself a material defect.

(1) *Seller's expertise.* The seller does not possess expertise in contracting, engineering, architecture or other areas related to the construction and condition of the property and its improvements, except as follows: No

(2) *Occupancy.* Do you, the seller, currently occupy this property? yes no

If "no," when did you last occupy the property? Oct 2, 2024

(3) *Roof.*

(i) Date roof was installed: 1997. Documented? yes no unknown

(ii) Has the roof been replaced or repaired during your ownership? yes no

If "yes," were the existing shingles removed? yes no unknown

(iii) Has the roof ever leaked during your ownership? yes no

(iv) Do you know of any problems with the roof, gutters or downspouts?
 yes no

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

(4) *Basements and crawl spaces (Complete only if applicable).*

(i) Does the property have a sump pump? _____ yes no _____ unknown

(ii) Are you aware of any water leakage, accumulation or dampness within the basement or crawl space? _____ yes no

If "yes," describe in detail: _____

(iii) 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, dry rot, pests.*

(i) Are you aware of any termites/wood destroying insects, dry rot or pests affecting the property? _____ yes no

(ii) Are you aware of any damage to the property caused by termites/wood destroying insects, dry rot or pests? _____ yes no

(iii) Is your property currently under contract by a licensed pest control company? _____ yes no

(iv) 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.*

(i) Are you aware of any past or present water leakage in the house or other structures?
 yes no

(ii) Are you aware of any past or present movement, shifting, deterioration or other problems with walls, foundations or other structural components? yes no

(iii) 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:

Retaining wall in back needs repaired.
The steps on walkway out front going to bottom garage need repaired.

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/remodeling.* Have you made any additions, structural changes or other alterations to the property? yes no

If "yes," please describe: _____

(8) *Water and sewage.*

(i) What is the source of your drinking water? public community system
 well on property other

If "other," please explain: _____

(ii) If your drinking water source is not public: _____

When was your water last tested? when the well was drilled

What was the result of the test? good

Is the pumping system in working order? yes no

If "no," please explain: _____

(iii) Do you have a softener, filter or other purification system? yes no

If "yes," is the system: leased owned

(iv) What is the type of sewage system? public sewer private sewer
 septic tank cesspool other

If "other," please explain: in ground trench type -- 1,000 gal. tank

(v) Is there a sewage pump? yes no

If "yes," is it in working order? yes no

(vi) If applicable, when was the septic system or cesspool last serviced? Several yrs. ago

(vii) Is either the water or sewage system shared? yes no

If "yes," please explain: _____

(viii) 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: _____

(9) *Plumbing system.*

(i) Type of plumbing: copper galvanized lead PVC
 unknown other

If "other," please explain: _____

(ii) 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: _____

(10) *Heating and air conditioning.*

(i) Type of air conditioning: _____ central electric _____ central gas wall/mini splits
_____ none

(ii) List any areas of the house that are not air conditioned: basement/garages

(iii) Type of heating: _____ electric _____ fuel oil _____ natural gas other

If "other," please explain: propane/mini splits

(iv) List any areas of the house that are not heated: all areas are heated including garages

(v) Type of water heating: electric _____ gas _____ solar _____ other

If "other," please explain: _____

(vi) Are you aware of any underground fuel tanks on the property? _____ yes no

If "yes," please describe: _____

Are you aware of any problems with any item in this section? _____ yes no

If "yes," please explain: _____

(11) *Electrical system.* Are you aware of any problems or repairs needed in the electrical system? _____ yes no

If "yes," please explain: _____

(12) *Equipment and appliances.*

The following items included in the sale are in need of repair or replacement: no

(13) *Land (soils, drainage and boundaries).*

(i) Are you aware of any fill or expansive soil on the property? yes _____ no

(ii) 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: Some properties 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 the Department of Environmental Protection, Mine Subsidence Insurance Fund.

(iii) Are you aware of any existing or proposed mining, strip mining or any other excavations that might affect this property? _____ yes no

(iv) To your knowledge, is this property or part of it located in a flood zone or wetlands area? _____ yes no

(v) Do you know of any past or present drainage or flooding problems affecting the property? _____ yes no

(vi) 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.

(vii) 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: _____

Common driveway -- no maintenance agreement

(14) *Hazardous substances.*

(i) Are you aware of any underground tanks or hazardous substances present on the property (structure or soil), including, but not limited to, asbestos, polychlorinated byphenyls (PCBs), radon, lead paint, urea-formaldehyde foam insulation (UFFI), etc? _____ yes no

(ii) To your knowledge, has the property been tested for any hazardous substances? _____ yes no

(iii) Do you know of any other environmental concerns that might impact upon the property? _____ yes no

(iv) Do you know of any lead-based paint or lead-based paint hazards in or about the property?

_____ yes no

(iii) Do you have any records or reports pertaining to lead-based paint or lead-based paint hazards in or about 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

If "other," please explain: _____