

SELLER'S PROPERTY DISCLOSURE STATEMENT

SPD

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

Property Address 214 Ridgeview Drive, Wexford, PA 15090

Seller Laila Darhouse Ziady

The Real Estate Seller Disclosure Law (68 P.S. §7301 et. seq.) requires that a seller of a property must disclose to a buyer all known material defects about the property being sold that are not readily observable. While the Law requires certain disclosures, this disclosure statement covers common topics beyond the basic requirements of the Law in an effort to assist sellers in complying with disclosure requirements and to assist buyers in evaluating the property being considered. Sellers who wish to see or use the basic disclosure form can find the form on the Web site of the Pennsylvania State Real Estate Commission.

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 inspections or warranties that Buyer may wish to obtain. This Statement is not a warranty of any kind by Seller or a warranty or representation by any listing real estate broker, any selling real estate broker, or their licensees. 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 Seller of the obligation to disclose a material defect that may not be addressed on this form.

A Material Defect is a problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

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

2. OWNERSHIP/OCCUPANCY

(a) Is the property currently occupied? Yes _____ No ☒ If yes, by whom? _____ Seller _____ Other occupants (tenants) _____

If property is not occupied, when was it last occupied? May 2022

(b) How long have you owned the property? _____

(c) Are you aware of any pets having lived in the house or other structures during your ownership? Yes ☒ No _____

If yes, describe: _____

3. ROOF

(a) Date roof installed: _____ Documented? _____ Yes _____ No ☒ Unknown _____

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

If yes, was the existing roofing material removed? ☒ Yes _____ No _____ Unknown _____

(c) Has the roof ever leaked during your ownership? _____ Yes ☒ No _____

(d) Are you aware of any problems with the roof, gutters, flashing or downspouts? _____ Yes ☒ No _____

Explain any "yes" answers in this section, including the location and extent of any problem(s) and any repair or remediation efforts: _____

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

(a) Does the property have a sump pump? Yes _____ No _____ Unknown _____

If yes, has it ever run? _____ Yes _____ No _____ Unknown _____ Is it in working order? ☒ Yes _____ No _____ Unknown _____

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

(c) Do you know of any repairs or other attempts to control any water or dampness problem in the basement or crawl space? ☒ Yes _____ No _____

Explain any "yes" answers in this section, including the location and extent of any problem(s) and any repair or remediation efforts: _____

HOUSE WAS BUILT W/ INGROUND POOL. POOL WAS CLOSED & SUP PUMP INSTALLED AND IS ACTIVE

5. TERMITES/WOOD-DESTROYING INSECTS, DRYROT, PESTS

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

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

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

(d) Are you aware of any termite/pest control reports or treatments for the property? _____ Yes ☒ No _____

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

6. STRUCTURAL ITEMS

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

(b) Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, or other structural components? ☒ Yes _____ No _____

(c) Are you aware of any past or present problems with driveways, walkways, patios, or retaining walls on the property? ☒ Yes _____ No _____

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

Yes _____ No ☒ Unknown _____ If yes, date installed, if known _____

(e) Are there any defects (including stains) in flooring or floor coverings? Yes ☒ No _____ Unknown _____

(f) Are you aware of any fire, storm, water or ice damage to the property? ☒ Yes _____ No _____

Explain any "yes" answers in this section, including the location and extent of any problem(s) and any repair or remediation efforts: _____

On 01/02/2023 a frozen pipe in the laundry closet broke. This occurred over The New Year's Eve Weekend when out of town.

