

SELLER'S PROPERTY DISCLOSURE STATEMENT

PROPERTY ADDRESS: 275 Standing Stone Trail, Belleville, PA, 17004

SELLER(S): Nathaniel J. Peachey

A SELLER MUST DISCLOSE TO A BUYER ALL KNOWN MATERIAL DEFECTS ABOUT A PROPERTY BEING SOLD INCLUDING THOSE THAT ARE NOT READILY OBSERVABLE. THIS DISCLOSURE STATEMENT IS DESIGNED TO ASSIST SELLER IN COMPLYING WITH DISCLOSURE REQUIREMENTS AND TO ASSIST BUYER IN EVALUATING THE PROPERTY BEING CONSIDERED.

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 of 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 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** 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, Seller, currently occupy this property? ___ Yes X No
If "no", when did you last occupy the property? _____
- (b) Have there been any pets living in the house or other structures during your ownership? ___
Yes X No
If "yes", describe: _____

3. **ROOF**

- (a) Date roof installed: _____ Documented? ___ Yes ___ No X
Unknown
- (b) Has the roof been replaced or repaired during your ownership? ___ Yes X No
- (c) If "yes", were the existing shingles removed? ___ Yes ___ No X Unknown
- (d) Has the roof ever leaked during your ownership? ___ Yes X No
- (e) Do you know of any problems with the roof gutters? ___ Yes X No
Explain any "yes" answers that you gave in the section: _____

4. **BASEMENTS AND CRAWL SPACES:**

- (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 spaces? ☐ Yes ☒ No If "yes" describe in detail: _____

(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
If "yes", describe the location, extent, date, and name of the person who did the repair or control effort: _____

5. **TERMITES/WOOD DESTROYING INSECTS, DRYROT, PESTS:**

- (a) Are you aware of any termites/wood destroying insects, dry rot or pests affecting the property?
☐ Yes ☒ No
- (b) Are you aware of any damage to the property caused by termites/wood destroying insects, dry rot or pests? ☐ Yes ☒ No
- (c) Is your property currently under contract by a pest control company? ☒ Yes
☐ No
- (d) Are you aware of any past termite/pest control reports or treatments for the property in the last five years? ☒ Yes ☐ No Explain any "Yes" answers you gave in this section, including the name of any service/treatment provider, if applicable: Stonem Pest Control

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 drivit or synthetic stucco? ☐ Yes ☒ No ☐ Unknown
If "yes", describe any known Problems: _____
- (e) Are there any defects in flooring, including stains? ☐ Yes ☒ No ☐ Unknown
If "yes" explain: _____
Explain any "yes" answers that you gave in this section. When explaining reports 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/REMODELS:** Have you made any additions, structural changes, or other alterations to the property? ☐ Yes ☐ No
If "yes", describe: _____

8. **WATER AND SEWAGE:**

- (a) What is the source of your drinking water? ☐ Public ☒ On-Site Water (Well on Property)
☐ Community Water ☐ None ☐ Other
(explain): _____

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

When was your water last tested? _____ What was the result of the test?

Never tested

Is the pumping system in working order? ☒ Yes ☐ No

If "no", explain:

(c) Do you have a softener, filter or other purification system? ☒ Yes ☐ No

If "yes", is the system: ☐ Leased ☒ Owned

(d) What is the type of sewage system? ☐ Public Sewer ☒ Individual On-lot Sewage Disposal System ☐ Ten-acre Permit Exemption ☐ Holding Tank ☐ None ☐ None Available/Permit Limitations in Effect

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

Is there a septic tank on the Property? ☒ Yes ☐ No ☐ Unknown

If "yes", what is the type of tank? ☐ Metal/steel ☐ Cement/concrete ☐ Fiberglass ☐ Unknown ☒ Other

(specify): _____

Other type of sewage system (explain): _____

(e) When was the on-site sewage system last serviced?

(f) Is there a sewage pump? ☐ Yes ☒ No

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

(g) Is either the water or sewage system shared? ☐ Yes ☒ No

If "yes", 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", explain: _____

9. PLUMBING SYSTEM

(a) Type of plumbing: ☐ Copper ☐ Galvanized ☐ Lead ☒ PVC ☐ Unknown

(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, 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 _____ (#Units).

(b) List any living areas of house that are not air-conditioned: _____

(c) Type of heating: ☐ Electric ☐ Fuel Oil ☐ Natural Gas ☒ Propane (On-site)

Are there wood or coal burning stoves? ☐ Yes ☒ No If "yes", how many? _____ Are they working? ☐ Yes ☐ No Are there any fireplaces? ☐ Yes ☐ No If "yes", how many? _____ Are they working? ☐ Yes ☐ No Other types of heating systems (explain): _____

(d) Are there any chimneys? ☒ Yes ☐ No If "yes", how many? 1 Are they working? ☒ Yes ☐ No

When _____ were _____ they _____ last
cleaned? _____.

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

(f) Type of water heating: ___ Electric ___ ☒ Gas ___ Solar ___ Other: _____

(g) Are you aware of any underground fuel tanks on the property? ___ Yes ___ ☒ No If "yes",
describe: _____

If tanks are not owned, explain: _____.

