

Seller's Property Disclosure Statement

Property address: 163 & 161 Magnolia Drive, Holtwood, Pa 17532

Seller: Benjamin and Fannie Ruth King

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: Owned and operated a general construction company and was

also employed in various home improvements, framing and general construction fields.

(2) *Occupancy.* Do you, the seller, currently occupy this property? yes no
The seller currently occupies 163 while 161 is occupied by tenants
If "no," when did you last occupy the property? _____

(3) *Roof.*

(i) Date roof was installed: 2022 . 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:

The large skylight in the old part of the main house had a small leak when the snow was melting last winter leaving a bubble in the paint.

(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:

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: Built 30x40 large addition on to main house in 2022, Installed new roof and siding on old part. Rebuilt existing deck

(8) *Water and sewage.*

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

If "other," please explain: Well provides water to both houses

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

When was your water last tested? 2025 It is tested annually by Martin water conditioning

What was the result of the test? Hardness 0 / Iron 0 / pH 5.5 / TDS 9 / Raw TDS 97. ||

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: The cabin (161) is not connected to the primary septic system and is believed to have been approved for a holding tank or similar system, the existence, location, condition, and compliance of which have not been verified by Seller.

(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? 2025

(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
_____ none (163) Window units have been used except one bedroom has a wall unit.
(161) Master bedroom has a mini-split system, Window units have been used in the other areas.

(ii) List any areas of the house that are not air conditioned: See above

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

If "other," please explain: (163) Wood/coal stove in the basement and supplemental electric space heaters
(161) All floor heat with a propane boiler.

(iv) List any areas of the house that are not heated: _____

(v) Type of water heating: ⁽¹⁶³⁾ electric ⁽¹⁶¹⁾ 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: _____

The dishwasher

(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: Driveway is shared with the property
bordering on the north side of this property

(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: _____
