

PENNSYLVANIA SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address: 254 Tucquan Glen Road Holtwood PA 1732

Seller: William S Royer

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.

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 conditions of the property and its improvements, except as follows:			
2. Occupancy. Do you, the seller, currently occupy this property?	Yes <input checked="" type="checkbox"/>	No	
If no, when did you last occupy the property?			
3. Roof			
(i) Date roof was installed: <u>APPROX. 2014</u>			
Documented?	Yes	No	Unknown <input checked="" type="checkbox"/>
If yes, explain			
(ii) Has the roof been replaced or repaired during your ownership?	Yes <input checked="" type="checkbox"/>	No	
If yes:			
(a) Explain: <u>See Above</u>			
(b) Were the existing shingles removed?	Yes <input checked="" type="checkbox"/>	No	Unknown
If yes, explain			
(iii) Has the roof ever leaked during your ownership?	Yes	No <input checked="" type="checkbox"/>	
If yes, explain:			
(iv) Do you know of any problems with the roof, gutters, or downspouts?	Yes	No <input checked="" type="checkbox"/>	
If yes, explain			

4. Basements and crawl spaces (Complete only if applicable)				
(i) Does the property have a sump pump?		Yes	No <input checked="" type="checkbox"/>	Unknown
If yes, explain:				
(ii) Are you aware of any water leakage, accumulation or dampness within the basement or crawl space?		Yes	No <input checked="" type="checkbox"/>	
If yes, describe in detail				
(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 <input checked="" type="checkbox"/>	
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 <input checked="" type="checkbox"/>	
If yes, explain				
(ii) Are you aware of any damage to the property caused by termites/wood destroying insects, dry rot or pests?		Yes	No <input checked="" type="checkbox"/>	
If yes, explain				
(iii) Is your property currently under contract by a licensed pest control company?		Yes <input checked="" type="checkbox"/>	No	
If yes, explain <i>Tomlinson - Bomberger</i>				
(iv) Are you aware of any termite/pest control reports of treatments for the property in the last five years?		Yes <input checked="" type="checkbox"/>	No	
If yes, explain <i>IS Treated QUARTERLY</i>				
6. Structural Items				
(i) Are you aware of any past or present water leakage in the house or other structures?		Yes	No <input checked="" type="checkbox"/>	
If yes, explain. 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:				
(ii) Are you aware of any past or present movement, shifting, deterioration or other problems with walls, foundations or other structural components?		Yes	No <input checked="" type="checkbox"/>	
If yes, explain. 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:				
(iii) Are you aware of any past or present problems with driveways, walkways, patios or retaining walls on the property?		Yes	No <input checked="" type="checkbox"/>	
If yes, explain. 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:				
7. Additions/remodeling. Have you made any additions, structural changes or other alterations to the property?		Yes	No <input checked="" type="checkbox"/>	
If yes, please describe:				
8. Water and Sewage				
(i) What is the source of your drinking water?		Public	Community system	Well on property <input checked="" type="checkbox"/> Other <input checked="" type="checkbox"/>
If other, please explain: <i>CYSTERN</i>				
(ii) If your drinking water source is not public:				
(a) When was your water last tested? <i>N/A</i>				
(b) What was the result of the test? <i>N/A</i>				
(c) Is the pumping system in working order? <i>yes</i>				
If no, please explain				
(iii) Do you have a softener, filter or other purification system?		Yes	No <input checked="" type="checkbox"/>	
If yes, is the system:		Leased	Owned	
(iv) What is the type of sewage system?		Public Sewer	Private Sewer	Septic Tank <input checked="" type="checkbox"/> Cesspool Other
If "other," please explain:				
(v) Is there a sewage pump?		Yes	No <input checked="" type="checkbox"/>	