(h) Are you aware of any problems with any item in this section? ___ Yes ___ ☒ No. If "yes",
explain: _____

11. ELECTRICAL SYSTEM

Are you aware of any problems or repairs needed in the electrical system? ___ Yes

☒ No

If _____ "yes",
explain: All new electrical when the remodel was done

12. OTHER EQUIPMENT AND APPLIANCES INCLUDED IN SALE (Complete only if applicable)

Equipment and appliances ultimately included in the sale will be determined by negotiation and
according to the terms of the Agreement of Sale.

(a) ___ Electric Garage Door Opener No. of Transmitters _____

(b) ___ Smoke Detectors _____ How many? ___
Location _____

(c) ___ Security Alarm System ___ Owned ___ Leased ___ Lease
Information _____

(d) ___ Lawn Sprinkler No. _____ Automatic Timer _____

(e) ___ Swimming Pool ___ Pool Heater ___ Spa/HotTub Pool/Spa Equipment
(list): _____

(f) ☒ Refrigerator ☒ Range ___ Microwave Oven ___ Dishwasher ___ Trash Compactor ___ Garbage
Disposal

(g) ☒ Washer ☒ Dryer

(h) ___ Intercom

(i) ___ Ceiling fans _____ No. _____
Location _____

(j) Other: _____

Are any items in this section in need of repair or replacement? ___ Yes ___ ☒ No ___ Unknown

If _____ "yes",
Explain: _____

13. LAND (SOILS, DRAINAGE AND BOUNDARIES)

- (a) Are you aware of any fill or expansive soil on the property? ___ Yes ☒ No
- (b) Are you aware of any sliding, settling, earth movement, upheaval, subsidence, or earth stability problems that have occurred on affect the property? ___ Yes ___ No
Note to Buyer: The property may be subject to mine subsidence damage. Map of the counties and areas 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.
- (c) Are you aware of any existing or proposed mining, strip-mining or any other excavations that might affect this property? ___ Yes ☒ No
- (d) To your knowledge, is this property, or part of it, located in a floodzone or wetland area? ___ Yes ☒ No
- (e) Do you know of any past or present flooding problems affecting the property? ___ Yes ☒ No
- (f) Do you know of any encroachments, borders or 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 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 common areas (e.g. driveways, bridges, docks, walls, etc.) or maintenance agreements? ___ Yes ☒ No Explain any "yes" answers you gave in this section: _____

14. HAZARDOUS SUBSTANCES

- (a) Are you aware of any underground tanks (other than fuel tanks) or hazardous substances present on the property (structure or soil) such as, but not limited to asbestos, polychlorinated biphenyls (PCBs), Urea formaldehyde Foam Insulation (UFFI), etc.? ___ Yes ☒ No
- (b) To your knowledge, has the property been tested for any hazardous substances? ___ Yes ☒ No
- (c) Do you know of any other environmental concerns that might impact upon the property? ___ Yes ☒ No
Explain any "yes" answer that you gave in this section: _____
- (d) Do you know of any tests for radon gas that have been performed in any buildings on the property? ___ Yes ☒ No If "yes", list date, type and results of all tests below:

DATE	TYPE OF TEST	RESULTS (picocuries/liter or working levels)	NAME OF TESTING SERVICE
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

- (e) 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	TYPE OF SYSTEM	PROVIDER	WORKING ORDER	
_____	_____	_____	___ YES	___ NO
_____	_____	_____	___ YES	___ NO
_____	_____	_____	___ YES	___ NO

- (f) 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: _____

(g) 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 X No If "yes", list all available reports and records: _____

15. **CONDOMINIUMS AND OTHER HOMEOWNERS ASSOCIATIONS** (Complete only if applicable)

(a) Type: Condominium Cooperative Homeowners Association or Planned Community
Other _____

Notice regarding Condominium, Cooperatives, and Planned Communities: According to Section 3407 of the Pennsylvania Uniform Condominium Act [68 Pa.C.S. §3407 (relating to resale of units) and 68 Pa.C.S. §4409 (relating to resale of cooperative interests)] and Section 5407 of the Uniform Planned Community Act [68 Pa.C.S. §5407 (relating to resale of units)], 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. 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.

16. **MISCELLANEOUS:**

- (a) Are you aware of any historic preservation restriction or ordinance or archeological designation associated with the property? Yes X No
- (b) Are you aware of any existing or threatened legal action affecting the property? Yes X No
- (c) Do you know of any violations of local, state or federal laws or regulations relating to this property? Yes X No
- (d) Are you aware of any public improvement, condominium or homeowner association assessments against the property that remain unpaid or any violations of zoning, housing, building, safety or fire ordinances or violations of deed covenants that remain uncorrected? Yes X No
- (e) Are you aware of any judgment, encumbrance, lien (For example, co-maker or equity loan) or other debt against this property that cannot be satisfied by the proceeds of this sale? Yes X No
- (f) Are you aware of any reason, including a defect in title, that would prevent you from giving a special warranty deed or conveying title to the property? Yes X No
- (g) Are you aware of any other material defect? Yes X No
- Explain any "yes" answers that you give 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 AGENT FOR SELLER TO PROVIDE THIS INFORMATION TO PROSPECTIVE BUYERS OF THE PROPERTY AND TO OTHER REAL ESTATE AGENTS. 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: Winifred M Campbell

SELLER: Nathaniel J. Peachey
NATHANIEL J. PEACHEY

DATE: 7-29-26

RECEIPT AND ACKNOWLEDGMENT OF BUYER

BUYER acknowledges receipt of this Disclosure Statement. BUYER acknowledges this Statement is not a warranty and unless stated otherwise in the Agreement of Sale, 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: _____