Proper	ty Address 963 CHRISLENA LANE
rioper	WEST CHESTER PA 19380-4155
Seller	KOBERT SANCHEZ
	ller must disclose to a buyer all known material defects about property being sold that are not readily observable. This disclosure
	nt is designed to assist Seller in complying with disclosure requirements and to assist Buyer in evaluating the property being
conside	red.
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
any ins	pections or warranties that Buyer may wish to obtain. This Statement is not a warranty of any kind by Seller or a warranty of
represei	ntation by any listing real estate broker, any selling real estate broker, or their licensees. Buyer is encouraged to address concerns
about tl	ne conditions of the property that may not be included in this Statement. This Statement does not relieve Seller of the obligation
o disel	ose a material defect that may not be addressed on this form.
A m	aterial defect is a problem with the property or any portion of it that would have a significant adverse impact on the value of the
resident	tial real property or that involves an unreasonable risk to people on the land.
I. SE	LLER'S EXPERTISE Seller does not possess expertise in contracting, engineering, architecture, or other areas related to the
	istruction and conditions of the property and its improvements, except as follows:
	CCUPANCY
	Do you, Seller, currently occupy this property? ☑ Yes ☐ No
200	If "no," when did you last occupy the property?
(b)	Have there been any pets living in the house or other structures during your ownership? Yes. No
7.07	If "yes," describe:CAT
	TOTAL CONTINUES
	OOF STATE OF
(a)	Date roof installed: 5/94 Documented? I Yes No I Unknown PRIOR OWNER DISCLOSURE
(b)	Has the roof been replaced or repaired during your ownership? ☐ Yes 🔼 No
(c)	If "yes." were the existing shingles removed? Yes No Unknown
(d)	Has the roof ever leaked during your ownership? ☐ Yes ☑ No
(c)	Do you know of any problems with the roof, gutters or downspouts? Yes No
	Explain any "yes" answers that you give in this section:
4. BA	SEMENTS AND CRAWL SPACES (Complete only if applicable)
(a)	Does the property have a sump pump? Yes No Unknown
(b)	Are you aware of any water leakage, accumulation, or dampness within the basement or crawl space? XYes D No
	If "yes." describe in detail: LEAVES CLOGED GUTTER CAUSING WATER TO OVERFLOW
	GUTTER AND ENTER HOUSE ALONG FOUNDATION PARTRATION (GAS/ELECTRIC SERVICE)
(c)	Do you know of any repairs or other attempts to control any water or dampness problem in the basement or crawl space?
	X Yes No
	If "yes," describe the location, extent, date, and name of the person who did the repair or control effort: MAINTENEUCE
	OF GUTTER, CLEAR LEAVES/ICE. ADDED EXTENSION TO DIVERT GUTTER WATER FROM H
5. TE	RMITES/WOOD-DESTROYING INSECTS, DRYROT, PESTS
	Are you aware of any termites/wood-destroying insects, dryrot, or pests affecting the property?
	Are you aware of any damage to the property caused by termites/wood-destroying insects, dryror, or pests? Yes
	Is your property currently under contract by a licensed pest control company? Yes
	Are you aware of any termite/pest control reports or treatments for the property in the last five years?
	Explain any "yes" answers that you give in this section, including the name of any service/treatment provider, if applicable:
	RUCTURAL ITEMS
	Are you aware of any past or present water leakage in the house or other structures? Yes X No
(b)	Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, or other struc-
	tural components? Yes No
(c)	Are you aware of any past or present problems with driveways, walkways, patios, or retaining walls on the property?
	□ Yes X No
(d)	Is your property constructed with an Exterior Insulating Finishing System (EIFS), such as drivit or synthetic stucco?
	□ Yes □ No □ Unknown
	If "yes," describe any known problems:
	/ // 🔊

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Seller Initials: COPVRIGHT PENNSYLVANIA ASSOCIATION OF REALTORS® 1997