If yes, is it in working order?		Yes	No
(vi) If applicable, when was the septic system or cesspool last serviced?		AUG. 2021	
(vii) Is either the water or sewage system shared?		Yes	No <input checked="" type="checkbox"/>
If yes, please explain:			
(viii) Are you aware of any leaks, backups or other problems relating to any of the plumbing, water and sewage-related items?		Yes	No <input checked="" type="checkbox"/>
If yes, please explain:			
9. Plumbing system			
(i) Type of plumbing:		Copper <input checked="" type="checkbox"/>	Galvanized <input type="checkbox"/> Lead <input type="checkbox"/> PVC <input checked="" type="checkbox"/> Unknown <input type="checkbox"/> Other <input type="checkbox"/>
If other, please explain:			
(ii) 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 <input checked="" type="checkbox"/>
If yes, please explain:			
10. Heating and air conditioning			
(i) Type of air conditioning:		Central electric <input checked="" type="checkbox"/>	Central gas <input type="checkbox"/> Wall <input type="checkbox"/> None <input type="checkbox"/>
Number of window units included in sale:			
Location:			
(ii) List any areas of the house that are not air conditioned.			
(iii) Type of heating:		Electric <input type="checkbox"/> Fuel <input type="checkbox"/> Oil <input checked="" type="checkbox"/>	Natural Gas <input type="checkbox"/> Other <input type="checkbox"/>
If other, please explain:			
(iv) List any areas of the house that are not heated:			
(v) Type of water heating:		Electric <input checked="" type="checkbox"/>	Gas <input type="checkbox"/> Solar <input type="checkbox"/> Other <input type="checkbox"/>
If other, please explain:			
(vi) Are you aware of any underground fuel tanks on the property?		Yes	No <input checked="" type="checkbox"/>
If yes, please describe:			
Are you aware of any problems with any item in this section?		Yes	No <input checked="" type="checkbox"/>
If yes, please explain:			
11. Electrical system. Are you aware of any problems or repairs needed in the electrical system?		Yes	No <input checked="" type="checkbox"/>
If yes, explain:			
12. Equipment and appliances included in sale (complete only if applicable).			
(i) Electric Garage Door Opener		Number of Transmitters	
(ii) <u>Smoke Detectors</u> How many? 2		Location	
(iii) Security Alarm System		Leased	Owned
Lease Information			
(iv) Lawn sprinkler		Number	Automatic Timer
(v) Circle if applicable		Swimming pool	Pool heater
			Spa/hot tub
List all pool/spa equipment:			
(vi) Circle if applicable	Refrigerator <input checked="" type="checkbox"/>	Range <input checked="" type="checkbox"/>	Microwave Oven <input checked="" type="checkbox"/>
			Dishwasher <input type="checkbox"/>
			Trash Compactor <input type="checkbox"/>
			Garbage Disposal <input type="checkbox"/>
(vii) Circle if applicable		Washer <input checked="" type="checkbox"/>	Dryer <input checked="" type="checkbox"/>
(viii) Circle if applicable		Intercom <input type="checkbox"/>	
(ix) Ceiling fans		Number 2	Location Porch & D.R.
(x) Other			
Are any items in this section in need of repair or replacement?		Yes <input checked="" type="checkbox"/>	No <input checked="" type="checkbox"/> Unknown <input type="checkbox"/>
If yes, please explain: RT. FRONT BURNER of Range Not Working			
13. Land (soils, drainage and boundaries).			
(i) Are you aware of any fill or expansive soil on the property?		Yes	No <input checked="" type="checkbox"/>
(ii) 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 <input checked="" type="checkbox"/>
If yes, please explain:			

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
 412-941-7100

(iii) Are you aware of any existing or proposed mining, strip mining or any other excavations that might affect this property?	Yes	No	<input checked="" type="checkbox"/>
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If yes, please explain:

(iv) To your knowledge, is this property or part of it located in a flood zone or wetlands area?	Yes	No	<input checked="" type="checkbox"/>
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If yes, please explain:

(v) Do you know of any past or present drainage or flooding problems affecting the property?	Yes	No	<input checked="" type="checkbox"/>
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If yes, please explain:

(vi) Do you know of any encroachments, boundary line disputes or easements?	Yes	No	
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If yes, please explain: *Neighbor has permission for driveway*

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.

(vii) Are you aware of any shared or common areas (for example, driveways, bridges, docks, walls, etc.) or maintenance agreements?	Yes	No	
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If yes, please explain:

(viii) Are you aware of any sinkholes that have developed on the property?	Yes	No	<input checked="" type="checkbox"/>
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If yes, please explain:

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 biphenyls (PCBs), radon, lead paint, urea-formaldehyde foam insulation (UFFI), etc.?	Yes	No	<input checked="" type="checkbox"/>
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If yes, please explain:

(ii) To your knowledge, has the property been tested for any hazardous substances?	Yes	No	<input checked="" type="checkbox"/>
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If yes, please explain:

(iii) Do you know of any other environmental concerns that might impact upon the property?	Yes	No	<input checked="" type="checkbox"/>
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If yes, please explain:

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

Type:	Condominium	Cooperative	Homeowner's Association	Other
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If "other," please explain:

NOTICE REGARDING CONDOMINIUMS AND COOPERATIVES:

According to 68 Pa.C.S.A. § 3407 (relating to resales of units) and § 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.