Liberty Mutual Insurance via Stanley Steamer, Paul Davis, and Other Contractors considerably for the claim and all damages

(first floor & Basement / Garage Areas) were completely rebuilt. More information available upon request

7. ADDITIONS/REMODELS Have you made any additions, structural changes, or other alterations to the property? ☒ Yes ☐ NoIf "yes," describe: had sunroom glass enclosure built on a concrete foundation**8. WATER SUPPLY**

- (a) What is the source of your drinking water? ☒ Public Water ☐ Well on Property ☐ Community Water
None ☐ Other (explain): _____
- (b) When was your water last tested? Unknown Test results: _____
If your drinking water source is not public, is the pumping system in working order? ☐ Yes ☐ No
If "no," explain: _____
- (c) Do you have a softener, filter, or other treatment system? ☐ Yes ☒ No
If you do not own the system, explain: _____
- (d) Have you ever had a problem with your water supply? ☐ Yes ☒ No
- (e) Has your well ever run dry? ☐ Yes ☐ No ☒ Not Applicable
- (f) Is there a well on the property not used as the primary source of drinking water? ☐ Yes ☒ No
If yes, is the well capped? ☐ Yes ☐ No
- (g) Is the water system shared? ☒ Yes ☐ No
- (h) Are you aware of any leaks or other problems, past or present, relating to the water supply, pumping system, and related items?
☒ Yes ☐ No

Explain any "yes" answers in this section, including the location and extent of any problem(s) and any repair or remediation efforts:

See above leakage issue w/ frozen pipes**9. SEWAGE SYSTEM**

- (a) 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
☐ Other type of sewage system (explain): _____

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

- (c) Are there any septic tanks on the Property? ☐ Yes ☐ No ☐ Unknown
If "yes," what type of tank(s)? ☐ Metal/steel ☐ Cement/concrete ☐ Fiberglass ☐ Unknown
☐ Other (specify): _____

- (d) When was the on-site sewage disposal system last serviced? _____

- (e) Are there any sewage pumps located on the property? ☐ Yes ☐ No
If yes, type(s) of pump(s) _____ Are pump(s) in working order? ☐ Yes ☐ No
Who is responsible for maintenance of sewage pumps? _____

- (f) Is the sewage system shared? ☐ Yes ☐ No

- (g) Are you aware of any past or present leaks, backups, or other problems relating to the sewage system and related items?
☐ Yes ☐ No

Explain any "yes" answers in this section, including the location and extent of any problem(s) and any repair or remediation efforts:

10. PLUMBING SYSTEM

- (a) Type of plumbing (check all that apply): ☒ Copper ☐ Galvanized ☐ Lead ☐ PVC ☐ Polybutylene pipe (PB)
☐ Mixed ☐ 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; etc.)? ☒ Yes ☐ No
If "yes," explain: see above

11. DOMESTIC WATER HEATING

- (a) Type of water heating: ☐ Electric ☒ Natural Gas ☐ Fuel Oil ☐ Propane ☐ Solar ☐ Summer/Winter Hook-Up
Other (explain): _____
- (b) Are you aware of any problems with any water heater or related equipment? ☐ Yes ☒ No
If "yes," explain: _____

12. AIR CONDITIONING SYSTEM

- (a) Type of air conditioning: ☒ Central Air ☐ Wall Units ☐ Window Units ☐ None
Other (explain): _____

Number of window units included in sale ☐ Location(s) _____

- (b) Age of Central Air Conditioning System: ☐ ☒ Unknown Date last serviced, if known _____

- (c) List any areas of the house that are not air conditioned: Pool Addition & Sun room

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

13. HEATING SYSTEM

- (a) Type(s) of heating fuel(s) (check all that apply): _____ Electric _____ Fuel Oil ☒ Natural Gas _____ Propane
 Coal _____ Wood _____ Other: _____
- (b) Type(s) of heating system(s) (check all that apply): _____ Forced Hot Air _____ Hot Water _____ Heat Pump
 _____ Electric Baseboard _____ Steam _____ Wood Stove (How many? _____) _____ Coal Stove (How many? _____)
 Other: _____
- (c) Age of Heating System: _____ ☒ Unknown Date last serviced, if known: _____
- (d) Are there any fireplaces? ☒ Yes _____ No If "yes," how many? 1 Are they working? ☒ Yes _____ No
- (e) Are there any chimneys (from a fireplace, water heater or any other heating system)? ☒ Yes _____ No
 If "yes," how many? 1 When were they last cleaned? _____ Unknown ☒
 Are they working? ☒ Yes _____ No If "no," explain: _____
- (f) List any areas of the house that are not heated: Pool room and Sun Room
- (g) Are you aware of any heating fuel tanks on the property? _____ Yes _____ No
 Location(s), including underground tank(s): _____
 If you do not own the tanks, explain: _____

