

SELLER'S PROPERTY DISCLOSURE STATEMENT

Property address: *1360 Diamond Station Road, Ephrata, PA 17522*

Seller: My Peaceful Dwelling llc

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.

(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 X no

(3) Roof. *I was told that the 40 year roof was installed in 2013 when shop was redone.*

(a) Date roof was installed:

Documented? ____ yes ____ no X unknown

(b) Has the roof been replaced or repaired during your ownership? ____ yes X no

If "yes," were the existing shingles removed? ____ yes ____ no X 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 and crawl spaces (Complete only if applicable).

(a) Does the property have a sump pump? ____ yes X no ____ unknown

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

If "yes," describe in detail:

(c) Do you know of any repairs or other attempts to control any water or dampness problems in the basement or crawl space? ____ yes X no

If "yes," please 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? ___yesx no
- (d) Are you aware of any termites/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? ___yesx 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

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:

(7) Additions/remodeling. Have you made any additions, structural changes or other alterations to the property? x yes ___ no

If "yes" please describe: added a 'shower room'

(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? N/A
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
If "yes," is the system: ___ leased X owned

- (d) What is the type of sewage system? X public sewer ___ private sewer
___ septic tank ___ cesspool ___ other
If "other," please explain:

(e) Is there a sewage pump? ☒ yes ☐ no
If "yes," is it in working order? ☒ yes ☐ no

(f) When was the septic system or cesspool last serviced? INSTALLED April 2023

(g) Is either the water or sewage system shared? ☐ yes ☒ 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 ☐ no
If "yes," please explain:

(9) Plumbing system.

(a) Type of plumbing: ☒ copper ☐ galvanized ☐ lead ☒ 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 ☒ no
If "yes," please explain:

(10) Heating and air conditioning.

(a) Type of air conditioning: ☐ central electric ☐ central gas ☐ wall ☒ none
Number of window units included in sale: _____
Location:

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

(c) Type of heating: ☒ electric ☐ fuel oil ☐ natural gas ☒ other
Of "other," please explain: Fire place and pellet stove. Baths, laundry and one bedroom has baseboard electric heat.

(d) List any areas of the house that are not heated: Other than the electric heat, the rest of the house is dependent on heat rising

(e) Type of water heating: ☒ electric ☐ gas ☐ solar ☐ other
If "other," please explain:

(d) 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 item in this section? ☐ yes ☒ no
If "yes," please explain:

(11) Electrical 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).

(a) 0 Electric garage door opener
Number of transmitters: _____

(b) 0 Smoke detectors How many? _____
Location: _____

(c) 0 Security alarm system _____ owned _____ leased
Lease information: _____

(d) 0 Lawn sprinkler _____ number _____ Automatic timer

(e) _____ Swimming pool _____ Pool heater _____ Spa/hot tub
List all pool/spa equipment: _____

(f) _____ Refrigerator 1 Range _____ Microwave oven 1 Dishwasher _____

_____ Trash compactor _____ Garbage disposal

(g) 1 Washer _____ 1 _____ Dryer

(h) _____ Intercom

(i) 6 Ceiling fans _____ Number
Location: every room on first floor, laundry and front bedroom

(j) Other: _____

Are any items in this section in need of repair or replacement? ___ yes ___ no x 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
412-941-7100

(c) Are you aware of any existing or proposed mining, strip mining or any other excavations that might effect this property? ____ yes x no

(d) To your knowledge, is this property a 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 effecting the property? ____ 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:

(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:


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

Type: ____ condominium ____ cooperative ____ homeowners association ____ other
If "other," please explain:

(Seller)

Dated: January 13, 2025

My Peaceful Dwelling, llc


by Ronald P Harper Jr.
Member