SELLER'S PROPERTY DISCLOSURE STATEMENT

Property address: 953 Letort Road
Washington Boro. PA 17582

Seller: Bruce D. Perry and Carol L. Perry

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: metal Painted Dec 2024

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 X No

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

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

_____

(4) Basements, Garages and Crawl Spaces (Complete only if applicable).

(A) Does the property have a sump pump or grinder pump?

__X__ yes _____ no _____ unknown

(B) Are you aware of any water leakage, accumulation or dampness within the basement, garage or crawl space? __X__ Yes _____ No

If "yes," describe in detail: Heavy Rain get Some Seepage

_____

(C) Do you know of any repairs or other attempts to control any water or dampness problem in the basement, garage or crawl space? _____ Yes __X__ 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.

(A) Are you aware of any termites/wood destroying insects, dry rot or pests affecting the property? _____ Yes __X__ No

(B) Are you aware of any damage to the property caused by termites/wood destroying insects, dry rot or pests? _____ Yes __X__ No

(C) Is your property currently under contract by a licensed pest control company? _____ Yes __X__ No

(D) Are you aware of any termite/pest control reports or treatments for the property in the last five years? _____ Yes __X__ No

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

_____

(6) Structural items.

(A) 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 structural components? _____ Yes __X__ 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) Have there been any repairs or other attempts to remedy or control the cause or effect of any defects or conditions described above? _____Yes ___X___No

(E) Are you are aware of any problem with the use or operation of the windows? _____Yes ___X___No

Explain any "yes" answers that you give in this section. When explaining efforts 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:

_____

_____

(F) Has there ever been fire damage to the property?

_____ yes ___X___ no _____ unknown

(7) Additions/remodeling.

(A) Have you made any additions, structural changes or other alterations to the property? ___X___Yes _____No

If "Yes", please describe: addition with basement

_____

(B) Did you obtain all necessary permits and approvals and was all work in compliance with building codes?

___X___ yes _____ no _____ unknown

(C) Did any former owners of the Property make any additions, structural changes or other alterations to the Property?

_____ yes ___X___ no _____ unknown

If "Yes", to the best of your knowledge did they obtain all necessary permits and approvals, and was all work in compliance with building codes?

_____ yes _____ no _____ unknown

(8) Water and sewage.

(A) What is the source of your drinking water?

_____ public _____ community system
___X___ well on property _____ other

If "other," please explain: _____

_____

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

when was your water last tested? Unknown

what was the result of the test? _____
Is the pumping system in working order?

X yes _____ no

If "no," please explain: _____
_____

(C) Do you have a softener, filter or other purification system? X Yes _____ No

X yes _____ no

If "yes," is the system: _____ leased X owned

(D) What is the type of sewage system?

_____ public sewer _____ private sewer

X septic tank _____ cesspool _____ other

If "other," please explain: _____
_____

NOTE TO SELLER AND BUYER: If this Property is NOT serviced by a community sewage system, The Pennsylvania Sewage Facilities Act requires disclosure of this fact and compliance with provisions of the Act. A Sewage Facilities Disclosure Rider should be attached to any Agreement of Sale and Purchase.

(E) Is there a sewage pump? _____ Yes X No

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

(F) When was the septic system or cesspool last serviced? 2024
_____

(G) Is either the water or sewage system shared? _____ Yes X No

If "yes," please explain: _____
_____

(H) Are you aware of any leaks, backups or other problems relating to any of the plumbing, water and sewage-related items? _____ Yes X No

If "yes," please explain: _____
_____

(9) Plumbing system.

(A) Type of plumbing:

_____ copper _____ galvanized _____ lead
X PVC _____ unknown _____ other

If "other," please explain: _____

(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 ___X___No

If "yes," please explain: _____

(10)Heating and air conditioning.

(A) Type of air conditioning: ___X___ central electric

_____ central gas _____ wall _____ none

Number of window units included in sale: ___0___

Location: _____

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

(C) Type of heating: ___X___ electric _____ fuel oil

___X___ natural gas _____ other

If "other," please explain: _____

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

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

If "other," please explain: _____

(F) If there are fireplaces in the Property, are they operational? ___X___Yes _____No

(G) Are you aware of any underground fuel tanks on the property? _____Yes ___X___No

If yes, please describe: _____

(H) Are you aware of any problems with any item in this section? _____Yes ___X___No

If yes, please explain: _____

(11)Electrical system.

