

SELLER'S PROPERTY DISCLOSURE STATEMENT

Property address: 996 Long Run Rd. Pine Cove PA 17963

Seller: Ronald Oberholzer

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 conditions 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.

If an item of information is unknown or not available to Seller and Seller has made an effort to ascertain it, Seller may make a disclosure based on the best information available provided it is identified as a disclosure based on an incomplete factual basis.

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. The seller does not possess expertise in contracting, engineering, architecture or other areas related to the construction and conditions of the property and its improvements, except as follows: _____

(2) Occupancy

(A) Do you, the seller, currently occupy this property? Yes No

If "no," when did you last occupy the property? _____

Is the Property zoned for single family residential use? Yes No Unknown

(3) Roof.

(A) Date roof was installed: _____

Documented? Yes No Unknown

(B) Has the roof been replaced or repaired during your ownership? Yes No

If "yes," were the existing shingles removed?

Yes No Unknown

(C) Has the roof ever leaked during your ownership? Yes No

(D) Do you know of any problems with the roof, gutters or downspouts? Yes No

(B) 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.

(A) Type of air conditioning: ___ central electric
___ central gas ___ wall ___ none

Number of window units included in sale: _____

Location: _____

(B) List any areas of the house that are not air conditioned: _____

(C) Type of heating: ___ electric fuel oil
___ natural gas other

If "other," please explain: wood

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

(E) Type of water heating: ___ electric gas
___ solar other

If "other," please explain: Oil

(F) If there are fireplaces in the Property, are they operational? ___ Yes No

(G) Are you aware of any underground fuel tanks on the property? ___ Yes No

If yes, please describe: _____

(H) Are you aware of any problems with any item in this section? ___ Yes No

If yes, please explain: _____

(11) Electrical system.

(A) Are you aware of any problems or repairs needed in the electrical system?

___ Yes No

If yes, please explain: _____

(12) Other equipment and appliances included in sale (complete only if applicable).

(A) Electric garage door opener/Number of transmitters: _____
Are they in working order? _____ Yes No

(B) Smoke detectors How many? 1
Location: _____

(C) _____ Security alarm system
_____ owned _____ leased
Lease information: _____

(D) _____ Lawn sprinkler
Number _____ Automatic timer _____
In working order? _____ Yes _____ No

(E) _____ Swimming pool _____ Pool heater _____ Spa/hot tub
List all pool/spa equipment: _____

(F) Refrigerator Range _____ Microwave Oven
_____ Dishwasher _____ Trash Compactor
_____ Garbage Disposal

(G) Washer Dryer

(H) _____ Intercom

(I) Ceiling Fans 3 Number
Location: _____

(J) Other: _____

Are any items in this section in need of repair or replacement?

_____ yes _____ no unknown

If yes, please explain: _____

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

- (A) Are you aware of any fill or expansive soil on the property? Yes No
- (B) 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: YOUR PROPERTY 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

724/941-7100

- (C) Are you aware of any existing or proposed mining, strip mining or any other excavations that might affect this property? 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 or adjacent properties? Yes No
- (F) 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.

- (G) 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: _____

- (H) Do you have an existing survey of the Property? Yes No

If yes, has the survey been made available to the Listing Real Estate Broker? Yes No

- (I) Does the Property abut a public road? Yes No

(G) Is there any additional information that you feel you should disclose to the prospective Buyer because it may materially and substantially affect the value or desirability of the Property, e.g., zoning violations, zoning changes, road changes, pending municipal improvements, pending tax assessment appeals, etc.?

_____ yes no _____ unknown

If your answers in this section are "Yes", explain in detail: _____

The undersigned seller represents that the information set forth in this disclosure statement is accurate and complete to the best of the seller's knowledge. The seller hereby authorizes any agent for the seller to provide this information to prospective buyers of the property and to other real estate agents. The seller alone is responsible for the accuracy of the information contained in this statement. The seller shall cause the buyer to be notified in writing of any information supplied on this form which is rendered inaccurate by a change in the condition of the property following the completion of this form.

SELLER *Michael White* DATE 2-12-24

SELLER _____ DATE _____

SELLER _____ DATE _____

EXECUTOR, ADMINISTRATOR, TRUSTEE, COURT
APPOINTED GUARDIAN, RECORDED POWER OF ATTORNEY

The undersigned has never occupied the property and lacks the personal knowledge necessary to complete this disclosure statement.

Name and Capacity/Title of person signing plus include documentation

Date

CORPORATE LISTING

The Undersigned has never occupied the property. Any information contained in this Disclosure Statement was obtained from Third Party sources and Buyer should satisfy himself or herself as to the condition of the Property.

Name and Capacity/Title of person signing, plus include documentation

Date

RECEIPT AND ACKNOWLEDGMENT BY BUYER

The undersigned buyer acknowledges receipt of this disclosure statement. The buyer acknowledges that this statement is not a warranty and that, unless stated otherwise in the sales contract, the buyer is purchasing this property in its present condition. It is the buyer's responsibility to satisfy himself or herself as to the condition of the property. The buyer may request that the property be inspected, at the buyer's expense and by qualified professionals, to determine the condition of the structure or its components.

BUYER _____ DATE _____

BUYER _____ DATE _____

Delivery of disclosure form

(a) Method of delivery.--The seller's delivery of the property disclosure statement to the buyer as prescribed by this act shall be by personal delivery; ordinary mail; certified mail, return receipt requested; or facsimile transmission to the buyer or the buyer's agent.

(b) Parties to whom delivered. --For purposes of this act, delivery to one prospective buyer or buyer's agent is deemed delivery to all persons intending to take title as co-tenants, joint tenants or as a tenant by the entireties with the buyer. Receipt may be acknowledged on the statement, in an agreement for the

conveyance of the residential real property or shown in any other verifiable manner.

Information unavailable to seller

If at the time the disclosures are required to be made, an item of information required to be disclosed is unknown or not available to the seller and the seller has made an effort to ascertain it, the seller may make a disclosure based on the best information available to the seller, provided it is identified as a disclosure based on an incomplete factual basis.

Information subsequently rendered inaccurate.

If information disclosed in accordance with this act is subsequently rendered inaccurate as a result of any act, occurrence or agreement subsequent to the delivery of the required disclosures, the seller shall notify the buyer of the inaccuracy.

Affirmative duty of seller

The seller is not obligated by this act to make any specific investigation or inquiry in an effort to complete the disclosure statement. In completing the disclosure statement, the seller shall not make any representations which he or his agent know or have reason to know are false, deceptive or misleading, and shall not fail to disclose a known material defect.