59 60	(e) Are there any defects in flooring, including stains? Yes No Unknown If "yes," explain:
51 62 63		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:
54 55 68 67	7. A	DDITIONS/REMODELS Have you made any additions, structural changes, or other alterations to the property? Yes No If "yes," describe:
67 68	8. W	ATER AND SEWAGE
119		What is the source of your drinking water? Public Water On-Site Water (Well on Property)
70	1,000	☐ Community Water ☐ None ☐ Other (explain)
71	(b) If your drinking water source is not public:
19		When was your water last tested? 1999 What was the result of the test? VASS
1		Is the pumping system in working order? 🔼 Yes 🗆 No
4		Il"no," explain: PUMD PEPLACED IN JULY 1999
75	(c) Do you have a softener, filter, or other purification system? Yes X No
76	0.000	If "yes," is the system Leased Owned
77	(d) What is the type of sewage system? Rublic Sewer Individual On-lot Sewage Disposal System
18		☐ Individual On-lot Sewage Disposal System in Proximity to Well ☐ Community Sewage Disposal System
75		☐ Ten-acre Permit Exemption ☐ Holding Tank ☐ None ☐ None Available/Permit Limitations in Effect
80		If Individual On-lot, what type? ☐ Cesspool ☐ Drainfield ☐ Unknown ☐ Other (specify):
51.		Is there a septic tank on the Property? Yes No Unknown If "See " what is the turn of tank? He Mate/stank Florence Flore
62		If "yes," what is the type of tank? ☐ Metal/steel ☐ Cement/concrete ☐ Fiberglass ☐ Unknown ☐ Other (specify);
F14 B4		
en HG		ETANOMIS I of \$100 ETANOMIS OF A CONTROL OF
16	(e) When was the on-site sewage disposal system last serviced? V/A
67) Is there a sewage pump? Yes SNo.
18	.000	If "yes," is it in working order? Yes No
19	(g) Is either the water or sewage system shared? Yes No
90		If "yes," explain:
61 52 93	(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:
9.0	9. P	LUMBING SYSTEM
95 96) Type of plumbing: ▼ Copper □ Galvanized □ Lead □ PVC □ Unknown □ Other (explain):
₽7. 98.	(b	Are you aware of any problems with any of your plumbing fixtures (e.g., including but not limited to: kitchen, laundry, or bath-room fixtures; wet bars; hot water heater; etc.)? Yes X No If "yes," explain:
68 EST	0 H	EATING AND AIR CONDITIONING
0.1) Type of air conditioning: Central Electric
02	204.00	Number of window units included in sale Location
04	(b) List any areas of the house that are not air conditioned: BASEMENT
65	(c) Type of heating: Electric □ Fuel Oil Natural Gas □ Propane (On-site)
15	1,50	Are there wood or coal burning stoves? ▼ Yes □ No If "yes," how many? I Are they working? ▼ Yes □ No
7		Are there any fireplaces? Yes No If "yes," how many? Are they working? Yes No
el.		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.
9		HEAT PUMP IN ITH NATURAL GAS BACK-UP
0.	(4)) Are there any chimneys? X Yes No If "yes," how many? 2 Are they working? X Yes No
10	000	When were they last cleaned?
23	(e) List any areas of the house that are not heated: BASEMENT HAS BASEBOARD HEAT. (ELECTRIC RESISTANCE)
2	4/4	T. J. L. J. D.C. D.C. D.C. 92 (A) 1107 1982
14		Type of water heating: Selectric Gas Gas Other: 82 GAL, INSTL 1983
5	(5	Are you aware of any underground fuel tanks on the property? Yes No
6		If "yes," describe:
y.	21-	If tanks are not owned, explain:
18	(1)	If "yes," explain:
20		SPD Page 2 of 4 Seller Initials:

i I		ILECTRICAL SYSTEM Are you aware of any problems or repairs needed in the electrical system?
2		f "yes," explain:
3 I		OTHER EQUIPMENT AND APPLIANCES INCLUDED IN SALE (Complete only if applicable)
4		equipment and appliances ultimately included in the sale will be determined by negotiation and according to the terms of the
il.		agreement of Sale.
W.	(a) SElectric Garage Door Opener No. of Transmitters Z
7	9	h) A Smoke Detectors How many? 3 Location BASEMENT, 13 FFL, ZNO PL
HE.		c) Security Alarm System No. Leased Lease Information NEED TO START ACCOUNT WITH
9		
Ш	3	Swimming Pool Pool Heater Spa/Hot Tub
n	į.	Pool/Spa Equipment (list): A Refrigerator
7.5		f) A Refrigerator A Range A Microwave Oven A Dishwasher Trash Compactor A Garbage Disposal 2) Washer A Dryer Face, washer, Dayen procument in 1999
13		h) Intercom
14		i) Ceiling funs No. Location Location
16		De Other: FOOD FREEZER, TRACTOR, POWER HAND MOWER
IT.	25	Are any items in this section in need of repair or replacement? \Box \times No \Box Unknown
15		If "yes," explain:
	3.1	AND (SOILS, DRAINAGE, AND BOUNDARIES)
80 30		a) Are you aware of any fill or expansive soil on the property?
BU		b) Are you aware of any sliding, settling, earth movement, upheaval, subsidence, or earth stability problems that have occurred on
23		or affect the property? Yes No
1		Note to Buyer: The property may be subject to mine subsidence damage. Maps of the counties and mines where mine subsidence
90		damage may occur and mine subsidence insurance are available through: Department of Environmental Protection, Mine Subsi-
5		dence Insurance Fund, 3913 Washington Road, McMurray, PA 15317 (800) 922-1678 (within Pennsylvania) or (724) 941-7100
IF.		(outside Pennsylvania).
7	(c) Are you aware of any existing or proposed mining, strip-mining, or any other excavations that might affect this property?
il.		□ Yes X No
15	(d) To your knowledge, is this property, or part of it, located in a flood zone or wetlands area? Yes No
50		c) Do you know of any past or present drainage or flooding problems affecting the property? Yes No
i		f) Do you know of any encroachments, boundary line disputes, or easements? Yes X No
2		Note to Buyer: Most properties have easements running across them for utility services and other reasons. In many cases, the
3		easements do not restrict the ordinary use of the property, and Seller may not be readily aware of them. Buyers may wish to
14		determine the existence of easements and restrictions by examining the property and ordering an Abstract of Title or searching
99		the recurds in the Office of the Recorder of Deeds for the county before entering into an Agreement of Sale.
15	(g) Are you aware of any shared or common areas (e.g., driveways, bridges, docks, walls, etc.) or maintenance agreements?
ii.		□ Yes 🔼 No
18		Explain any "yes" answers that you give in this section:
E .	000 Se	1.4.77 - 1.14.17.4.17.17.17.17.17.17.17.17.17.17.17.17.17.
		IAZARDOUS SUBSTANCES
	1	a) Are you aware of any underground tanks (other than fuel tanks) or hazardous substances present on the property (structure or soil)
12		such as, but not limited to, asbestos, Polychlorinated biphenyls (PCBs), Ureaformaldehyde Foam Insulation (UFFI), etc.?
	7	10 2007 TO THE TOTAL OF THE TOTAL CONTROL OF THE TOTAL CONTROL TO THE TO
14		b) To your knowledge, has the property been tested for any hazardous substances? Yes No O you know of any other environmental concerns that might impact upon the property? Yes No
55	3	c) 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:
ib .		Explain any yes answers that you give in this section.
17 18	1	d) Do you know of any tests for radon gas that have been performed in any buildings on the property? X Yes D No
76. 19	2	If "yes," list date, type, and results of all tests below:
10		Date Type of Test Results (picocuries/liter or working levels) Name of Testing Service
		1999 RADON PASS
5		
3		
T	(e) Are you aware of any radon removal system on the property? Yes No
650		If "yes," list date installed and type of system, and whether it is in working order below:
16		DATE INSTALLED TYPE OF SYSTEM PROVIDER WORKING ORDER
75		□ Yes □ No
6		□ Yes □ No
19		□ Yes □ No
i0		A CO
17		$M(\lambda)$

