

West Penn Multi-List, Inc. TM
SELLER DISCLOSURE STATEMENT

718822
WPML LISTING #
10/04 REVISED

THIS FORM MAY ONLY BE CERTIFIED TO BY THE SELLER

SELLER INFORMATION

Seller(s) Name(s): Howard E. Hammonds, Jr.
Property Address (Mailing Address and Municipality of Property) (hereinafter referred to as the "Property"):
247 Cornelius Road, Portersville, PA - 16051
Approximate age of Property: OLD Years Seller has owned Property: 2 1/2

NOTICE TO PARTIES

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.

If an item of information is unknown or not available to Seller and Seller has made an effort to ascertain it, Seller may make a disclosure based on the best information available provided it is identified as a disclosure based on incomplete factual basis.

A material defect is a problem with the Property of 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

- (a) Do you, the Seller, currently occupy this Property? Yes No _____ If "No", when did you last occupy the Property? _____ (Year)
- (b) Is the Property zoned for single family residential use? Yes _____ No _____ Unknown _____ No zoning
- (c) Will a Certificate of Occupancy be required by the Municipality and/or government unit? Yes _____ No
- (d) Are you aware of any pets having lived in the house or other structures during your ownership? Yes _____ No _____

3. ROOF

- (a) Date roof was installed: _____ Documented: Yes _____ No _____ Unknown
 - (b) Has the roof been replaced, repaired, or overlay during your ownership: Yes _____ No
 - (c) Has the roof ever leaked during your ownership? Yes _____ No
 - (d) Do you know of any problems with the roof, gutters, or downspouts? Yes _____ No
- Explain any "Yes" answers that you give in this section: _____

4. BASEMENTS, GARAGES AND CRAWL SPACES (COMPLETE ONLY IF APPLICABLE).

- (a) Does the Property have a sump pump or a grinder pump? Yes _____ No Unknown _____
- (b) Are you aware of any water leakage, accumulation or dampness within the basement, garage or crawl space? Yes No dampness
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, garage or crawl space? Yes No _____
If "Yes", describe the location, extent, date and name of the person who did the repair or control effort: dehumidifier

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 _____ 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 to the property? 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 structure? Yes _____ No
 - (b) Are you aware of any past or present movement, shifting, deterioration or other problem 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) Have there been any repairs or other attempts to remedy or control the cause or effect of any defects or conditions described above? Yes _____ No Unknown _____
 - (e) Are you aware of any problem with the use or operation of the windows? Yes _____ No
 - (f) Are you aware of any defects (including stains) in flooring or floor coverings? Yes _____ No
 - (g) Has there ever been fire damage to the Property? Yes _____ No Unknown _____
- Explain any "Yes" answers 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 the person by whom the work was done, if known: _____