16. Storm water facilities

(i) Do you know the location and condition of any basin, pond, ditch, drain, swale, culvert, pipe or other manmade feature of land that temporarily or permanently conveys or manages storm water for the property?	Yes	No	Unknown
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(ii) If the answer to (i) is Yes, is the owner of this property responsible for the ongoing maintenance of the storm water facility?	Unknown	Yes	No	If the answer to (i) and/or (ii) is Yes, explain:
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17. Miscellaneous

(i) Are you aware of any existing or threatened legal action affecting the property?	Yes	No <input checked="" type="checkbox"/>
If yes, explain:		
(ii) Do you know of any violations of Federal, State or local laws or regulations relating to this property?	Yes	No <input checked="" type="checkbox"/>
If yes, explain:		
(iii) 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 <input checked="" type="checkbox"/>
If yes, explain:		
(iv) 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	No <input checked="" type="checkbox"/>
If yes, explain:		
(v) 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 <input checked="" type="checkbox"/>
If yes, explain:		
(vi) Are you aware of any material defects to the property, dwelling or fixtures which are not disclosed elsewhere on this form?	Yes	No <input checked="" type="checkbox"/>
If yes, explain:		
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 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 William A. Royer
DATE May 5, 2024
SELLER _____
DATE _____
SELLER _____
DATE _____

EXECUTOR, ADMINISTRATOR, TRUSTEE

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

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 _____

BUYER _____
DATE _____

_____ DAT
E _____

RESIDENTIAL LEAD-BASED PAINT HAZARDS DISCLOSURE FORM

L.P.D.

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of Realtors® (PAR)

THIS FORM MUST BE COMPLETED FOR ANY PROPERTY BUILT PRIOR TO 1978

1 PROPERTY 254 Tideman Glen Rd Holtwood PA 17532
2 SELLER William S Royer

3 **LEAD WARNING STATEMENT**

4 Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such
5 property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead
6 poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient,
7 behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller of any interest
8 in residential real property is required to provide the Buyer with any information on lead-based paint hazards from risk assessments or
9 inspections in the Seller's possession and notify the Buyer of any known lead-based paint hazards. A risk assessment or inspection for
10 possible lead-based paint hazards is recommended prior to purchase.

11 **SELLER'S DISCLOSURE**

12 Seller has no knowledge of the presence of lead-based paint and/or lead-based paint hazards in or about the Property.
13 Seller has knowledge of the presence of lead-based paint and/or lead-based paint hazards in or about the Property. (Provide the
14 basis for determining that lead-based paint and/or hazards exist, the location(s), the condition of the painted surfaces, and other
15 available information concerning Seller's knowledge of the presence of lead-based paint and/or lead-based paint hazards.)
16

17 **SELLER'S RECORDS/REPORTS**

18 Seller has no records or reports pertaining to lead-based paint and/or lead-based paint hazards in or about the Property.
19 Seller has provided Buyer with all available records and reports regarding lead-based paint and/or lead-based paint hazards in
20 or about the Property. (List documents):
21

22 Seller certifies that to the best of Seller's knowledge the above statements are true and accurate.

23 SELLER William S Royer DATE May 6, 2024
24 SELLER _____ DATE _____
25 SELLER _____ DATE _____

26 BUYER _____
27 DATE OF AGREEMENT _____

28 **BUYER'S ACKNOWLEDGMENT**

29 Buyer has received the pamphlet *Protect Your Family from Lead in Your Home* and has read the Lead Warning Statement.
30 Buyer has reviewed Seller's disclosure of known lead-based paint and/or lead-based paint hazards and has received the records
31 and reports regarding lead-based paint and/or lead-based paint hazards identified above.
32 Buyer has (initial one):
33 received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of
34 lead-based paint and/or lead-based paint hazards; or
35 waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based
36 paint hazards.

37 Buyer certifies that to the best of Buyer's knowledge the statements contained in Buyer's acknowledgement are true and accurate.

38 BUYER _____ DATE _____
39 BUYER _____ DATE _____
40 BUYER _____ DATE _____

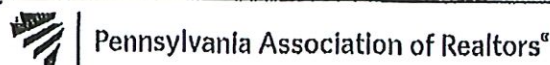
41 **AGENT ACKNOWLEDGEMENT AND CERTIFICATION**

42 _____ Agent/Licensee represents that Agent has informed Seller of Seller's obligations under the Residential Lead-Based-Paint
43 Hazard Reduction Act, 42 U.S.C. §4852(d), and is aware of Agent's responsibility to ensure compliance.

44 The following have reviewed the information above and certify that the Agent statements are true to the best of their knowledge and belief.
45 Seller Agent and Buyer Agent must both sign this form.

46 BROKER FOR SELLER (Company Name) _____
47 LICENSEE _____ DATE _____

48 BROKER FOR BUYER (Company Name) _____
49 LICENSEE _____ DATE _____



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