Are you aware of any problems or repairs needed regarding any item in this section? _____ Yes ☒ No

If "yes," explain: _____

14. ELECTRICAL SYSTEM

- (a) Type of Electrical System: _____ Fuses ☒ Circuit Breakers How Many Amps? _____ ☒ Unknown
- (b) Are you aware of any knob and tube wiring in the home? _____ Yes _____ No

Are you aware of any problems or repairs needed in the electrical system? _____ Yes ☒ No

If "yes," explain: _____

15. OTHER EQUIPMENT AND APPLIANCES

This section must be completed for each item that will, or may, be sold with the property. The fact that an item is listed does not mean it is included in the Agreement of Sale. Terms of the Agreement of Sale negotiated between Buyer and Seller will determine which items, if any, are included in the purchase of the Property.

- (a) ☒ Electric Garage Door Opener 2 Number of Transmitters 2 Keyless Entry 1
- (b) _____ Smoke Detectors How many? _____ Location(s) _____
- (c) _____ Security Alarm System _____ Owned _____ Leased (Lease Information _____)
- (d) _____ Lawn Sprinkler(s) How many? _____ Automatic Timer _____
- (e) _____ Swimming Pool _____ Hot Tub/Spa _____ Pool/Spa Heater _____ Pool/Spa Cover _____ Whirlpool/Tub
 _____ Pool/Spa Equipment and Accessories (list): _____
- (f) _____ Refrigerator(s) _____ Range/Oven _____ Microwave Oven _____ Dishwasher _____ Trash Compactor
 _____ Garbage Disposal _____ Chest Freezer _____ Washer _____ Dryer _____ Intercom
- (g) _____ Ceiling Fan(s) How many? _____ Location(s) _____
- (h) _____ Awnings _____ Attic Fan(s) _____ Satellite Dish _____ Storage Shed _____ Deck(s) _____ Electric Animal Fence
- (i) _____ Other: _____

Are you aware of any problems or repairs needed regarding any item in this section? _____ Yes _____ No

If "yes," explain: _____

16. LAND (SOILS, DRAINAGE, FLOODING AND BOUNDARIES)**(a) Land/Soils**

- 1) Are you aware of any fill or expansive soil on the property? _____ Yes ☒ No
- 2) Are you aware of any sliding, settling, earth movement, upheaval, subsidence, or earth stability problems that have occurred on or affect the property? _____ Yes ☒ No
- 3) Are you aware of any existing, past or proposed mining, strip-mining, or any other excavations that might affect this property? _____ Yes ☒ No

Note to Buyer: The 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, 25 Technology Drive, California Technology Park, Coal Center, PA 15423 (800) 922-1678 (within Pennsylvania) or (724) 769-1100 (outside Pennsylvania).

- 4) Is the property, or a portion of it, preferentially assessed for tax purposes, or subject to limited development rights?

_____ Yes ☒ No If "yes", check all that apply below:

_____ Farmland and Forest Land Assessment Act - 72 P.S. §5490.1 et seq. (Clean and Green Program)

_____ Open Space Act - 16 P.S. §11941 et seq.

_____ Agricultural Area Security Law - 3 P.S. §901 et seq. (Development Rights)

_____ Other _____

Note to Buyer: Pennsylvania has enacted the Right to Farm Act (3 P.S. § 951-957) in an effort to limit the circumstances under which agricultural operations may be subject to nuisance suits or ordinances. Buyers are encouraged to investigate whether any agricultural operations covered by the Act operate in the vicinity of the property.

(b) **Flooding/Drainage**

- 1) Is any part of this property located in a wetlands area or a FEMA flood zone? _____ Yes ☒ No _____ Unknown
2) Do you know of any past or present drainage or flooding problems affecting the property? _____ Yes ☒ No _____

Explain any "yes" answers in this section, including dates and extent of flooding: _____
on 1/2/2023 had frozen pipes on first floor that flooded the first floor and basement / garage.

