

SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address: 25 Freeman Road, Cochranville, Chester County, PA

Seller: Francis R. Watterson, by his Agent, Rebecca J. Jennings

A Seller must disclose to a Buyer all known material defects about a 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 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 the 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 improvement, except as follows:

(2) Occupancy. do you, the Seller, currently occupy this property? ___yes No

If "no", when did you last occupy the property? 1/22/2016

(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 down spouts? yes
 no

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

(4) Basement and crawl spaces (Complete only if applicable)

(i) Does the property have a sump pump?
 yes no

(ii) Are you aware of any water leakage, accumulation or dampness within the basement or crawl space?
 yes no

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

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

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:

(iv) Are you aware of any sinkholes on the property?

(v) The condition, if known, and the location of all storm water facilities, (basin, pond, ditch, drain, swale, culvert, pipe or other manmade feature of land which was constructed in accordance with Federal, State or local law or regulation to temporarily or permanently convey or manage storm water) including a statement disclosing whether ongoing maintenance of the storm water facilities is the responsibility of the property owner or the responsibility of another person or entity.

If "yes", is the system: leased owned

(iv) What is the type of sewage system?

public sewer private sewer septic tank
 cesspool other

(v) Is there a sewage pump? yes no

If "yes", is it in working order? yes no

(vi) When was the septic system or cesspool last serviced?

(vii) Is either the water or sewage system shared?

yes no

If "yes", please explain:

(9) Plumbing system.

(i) Type of plumbing: copper galvanized lead PVC unknown
 other

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

If "yes", please explain:

(10) heating and air conditions.

(i) Type of air conditioning: central electric ___ central gas ___ wall ___ none

Number of window units included in sale: none
location:

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

(iii) Type of heating: electric ___ fuel oil
___ natural gas ___ other

If "other", please explain:

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

(v) Type of water heating: electric ___ gas ___ solar ___ other

If "other", please explain:

(vi) Are you aware of any underground fuel tanks on the property? ___ yes no

If "yes", please describe:

Are you aware of any problems with any items in this section? ___ yes no

If "yes", please explain:

(11) Electric system. Are you aware of any problems or repairs needed in the electrical system? ___yes no

If "yes", please explain:

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

(i) Electric garage door opener
Number of transmitters ?

(ii) Smoke detectors; How Many? 2
Location:

BASMENT STAIRS
BEDROOM AREA

(iii) ___ Security alarm system
___ owned ___ leased
Lease Information:

(iv) ___ Lawn sprinkler
Number ___ Automatic timer ___

(v) ___ Swimming pool ___ Pool heater
___ Spa/hot tub

List all pool/spa equipment:

(vi) Refrigerator Range microwave Oven dishwasher ___
Trash compactor ___ Garbage disposal

(vii) Washer Dryer

(viii) ___ Intercom

(ix) Ceiling fans 3 number
Location:

KITCHEN, Living Room, MASTER BEDROOM

() Other:

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

If "yes", please explain:

(13) Land (soils, drainage and boundaries).

(i) Are you aware of any fill or expansive soil on the property? ___yes no

(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.

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, PENNSYLVANIA 15317 412-94111-7100.

(iii) Are you aware of any existing or proposed mining, strip mining or any other excavations that might affect his property? ___yes no

(iv) To your knowledge, is this property, or part of it, located in a flood zone or wetlands area? ___yes no

(v) Do you know of any past or present drainage or flooding problems affecting the property? ___yes no

(vi) Do you know of any encroachments, boundary line disputes or easements?
___yes 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.

(vii) Are you aware of any shared or common areas (for example, driveways,

bridges, docks, walls, etc.) or maintenance agreements? ___yes no.

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

(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 biphenyl (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 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).

(i) 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 SECTION 3407 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) Miscellaneous.

(i) Are you aware of any existing or threatened legal action affecting the property?
 yes no

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

(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

(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

(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

(vi) 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:

EXECUTOR, ADMINISTRATOR, TRUSTEE

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

Date: _____

Date: _____

The undersigned Seller represents 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.

Francis R. Watterson

SELLER _____ DATE: ____ 2018
Rebecca J. Jennings, Agent

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: ____ 2018

BUYER _____ DATE: ____ 2018