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

If yes, please explain: _____

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

(A) 2 Electric garage door opener/Number of transmitters: 1
Are they in working order? X Yes ____No

(B) 4 Smoke detectors How many? _____

Location: 2nd floor Kitchen Basement

(C) _____ Security alarm system N/A

_____ owned _____ leased

Lease information: _____

(D) _____ Lawn sprinkler N/A

Number _____ Automatic timer _____

In working order? _____Yes _____No

(E) _____ Swimming pool _____ Pool heater _____ Spa/hot tub

List all pool/spa equipment: _____

(F) X Refrigerator X Range X Microwave Oven

X Dishwasher _____ Trash Compactor

____ Garbage Disposal

(G) X Washer X Dryer

(H) _____ Intercom

(I) X Ceiling Fans 1 Number

Location: Back Room

(J) Other: _____

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

_____ yes X 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 _X_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 _X_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 _X_No

(D) To your knowledge, is this property, or part of it, located in a flood zone or wetlands area? _____Yes _X_No

(E) Do you know of any past or present drainage or flooding problems affecting the property or adjacent properties? _____Yes _X_No

(F) Do you know of any encroachments, boundary line disputes or easements? _____Yes _X_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 _X_No

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

(H) Do you have an existing survey of the Property? _X_Yes _____No

If yes, has the survey been made available to the Listing Real Estate Broker? _X_Yes _____No

(I) Does the Property abut a public road? _X_Yes _____No

If not, is there a recorded right-of-way and maintenance agreement to a public road? _____Yes _____No

(14) Hazardous substances.

(A) Are you aware of any underground tanks or hazardous substances present on the property (structure or soil), including, but not limited to, asbestos, polychlorinated biphenyls (PCBs), radon, lead paint, urea-formaldehyde foam insulation (UFFI), etc.? _____Yes ___X___No

(B) To your knowledge, has the property been tested for any hazardous substances? _____Yes ___X___No

(C) Do you know of any other environmental concerns that might impact upon the property? _____Yes ___X___No

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

_____

(D) Lead-based Paint Hazard Reduction Act.

(1) Was this house constructed prior to 1978?

___X___ yes _____ no _____ unknown

(2) Is Seller aware of the presence of any lead-based paint hazards In the Property? _____Yes ___X___No

NOTE: If the house was built prior to 1978, Seller and Seller's Agent must disclose any lead-based paint information which they have, furnish a Lead Hazard Information Pamphlet to any prospective Buyer and Advise Buyer of his rights under the Act.

(15)Condominiums and other homeowners associations (complete only if applicable).

(A) Type:

_____ condominium_____cooperative

_____ homeowners association _____ other

If "other," please explain: _____

_____

*NOTICE REGARDING CONDOMINIUMS AND COOPERATIVES:

ACCORDING TO SECTION 3407 OF THE UNIFORM CONDOMINIUM ACT (68 PA.C.S. § 3407 (RELATING TO RESALES OF UNITS) AND 68 PA.C.S. § 4409 (RELATING TO RESALES OF COOPERATIVE INTERESTS A BUYER OF A RESALE UNIT IN A CONDOMINIUM OR COOPERATIVE MUST RECEIVE A CERTIFICATE OF RESALE ISSUED BY THE ASSOCIATION IN THE CONDOMINIUM OR COOPERATIVE. THE BUYER WILL HAVE THE OPTION OF CANCELING THE AGREEMENT WITH RETURN OF ALL

DEPOSIT MONEYS UNTIL THE CERTIFICATE HAS BEEN PROVIDED TO THE BUYER AND FOR FIVE DAYS THEREAFTER OR UNTIL CONVEYANCE, WHICHEVER OCCURS FIRST.

(B) Do you know of any defect, damage or problem with any common elements or common areas which could affect their value or desirability?

_____ yes _____ no _____ unknown

(C) Do you know of any condition or claim which may result in an increase in assessments or fees?

_____ yes _____ no _____ unknown

If your answer to (B) or (C) is "Yes", explain in detail:_____

_____

_____

_____

(16)Miscellaneous.

(A) Are you aware of any existing or threatened legal action affecting the property? _____ yes__X__ no

(B) Do you know of any violations of Federal, State or local laws or regulations relating to this property?
_____ yes __X__ no

(C) 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 __X__ no

(D) Are you aware of any judgment, encumbrance, lien (for example, comaker or equity loan) or other debt against this property that cannot be satisfied by the proceeds of this sale?

_____ yes __X__ no

(E) 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 __X__ no

(F) Are you aware of any material defects to the property, dwelling or fixtures which are not disclosed elsewhere on this form?

_____ yes __X__ 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: _____

_____

(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 ___X___ 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 Bruce Perry DATE 9/14/26

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.

Made Fillable by eForms