

Seller's Property Disclosure Statement

Property address: 2734 Heidelberg Ave Newmans town PA

Seller: Cadeon Beiler

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: _____

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

If "no," when did you last occupy the property? 2025

(3) *Roof.*

(i) Date roof was installed: _____. 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?

(v) Explain any "yes" answers that you give in this section: yes no

(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: When it rains really heavy

- (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

(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

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: _____

The undersigned Seller represents that the information set forth in this disclosure statement is accurate and complete to the best of Seller's knowledge. Seller hereby authorizes the Listing Broker to provide this information to prospective buyers of the property and to other real estate licensees. SELLER ALONE IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED IN THIS STATEMENT. If any information supplied on this form becomes inaccurate following completion of this form, Seller shall notify Buyer in writing.

Seller Stedon E Beiler Date 2-15-25

Seller _____ Date _____

Seller _____ Date _____

RECEIPT AND ACKNOWLEDGEMENT BY BUYER

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

Buyer _____ Date _____

Buyer _____ Date _____

Buyer _____ Date _____