

SELLER'S PROPERTY DISCLOSURE STATEMENT

PROPERTY ADDRESS: 835 6th Ave Brackenridge, PA 15014

SELLER: Peace Of Mind Investments

A seller must disclose to a buyer all known material defects about the 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 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.** 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. **OWNERSHIP/OCCUPANCY.**

- (a) Is the property currently occupied? Yes, by tenants
- (b) How long have you owned the property? 9/29/2022
- (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 was installed: October 2022
Documented: Yes No Unknown
 - (b) Has the roof been replaced or repaired during your ownership? Yes No.
If "yes", were the existing shingles removed? Yes No Unknown
 - (c) Has the roof ever leaked during your ownership? Yes No
 - (d) Do you know of any problems with the roof, gutters, or down spouts? Yes No
 - (e) Explain any "yes" answers in this section: _____
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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**
- (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**
- (d) Explain any "yes" answers in this section, including the location and extent of any problems(s) and any repairs or remediation efforts: _____

5. **TERMITES/WOOD-DESTROYING INSECTS, DRYROT, PETS.**

- (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 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**
- (e) Explain any "yes" answers that you gave 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 property? ___ Yes ___ **No**
- (d) Is your property constructed with an Exterior Insulating Finishing System (EIFS), such as Dryvit or synthetic stucco? ___ Yes ___ **No**. If yes, date installed if known: _____
- (e) Are there any defects (including stains) in flooring or floor covering? ___ Yes ___ No ___ **Unknown**
- (f) Are you aware of any fire, storm, water or ice damage to the property? ___ Yes ___ **No**
- (g) Explain any "yes" answer that you gave in this section, including the location and extent of any problem(s) and any repair or remediation efforts: _____

7. **ADDITIONS/REMODELS.** Have you made any additions, structural changes or other alterations to the property? ___ **Yes** ___ No
If "yes", please describe: New kitchen cabinets in Unit 2. Various repairs and upgrades.

8. **WATER SUPPLY.**

- (a) What is the source of your drinking water? ___ **Public Water** ___ Well on Property ___ Community System ___ None ___ Other
If "other", please explain: _____

- (b) When was your water last tested: **Unknown**
 What was the result of the test: _____
 If your drinking water source is not public, is the plumbing system in working order?
 ___ Yes ___ No If "no", please explain: _____
- (c) Do you have a softener, filter or other purification 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**
- (i) Explain any "yes" answers in this section, including the location and extent of any problem(s) and any repair or remediation efforts: _____

9. **SEWAGE SYSTEM.**

- (a) What is the type of sewage system? ___ **Public Sewer** ___ Individual On-lot Sewage Disposal System ___ Individual On-lot Sewage System in Proximity to Well ___ Community Sewage System ___ Ten-acre Permit Exempt ___ Holding Tank ___ None ___ None Available/Permit Limitations in Effect ___ Other Type of System
 If "other", please explain: _____

- (b) If Individual On-lot Sewage System, what type?
 ___ Cesspool ___ Drainfield ___ Unknown ___ Other
 If "other", please explain: _____
- (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**
- (h) 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: ___ 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: _____

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11. **DOMESTIC WATER HEATING.**

- (a) Type of Water Heating: ___ Electric ___ Natural Gas ___ Fuel Oil ___ Propane ___ Solar
___ Summer/Winter Hook-Up ___ Other
If "Other", explain: **Unknown**
- (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 condition: ___ Central Air ___ Wall Units ___ Window Units ___ **None** ___ Other
(explain): _____
- (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: _____

- (d) Are you aware of any problems with any items in this section ? ___ Yes ___ No
If "yes," explain: _____

13. **HEATING SYSTEM.**

- (a) Types of heating fuel(s): ___ Electric ___ Natural Gas ___ Fuel Oil ___ Propane ___ Coal
___ Wood ___ Other (explain): **Unknown, probably gas**
- (b) Types of heating systems: ___ Forced Hot Air ___ Hot Water ___ Heat Pump
___ Electric Baseboard ___ Steam ___ Wood Stove (How many? ___)
___ Coal Stove (How many? ___) ___ Other (explain): _____
- (c) Age of Heating System: _____ ___ **Unknown**
Date last served, if known: _____
- (d) Are there any fireplaces? ___ **Yes** ___ No. If yes, how many? _____
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? _____
When were they last cleaned? _____ ___ **Unknown**
- (f) List any areas of the house that are not heated: _____

- (g) Are you aware of any heating fuel tanks on the property? ___ Yes ___ **No**
Location(s), including underground tanks: _____
If you do not own the tanks, explain: _____
- (h) Are you aware of any problems or repairs needed regarding any item in this section?
___ Yes ___ **No**. If "yes", please explain: _____

14. **ELECTRICAL SYSTEM.**

- (a) Type of Electric System: ___ Fuses ___ **Circuit Breakers**
How many Amps? _____ ___ Unknown
- (b) Are you aware of any knob and tube wiring in the home? ___ Yes ___ **No**
- (c) Are you aware of any problems or repairs needed in the electric system?
___ Yes ___ **No**. If "yes", please explain: _____

