

1 Property Address 963 CHRISLENA LANE
 2 WEST CHESTER PA 19380-4155
 3 Seller ROBERT SANCHEZ

4 A seller must disclose to a buyer all known material defects about property being sold that are not readily observable. This disclosure
 5 statement is designed to assist Seller in complying with disclosure requirements and to assist Buyer in evaluating the property being
 6 considered.

7 This Statement discloses Seller's knowledge of the condition of the property as of the date signed by Seller and is not a substitute for
 8 any inspections or warranties that Buyer may wish to obtain. This Statement is not a warranty of any kind by Seller or a warranty or
 9 representation by any listing real estate broker, any selling real estate broker, or their licensees. Buyer is encouraged to address concerns
 10 about the conditions of the property that may not be included in this Statement. This Statement does not relieve Seller of the obligation
 11 to disclose a material defect that may not be addressed on this form.

12 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
 13 residential real property or that involves an unreasonable risk to people on the land.

14
 15 1. **SELLER'S EXPERTISE** Seller does not possess expertise in contracting, engineering, architecture, or other areas related to the
 16 construction and conditions of the property and its improvements, except as follows:

17 2. **OCCUPANCY**

18 (a) Do you, Seller, currently occupy this property? ☒ Yes ☐ No

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

20 (b) Have there been any pets living in the house or other structures during your ownership? ☒ Yes ☐ No

21 If "yes," describe: CAT

22
 23 3. **ROOF**

24 (a) Date roof installed: 5/94 Documented? ☐ Yes ☒ No ☐ Unknown PRIOR OWNER DISCLOSURE

25 (b) Has the roof been replaced or repaired during your ownership? ☐ Yes ☒ No

26 (c) If "yes," were the existing shingles removed? ☐ Yes ☐ No ☐ Unknown

27 (d) Has the roof ever leaked during your ownership? ☐ Yes ☒ No

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

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

30
 31 4. **BASEMENTS AND CRAWL SPACES (Complete only if applicable)**

32 (a) Does the property have a sump pump? ☐ Yes ☒ No ☐ Unknown

33 (b) Are you aware of any water leakage, accumulation, or dampness within the basement or crawl space? ☒ Yes ☐ No

34 If "yes," describe in detail: LEAVES CLOGGED GUTTER CAUSING WATER TO OVERFLOW
GUTTER AND ENTER HOUSE ALONG FOUNDATION PENETRATION (GAS/ELECTRIC SERVICE)

35 (c) Do you know of any repairs or other attempts to control any water or dampness problem in the basement or crawl space?

36 ☒ Yes ☐ No

37 If "yes," describe the location, extent, date, and name of the person who did the repair or control effort: MAINTENANCE
OF GUTTER, CLEAR LEAVES/ICE, ADDED EXTENSION TO DIVERT GUTTER WATER FROM HSE.

38
 39 5. **TERMITES/WOOD-DESTROYING INSECTS, DRYROT, PESTS**

40 (a) Are you aware of any termites/wood-destroying insects, dryrot, or pests affecting the property? ☐ Yes ☒ No

41 (b) Are you aware of any damage to the property caused by termites/wood-destroying insects, dryrot, or pests? ☐ Yes ☒ No

42 (c) Is your property currently under contract by a licensed pest control company? ☐ Yes ☒ No

43 (d) Are you aware of any termite/pest control reports or treatments for the property in the last five years? ☐ Yes ☒ No

44 Explain any "yes" answers that you give in this section, including the name of any service/treatment provider, if applicable:

45
 46 6. **STRUCTURAL ITEMS**

47 (a) Are you aware of any past or present water leakage in the house or other structures? ☐ Yes ☒ No

48 (b) Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, or other struc-
 49 tural components? ☐ Yes ☒ No

50 (c) Are you aware of any past or present problems with driveways, walkways, patios, or retaining walls on the property?

51 ☐ Yes ☒ No

52 (d) Is your property constructed with an Exterior Insulating Finishing System (EIFS), such as drivit or synthetic stucco?

53 ☐ Yes ☒ No ☐ Unknown

54 If "yes," describe any known problems:

(c) Are there any defects in flooring, including stains? ☐ Yes ☒ No ☐ Unknown

If "yes," explain:

Explain any "yes" answers that you give in this section. When explaining reports 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/REMODELS Have you made any additions, structural changes, or other alterations to the property? ☐ Yes ☒ No
If "yes," describe:

8. WATER AND SEWAGE

(a) What is the source of your drinking water? ☐ Public Water ☒ On-Site Water (Well on Property)

☐ Community Water ☐ None ☐ Other (explain)

(b) If your drinking water source is not public:

When was your water last tested? 1999 What was the result of the test? PASS

Is the pumping system in working order? ☒ Yes ☐ No

If "no," explain: PUMP REPLACED IN JULY 1999

(c) Do you have a softener, filter, or other purification system? ☐ Yes ☒ No

If "yes," is the system ☐ Leased ☐ Owned

(d) What is the type of sewage system? ☒ Public Sewer ☐ Individual On-lot Sewage Disposal System

☐ Individual On-lot Sewage Disposal System in Proximity to Well ☐ Community Sewage Disposal System

☐ Ten-acre Permit Exemption ☐ Holding Tank ☐ None ☐ None Available/Permit Limitations in Effect

If Individual On-lot, what type? ☐ Cesspool ☐ Drainfield ☐ Unknown ☐ Other (specify):

