SELLERS PROPERTY DISCLOSURE STATEMENT

1734 Bowmansville Road, Mohnton, PA

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.

The Real Estate Seller Disclosure Law, 68 Pa. C. S. A Sections 7301-7315, exempts the personal representative of a decedent's estate and the trustee of a decedent's trust from the requirement that a seller of residential real estate complete a seller's property disclosure statement. If the estate nevertheless completes this seller's property disclosure statement, it is done by way of (1) disclosing any known defects and (2) otherwise as a courtesy without waiving any exemptions it may have.

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

2. **OCCUPANCY**: Do you, Seller, currently occupy this property? _____ Yes ✓ No
If "no", when did you last occupy the property? JAN 15, 2026 was DOD. We have visited 1-2/month since then

3. **ROOF**:
(a) Date roof installed: before 2016 Documented? _____ Yes ✓ No
(b) Has the roof been replaced or repaired during your ownership? _____ Yes _____ No unknown
If yes, were the existing shingles removed? _____ Yes _____ No U
(c) Has the roof ever leaked during your ownership? _____ Yes _____ No unknown
(d) 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. **BASEMENTS AND CRAWL SPACES:** (Complete only if applicable):
(a) Does the property have a sump pump? _____ Yes _____ No ✓ Unknown
(b) Are you aware of any water leakage, accumulation or dampness within the basement or crawl space? _____ 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 the Premises 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 in the last five years? _____ Yes ✓ 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? _____ 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 Premises? _____ 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:

7. **ADDITIONS / REMODELS:** Have you made any additions, structural changes, or other alterations to the Premises? _____ Yes ✓ No If "yes", describe:

8. **WATER AND SEWAGE:**

(a) What is the source of your drinking water? ✓ Well on Property _____ Public Water _____ Community Water System _____ Other (explain):
If public, water service provider is _____

(b) If your drinking water source is not public:
When was your water last tested? unknown
What was the result of the test? unknown
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 _____ Private Sewer ✓ Septic Tank _____ Cesspool _____ Other (explain):
If public, sewage service is provided by _____

(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? New septic system 6/2025

(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 _____ 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; hot water heater; etc.)?
_____ Yes ✓ No. If "yes" 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 of window units included in sale, if any: _____

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

(c) Type of heating: _____ Electric _____ Fuel Oil _____ Natural Gas ✓ Other (explain): Propane

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

(e) Type of water heating: _____ Electric ✓ Gas _____ Solar _____ Other (explain):

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

(g) 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:

12. **OTHER EQUIPMENT & APPLIANCES INCLUDED IN SALE:** (Complete only if applicable)

(a) ✓ Electric Garage Door Opener. Number of Transmitters 1
(b) ✓ Smoke Detectors. How many? 6 Locations: bedroom, Living Rm, Hall, Kitchen

(c) _____ Security Alarm System _____ Owned _____ Leased.
Lease Information:
(d) _____ Lawn Sprinkler # _____ _____ Automatic Timer
(e) _____ Swimming Pool _____ Pool Heater _____ Spa/Hot Tub
Pool/Spa Equipment (list):

(f) ✓ Refrigerator ✓ Range _____ Microwave Oven _____ Dishwasher
_____ Trash Compactor _____ Garbage Disposal
(g) ✓ Washer ✓ Dryer
(h) _____ Intercom
(i) ✓ Ceiling fans Number: 3 Location: Bedroom, Liv Rm, Dining Rm
(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 Premises? ___ Yes ✓ No Unknown
(b) Are you aware of any sliding, settling, earth movement, upheaval, subsidence, or earth stability problems that have occurred on or affect the Premises? ___ Yes ✓ No dry

Note to Purchaser: The Premises 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 affect this Premises? ___ Yes ✓ No
(d) To your knowledge, is this property, or part of it, located in a flood zone or wetlands area?
___ Yes ✓ No
(e) Do you know of any past or present drainage or flooding problems affecting the property?
___ Yes ✓ No
(f) Do you know of any encroachments, boundary line disputes, or easements?
___ Yes ✓ No

Note to Purchaser: Most properties have easements running across them from 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. Purchasers may wish to determine the existence of easements and restrictions by examining the property and ordering an Abstract of Title or searching the records of the Recorder of Deeds Office for the county before entering into an Agreement of Sale.

(g) 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 that you give in this section:

(h) Are you aware of any sinkholes that have developed on the property?
___ Yes ✓ 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 Premises (structure or soil) such as, but not limited to, asbestos, Polychlorinated biphenyls (PCBs), radon, lead paint, 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 Premises? Yes ✓ No
Explain any "yes" answers that you give in this section:

15. **CONDOMINIUMS AND OTHER HOMEOWNERS ASSOCIATIONS:**
(Complete only if applicable) Type of Association, if any: ___Condominium

_____Cooperative _____ Homeowners Association _____ Other

Notice Regarding Condominiums and Cooperatives: According to Section 3407 of the 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)], 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 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. STORM WATER FACILITIES

(a) Do you know the location and condition of any basin, pond, ditch, drain, swale, culvert, pipe or other manmade feature of the land that temporarily or permanently conveys or manages storm water for the property?
___ Yes ✓ No ___ Unknown

(b) If the answer to (a) is yes, is the owner of this property responsible for the ongoing maintenance of the storm water facility?
_____ Yes _____ No _____ Unknown. If yes, explain:

17. MISCELLANEOUS:

(a) Are you aware of any existing or threatened legal action affecting the properly?
_____ Yes ✓ No

(b) Do you know of any violations of federal, state, or local laws or regulations relating to this Premises? _____
Yes ✓ No

(c) Are you aware of any public improvement, condominium or homeowner association assessments against the Premises that remain unpaid or of any violations of zoning, housing, building, safely or fire ordinances that remain uncorrected?
___ Yes ✓ No

(d) Are you aware of any judgment, encumbrance, lien (for example co-maker or equity loan) or other debt against this Premises that cannot be satisfied by the proceeds of this sale? _____ Yes ✓ No

(e) 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 Premises? ____Yes ✓ No

(f) Are you aware of any material defects to the Premises, 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:

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 that is rendered inaccurate by a change in the condition of the property following the completion of this form.

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.

John M. Geonnotti Estate

By: Constance Szymczak
Constance Szymczak, Executrix Administrator

Date: 10/20/2026

DISCLOSURE OF INFORMATION AND ACKNOWLEDGEMENT
LEAD-BASED AND/OR LEAD-BASED PAINT HAZARDS

LEAD WARNING STATEMENT

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

SELLER'S DISCLOSURE

(a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

_____ Known lead-based paint and/or lead-based paint hazards are present in the housing, as follows:

__✓__ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and Reports available to the Seller (check one below):

_____ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below):

__✓__ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

PURCHASER'S ACKNOWLEDGEMENT

(c) Purchaser has received copies of all information listed above, if any.

(d) The Purchaser waives rights to be provided with the pamphlet *Protect Your Family From Lead In Your Home* concerning the dangers of lead poisoning.

(e) Purchaser has (check one below):

_____ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection of the presence of lead-based paint or lead-based paint hazards; or

__X__ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

John M. Geonnotti Estate

By: Constance Szymczak
Constance Szymczak, Executrix / Administor