15. **OTHER EQUIPMENT AND APPLIANCES**

- (a) ___ Electric garage door opener Number of transmitters _____ Keyless Entry ___
- (b) ___ **Smoke detectors**. How many? **?** Location(s): _____
- (c) ___ Security alarm system: ___ owned ___ leased
Lease information: _____

- (d) ___ Lawn sprinkler: How many? _____ Automatic timer ___
- (e) ___ Swimming pool ___ Pool heater ___ Spa/Hot tub ___ Pool/Spa Cover ___ Whirlpool/Tub
Pool/spa equipment and accessories (list): _____

- (f) ___ **Refrigerator** ___ **Range** ___ Microwave oven ___ Dishwasher ___ Trash compactor
___ Garbage disposal ___ Chest Freezer ___ Washer ___ Dryer ___ Intercom
- (g) ___ **Ceiling fans**: How many? **?** Location(s): _____
- (h) ___ Awnings ___ Attic Fan(s) ___ Satellite Dish ___ **Storage Shed** ___ **Deck**
___ Electric Animal Fence
- (i) Other: _____
- (j) Are any items in this section in need of repair or replacement? ___ Yes ___ **No**. If "yes", please 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 that affect the property? ___ Yes ___ **No**
 - (3) Are you aware of any existing 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, 3913 Washington Road, McMurray, PA 15317, telephone: (412) 941-7100

- (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:
___ 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, explain: _____

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.

- (5) Explain any "yes" answers in this section: _____

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(b) **Flooding/Drainage**

- (1) Is any part of this property located in a FEMA flood zone or wetlands area?
 Yes No
- (2) Do you know of any past or present drainage or flooding problems affecting the property?
 Yes No
- (3) Explain any "yes" answers in this section including dates and extent of flooding: _____

(c) **Boundaries**

- (1) Do you know of any encroachments, boundary line disputes or easements affecting the property? Yes No

Notice 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.

- (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 (for example, driveways, bridges, docks, walls, etc.) or maintenance agreements? Yes No
- (4) Explain any "yes" answers in this section: _____

17. **HAZARDOUS SUBSTANCES.**

- (a) Are you aware of any underground tanks (other than home heating fuel and 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 Buyers: 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 IAQ INFO, P.O. Box 37133, Washington, D.C. 20013-7133, telephone 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

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- (h) Are you aware of any tests for radon gas that have been performed in any buildings on the property? ___ Yes ___ **No**. If "Yes," list the date, type, test results and name of testing service of all tests: _____
- (i) Are you aware of any radon removal system on the property? ___ Yes ___ **No**. If "Yes," list the date installed, type of system and whether it is in working order: _____
- (j) If the property was constructed, or if construction began before 1978, you must disclose any reports or records of lead-based pain or lead-based paint hazards on the property. Was the property constructed before 1978? ___ **Yes** ___ No.
If "Yes," you must complete the "Disclosure of Information and Acknowledgment for Lead-Based Paint and/or Lead-Based Paint Hazards."
- (k) Are you aware of testing on the property for any other hazardous substances or environmental concerns? ___ Yes ___ **No**
- (l) Are you aware of any other hazardous substances or environmental concerns that might impact upon the property? ___ Yes ___ **No**
- (m) Explain any "Yes" answers in this section: _____

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

Type: ___ Condominium ___ Cooperative ___ Homeowners Association or Planned Community
 ___ Other. If "Other", please explain: _____

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 the property that cannot be satisfied by the proceeds of this sale? ___ Yes ___ No

C.C.

- (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 that 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.

- (i) 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 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.

SELLER Charles E Couats DATE 11-03-2022

SELLER _____ DATE _____

EXECUTOR, ADMINISTRATOR, TRUSTEE:

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

Title: _____ DATE _____

Title: _____ DATE _____

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 _____

BUYER _____ DATE _____

DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT
LEAD-BASED PAINT 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 buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer 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 (initial)

_____ (a) Presence of lead-based and/or lead-based hazards (check one below)
_____ Known lead-based paint and/or lead based paint hazards are present in the house (explain):

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

_____ (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 hazards in the housing (list documents below):

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

PURCHASER'S ACKNOWLEDGMENT (initial)

_____ (c) Purchaser has received copies of all information listed above.
_____ (d) Purchaser has received the pamphlet Protect Your Family From Lead in Your Home.
_____ (e) Purchaser has (check one)
_____ 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
_____ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint an/or paint hazards.

AGENT'S ACKNOWLEDGEMENT (initial)

_____ (f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

CERTIFICATION OF ACCURACY

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

SELLER

PURCHASER

Charles E Counts


Charles Counts

Date: 11-03-2022

Date: _____

Signature Certificate

Reference number: VCSWG-YHIXE-JRU2V-99R4F

Signer	Timestamp	Signature
Charles E Counts Jr Email: cjcounts4.0@gmail.com		
Sent:	03 Nov 2022 20:54:40 UTC	
Viewed:	03 Nov 2022 20:55:16 UTC	
Signed:	03 Nov 2022 20:56:04 UTC	
Recipient Verification:		IP address: 24.154.84.241
✓Email verified	03 Nov 2022 20:55:16 UTC	Location: Butler, United States

Document completed by all parties on:
03 Nov 2022 20:56:04 UTC

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