

SELLER'S PROPERTY DISCLOSURE STATEMENT

This disclosure statement refers to the property located at:

ADDRESS 165 LINDA DRIVE
CITY JOHNSTOWN STATE PA ZIP 15905

NOTICE TO BUYER AND SELLER: This disclosure statement is designed to assist Seller in disclosing to a buyer all known materials or adverse facts relating to the physical condition of the property that are not readily observable. All questions must be answered completely. If answers are affirmative, please provide detailed explanations on the "Additional Explanations" section (page 3).

| | YES | NO | DON'T KNOW |
|--|---|-----------|------------|
| 1. Does seller currently occupy property? | <u>X</u> | <u> </u> | <u> </u> |
| 2. If not, when did seller last occupy property? | <u> </u> | <u> </u> | <u> </u> |
| 3. Is any part of the property leased? | <u> </u> | <u>X</u> | <u> </u> |
| 4. Does anyone claim an easement on or a right to use all or some of the property? | <u> </u> | <u>X</u> | <u> </u> |
| 5. Does property rest on a landfill? | <u> </u> | <u>X</u> | <u> </u> |
| 6. Is the property in a designated flood plain? | <u> </u> | <u>X</u> | <u> </u> |
| 7. Is the property in a designated fire danger zone? | <u> </u> | <u>X</u> | <u> </u> |
| 8. Is the property in a designated earthquake danger zone? | <u> </u> | <u>X</u> | <u> </u> |
| 9. Are you aware of any settling/earth movement? | <u> </u> | <u>X</u> | <u> </u> |
| 10. Are you aware of any encroachments, boundary line disputes, or unrecorded easements? | <u> </u> | <u>X</u> | <u> </u> |
| 11. How old is the structure? | <u>ORIGINAL 1953 - Additions 2010 - Present</u> | | |
| 12. Are you aware of any problems, past or present, with roof, gutters, or downspouts? | <u> </u> | <u>X</u> | <u> </u> |
| 13. Are you aware of any past or present damage caused by infiltrating pests, termites, dry rot, or other wood-boring insects? | <u> </u> | <u>X</u> | <u> </u> |
| 14. Is your property currently under warranty by a licensed pest control company? | <u> </u> | <u>X</u> | <u> </u> |
| 15. Are you aware of any past or present movement or other structural problems with floors, walls, or foundations? | <u> </u> | <u>X</u> | <u> </u> |
| 16. Has there been fire, wind, or flood damage that required repair? | <u> </u> | <u>X</u> | <u> </u> |
| 17. Has there ever been water leakage or dampness within basement or crawl space? | <u> </u> | <u>X</u> | <u> </u> |

18. Have there been any additions, structural changes, or alterations to the property?
19. Was work done with the necessary permits and approvals in compliance with building codes and zoning regulations?
20. Is drinking water source public or private?
21. Is sewer system public or private?
22. Are you aware of any past or present leaks, backups, etc. relating to water and/or sewer?
23. Is there polybutylene plumbing (other than the primary service line) on the property?
24. Are you aware of any toxic substances on the property?
25. Has the property been tested for radon?
26. Are there or have there ever been fuel storage tanks below ground on the property?
27. Is property subject to covenants and restrictions?
28. Is there a mandatory association fee?
29. If so, how much monthly/yearly?
30. Is there an initiation fee?
31. Are special assessments approved by the association?
32. Has the property ever been the subject of litigation?
33. Do you know of any violations of local, state, or federal laws, codes, or regulations with respect to the property?
34. Are any equipment/appliances/systems included in sale of property in need of repair or replacement?
35. Does the property contain asbestos?
36. Does the property contain lead paint?

X

X

Public

Public

No

 X

 X

don't know BUT installed The Radon Pipe AS Code For Addition

 X

 X

 X

\$ 0.00

 X

 X

 X

 X

 X

 X

 X

41. Additional explanations or disclosures (please attach additional sheets if necessary) :

The following checked items are currently on the property and will be included in the sale:

| | | | |
|--|---|--|--|
| <input type="checkbox"/> Burglar Alarms | <input checked="" type="checkbox"/> Smoke Detectors | <input type="checkbox"/> Fire Alarms | <input checked="" type="checkbox"/> Central Air |
| <input checked="" type="checkbox"/> Central Heating | <input type="checkbox"/> Window A/C Unit | <input checked="" type="checkbox"/> Dishwasher | <input type="checkbox"/> Trash Compactor |
| <input checked="" type="checkbox"/> Garbage Disposal | <input checked="" type="checkbox"/> Oven | <input checked="" type="checkbox"/> Microwave | <input type="checkbox"/> TV Antenna |
| <input type="checkbox"/> Satellite Dish | <input type="checkbox"/> Intercom System | <input type="checkbox"/> Pool | <input checked="" type="checkbox"/> Washer/Dryer Hookups |
| <input checked="" type="checkbox"/> Hot Tub/Jacuzzi | <input type="checkbox"/> Washer | <input type="checkbox"/> Dryer | <input type="checkbox"/> Refrigerator |
| <input type="checkbox"/> Pool Barrier | <input type="checkbox"/> Safety Cover for Hot Tub | | |

SELLER'S REPRESENTATION

Seller warrants that to the best of Seller's knowledge, the above information is complete and accurate as of the date signed by Seller. However, this disclosure statement is not a substitute for inspections and/or warranties.

SELLER Matthew D. Winger DATE 1-14-2021

SELLER _____ DATE _____

BUYER'S RECEIPT AND ACKNOWLEDGEMENT

I acknowledge receipt of this Disclosure. I understand that except as stated in the Purchase and Sale Agreement with Seller, the property is being sold in its present condition only, without warranties of guarantees of any kind by Seller. No representations concerning the condition of the property are being relied upon by me except as disclosed herein or stated in the Purchase and Sale Agreement.

BUYER _____ DATE _____

BUYER _____ DATE _____

NOTICE: Many local law enforcement agencies maintain the locations of persons such as sex offenders who might be required to register their addresses. You may retain the right to contact local law enforcement authorities for information about the presence of these individuals in any neighborhood.