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Seller Initials:

	If property was constructed, or if construction began, before 1978, you must disclose any knowledge of lead-	
	property. Are you aware of any lead-based paint or lead-based paint hazards on the property?	LNo.
	If "yes," explain how you know of it, where it is, and the condition of those lead-based paint surfaces:	
(g)		of lead-based pair
	or lead-based paint hazards on the property. Are you aware of any reports or records regarding lead-based p	paint or lead-base
	paint hazards on the property? Yes No	
	If "yes," list all available reports and records:	
	CONTROL SAVARCEMENTALISM PROPERTY CHARLES AND CONTROL OF THE CONTR	
. co	ONDOMINIUMS AND OTHER HOMEOWNER ASSOCIATIONS (Complete only if applicable)	
	ypc: Condominium Cooperative Homeowner Association or Planned Community	
	ther	
	otice regarding Condominiums, Cooperatives, and Planned Communities: According to Section 3407 of the	a Halfaran Cand
27170	inium Act [68 Pa. C.S. §3407 (relating to resale of units) and 68 Pa. C.S. §4409 (relating to resale of cooperat	e Onijorm Conac
Wasa.	and the foot of C. C.S. Serior freeding to reside of units) and on the C.S. S4407 freeding to reside of competitions 5407 of the U.S. Serior District Annals of the C.S. S6407 for the Competition 5407 for the Competition 5	ive interesis) j an
	ection 5407 of the Uniform Planned Community Act [68 Pa. C.S. §5407 (relating to resale of units)], a buyer of	
	indominium, cooperative, or planned community must receive a copy of the declaration (other than the plats a	
	ws, the rules or regulations, and a certificate of resule issued by the association in the condominium, cooperative	
	unity. The buyer will have the option of canceling the agreement with the return of all deposit monies until the c	ertificate has bee
	rovided to the huyer and for five days thereafter or until conveyance, whichever occurs first.	
	USCELLANEOUS	
(a)	Are you aware of any historic preservation restriction or ordinance or archeological designation associated	with the property
	□ Yes XNo	
(b)	Are you aware of any existing or threatened legal action affecting the property?	
	1 - 지수의 그런 그는 그는 그는 이번	es 🔀 No
	 Are you aware of any public improvement, condominium or homeowner association assessments against the present. 	
(vi)		
V-V	unpaid or of any violations of zoning, housing, building, safety or fire ordinances that remain uncorrected?	
(e)	Are you aware of any judgment, encumbrance, lien (for example, co-maker or equity loan), overdue payment	on a support obl
1000	gation, or other debt against this property that cannot be satisfied by the proceeds of this sale?	
(f)		inveying 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 imp	act 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:	
	Explain any "yes" answers that you give in this section:	
	Explain any "yes" answers that you give in this section:	
e um		unlete to the be
e uno	ndersigned Seller represents that the information set forth in this disclosure statement is accurate and cor	mplete to the be
Seller	ndersigned Seller represents that the information set forth in this disclosure statement is accurate and cor ler's knowledge. Seller hereby authorizes the Listing Broker to provide this information to prospective by	iyers of the proj
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