(c) **Boundaries**

- 1) Do you know of any encroachments, boundary line disputes, or easements affecting the property? _____ 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 ordinal); use of the property, and 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.

- 2) Do you access the property from a private road or lane? _____ Yes ☒ No _____
If yes, do you have a recorded right of way or maintenance agreement? _____ Yes _____ No
3) Are you aware of any shared or common areas (e.g., driveways, bridges, docks, walls, etc.) or maintenance agreements?
_____ Yes ☒ No _____

Explain any "yes" answers in this section: _____

17. HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES

- (a) Are you aware of any underground tanks (other than home heating fuel or septic tanks disclosed above)? _____ Yes ☒ No _____
(b) Are you aware of any past or present hazardous substances present on the property (structure or soil) such as, but not limited to, asbestos or polychlorinated biphenyls (PCBs), etc.? _____ Yes ☒ No _____
(c) Are you aware of sewage sludge (other than commercially available fertilizer products) being spread on the property, or have you received written notice of sewage sludge being spread on an adjacent property? _____ Yes ☒ No _____
(d) Are you aware of any tests for mold, fungi, or indoor air quality in the property? _____ Yes ☒ No _____
(e) Other than general household cleaning, have you taken any efforts to control or remediate mold or mold-like substances in the property? _____ Yes ☒ No _____

Note to Buyer: Individuals may be affected differently, or not at all, by mold contamination. If mold contamination or indoor air quality is a concern, buyers are encouraged to engage the services of a qualified professional to do testing. Information on this issue is available from the United States Environmental Protection Agency and may be obtained by contacting LAO INFO, P.O. Box 37133, Washington, D.C. 20013-7133, 1-800-438-4318.

- (f) Are you aware of any dumping on the property? _____ Yes ☒ No _____
(g) Have you received written notice regarding the presence of an environmental hazard or biohazard on your property or any adjacent property? _____ Yes ☒ No _____
(h) Are you aware of any tests for radon gas that have been performed in any buildings on the property? If "yes," list date, type, and results of all tests below:

DATE	TYPE OF TEST	RESULTS (working levels)	NAME OF TESTING SERVICE
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- (i) Are you aware of any radon removal system on the property? _____ Yes ☒ No _____

If "yes" list date installed and type of system, and whether it is in working order below:

Date Installed	Type of System	Provider	Working Order?
			Yes _____ No _____
			Yes _____ No _____

- (j) 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: _____

- (k) 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: _____

- (l) Are you aware of testing on the property for any other hazardous substances or environmental concerns? _____ Yes ☒ No _____
(m) Are you aware of any other hazardous substances or environmental concerns that might impact upon the property?
_____ Yes ☒ No _____

Explain any "yes" answers in this section: _____

18. CONDOMINIUMS AND OTHER HOMEOWNER ASSOCIATIONS (Complete only if applicable)

Type: _____ Condominium _____ Cooperative _____ Homeowner Association or Planned Community

Other: _____

Notice regarding Condominiums, Cooperatives, and Planned Communities: 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. Buyers may be responsible for capital contributions, initiation fees or similar one-time fees in addition to regular monthly maintenance fees. 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.

19. 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) Are you aware 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 insurance claims filed relating to the property? _____ Yes ☒ No

(h) 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 a residential real property or any portion of it that would have a significant adverse impact on the value of the property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect

Explain any "yes" answers 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 _____ DATE _____

WITNESS _____ SELLER _____ DATE _____

WITNESS _____ SELLER _____ DATE _____

EXECUTOR, ADMINISTRATOR, TRUSTEE SIGNATURE BLOCK

According to the provisions of the Real Estate Seller Disclosure Law, 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 _____ BUYER _____ DATE _____

WITNESS _____ BUYER _____ DATE _____

WITNESS _____ BUYER _____ DATE _____