Is there a septic tank on the Property? ☐ Yes ☐ No ☐ Unknown

If "yes," what is the type of tank? ☐ Metal/steel ☐ Cement/concrete ☐ Fiberglass ☐ Unknown

☐ Other (specify):

Other type of sewage system (explain):

(e) When was the on-site sewage disposal system last serviced? N/A

(f) Is there a sewage pump? ☐ Yes ☒ No

If "yes," is it in working order? ☐ Yes ☐ No

(g) Is either the water or sewage system shared? ☐ Yes ☒ No

If "yes," explain:

(h) 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," explain:

9. PLUMBING SYSTEM

(a) Type of plumbing: ☒ Copper ☐ Galvanized ☐ Lead ☐ PVC ☐ Unknown

☐ Other (explain):

(b) Are you aware of any problems with any of your plumbing fixtures (e.g., including but not limited to: kitchen, laundry, or bathroom fixtures; wet bars; hot water heater; etc.)? ☐ Yes ☒ No

If "yes," 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: BASEMENT

(c) Type of heating: ☒ Electric ☐ Fuel Oil ☒ Natural Gas ☐ Propane (On-site)

Are there wood or coal burning stoves? ☒ Yes ☐ No If "yes," how many? 1 Are they working? ☒ Yes ☐ No

Are there any fireplaces? ☐ Yes ☐ No If "yes," how many? _____ Are they working? ☐ Yes ☐ No

Other types of heating systems (explain): HEATING/AC INSTALLED OCT 1995, HIGH EFF

HEAT PUMP WITH NATURAL GAS BACK-UP

(d) Are there any chimneys? ☒ Yes ☐ No If "yes," how many? 2 Are they working? ☒ Yes ☐ No

When were they last cleaned?

(e) List any areas of the house that are not heated: BASEMENT HAS BASEBOARD HEAT. (ELECTRIC RESISTANCE)

(f) Type of water heating: ☒ Electric ☐ Gas ☐ Solar ☐ Other: 82 GAL, INSTL 1983

(g) Are you aware of any underground fuel tanks on the property? ☐ Yes ☒ No

If "yes," describe:

If tanks are not owned, explain:

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

If "yes," explain:



(f) If property was constructed, or if construction began, before 1978, you must disclose any knowledge of lead-based paint on the property. Are you aware of any lead-based paint or lead-based paint hazards on the property? ☐ Yes ☒ No
If "yes," explain how you know of it, where it is, and the condition of those lead-based paint surfaces:

(g) If property was constructed, or if construction began, before 1978, you must disclose any reports or records of lead-based paint or lead-based paint hazards on the property. Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on the property? ☐ Yes ☒ No
If "yes," list all available reports and records:

15. CONDOMINIUMS AND OTHER HOMEOWNER ASSOCIATIONS (Complete only if applicable) *N/A*

Type: ☐ Condominium ☐ Cooperative ☐ Homeowner Association or Planned Community
Other

Notice regarding Condominiums, Cooperatives, and Planned Communities: According to Section 3407 of the Uniform Condominium Act [68 Pa. C.S. §3407 (relating to resale of units) and 68 Pa. C.S. §4409 (relating to resale of cooperative interests)] and Section 5407 of the Uniform Planned Community Act [68 Pa. C.S. §5407 (relating to resale of units)], a buyer of a resale unit in a condominium, cooperative, or planned community must receive a copy of the declaration (other than the plats and plans), the by-laws, the rules or regulations, and a certificate of resale issued by the association in the condominium, cooperative, or planned community. The buyer will have the option of canceling the agreement with the return of all deposit monies until the certificate has been provided to the buyer and for five days thereafter or until conveyance, whichever occurs first.

16. MISCELLANEOUS

(a) Are you aware of any historic preservation restriction or ordinance or archeological designation associated with the property? ☐ Yes ☒ No

(b) Are you aware of any existing or threatened legal action affecting the property? ☐ Yes ☒ No

(c) Do you know of any violations of federal, state, or local laws or regulations relating to this property? ☐ Yes ☒ No

(d) Are you aware of any public improvement, condominium or homeowner association assessments against the property that remain unpaid or of any violations of zoning, housing, building, safety or fire ordinances that remain uncorrected? ☐ Yes ☒ No

(e) Are you aware of any judgment, encumbrance, lien (for example, co-maker or equity loan), overdue payment on a support obligation, or other debt against this property that cannot be satisfied by the proceeds of this sale? ☐ Yes ☒ No

(f) Are you aware of any reason, including a defect in title, that would prevent you from giving a warranty deed or conveying title to the property? ☐ Yes ☒ No

(g) Are you aware of any material defects to the property, dwelling, or fixtures which are not disclosed elsewhere on this form? ☐ Yes ☒ No

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.

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

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. Seller shall cause 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 completion of this form.

WITNESS

SELLER

Robert Sanchez

DATE

5/2/04

WITNESS

SELLER

DATE

WITNESS

SELLER

DATE

EXECUTOR, ADMINISTRATOR, TRUSTEE SIGNATURE BLOCK

According to the provisions of the "Real Estate Seller Disclosure Act," the undersigned executor, administrator or trustee is not required to fill out a Seller's Property Disclosure Statement. The executor, administrator or trustee, must, however, disclose any known material defect(s) of the property.

DATE

RECEIPT AND ACKNOWLEDGEMENT BY BUYER

The undersigned Buyer acknowledges receipt of this Disclosure 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.

WITNESS

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