

**A WEST PENN MULTI-LIST, INC. SELLER DISCLOSURE FORM  
IS REQUIRED TO BE COMPLETED AND SIGNED BY THE SELLER(S)**

PAGE #1

SELLER INITIALS

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

WPML LISTING #  
10/2011 REVISED

**THIS FORM MAY ONLY BE CERTIFIED TO BY THE SELLER**



**SELLER INFORMATION**

Seller(s) Name(s): Edward Shea, Mary L Shea

Property Address (Mailing Address and Municipality of Property) (hereinafter referred to as the "Property"):

107 Kingston Ave, Cranberry Township, PA 16066

Approximate age of Property: 6 years Years Seller has owned Property: 6 years

**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 any condition 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 an 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 OR PROPERTY.

**1. SELLER'S EXPERTISE**

The Seller does not possess expertise in contracting, engineering, architecture or other areas related to the construction and condition of the Property and its improvements, except as follows: None

**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
- (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**

Explain any **yes** answers by including specific information on the location of the problem/issue and a description of any repair efforts, including a description of the repairs and the date the repairs were attempted or attach a more detailed summary.

- (a) Date roof was installed: 6 years ago Documented: ☒ Yes ☐ No ☐ Unknown
- (b) Has the roof been replaced, repaired, or overlay during your ownership? ☐ Yes ☒ No ☐ Unknown
- (c) Has the roof ever leaked during your ownership? ☐ Yes ☒ No ☐ Unknown
- (d) Do you know of any problems with the roof, gutters, or downspouts? ☐ Yes ☒ No ☐ Unknown

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

Explain any **yes** answers with specific information on the location of the problem/issue and a description of any repair efforts, including a description of repairs and date repairs were attempted in the lines below or a more detailed summary may be attached.

- (a) Does the Property have a sump pump or grinder pump? ☐ Yes ☒ No ☐ Unknown
- (b) To your knowledge have "sump pumps" ever been required to be used at this property? ☐ Yes ☒ No ☐ Unknown ☐ Not applicable
- (c) If there is a sump pump at this address is the sump pump in working order? ☐ Yes ☐ No ☐ Unknown ☒ Not applicable
- (d) To your knowledge, if there is a sump pump, has the sump pump been required to operate for any length of time? ☐ Yes ☐ No ☐ Unknown ☒ Not applicable
- (e) Are you aware of any water leakage, accumulation or dampness within the basement, garage or crawl space? ☐ Yes ☒ No ☐ Unknown
- (f) 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 ☐ Unknown

**5. TERMITES/WOOD DESTROYING INSECTS, DRY ROT, PESTS**

Explain any **yes** answers with specific information on the location of the problem/issue and a description of any repair efforts, including a description of the repair(s)

- (a) Are you aware of any termites/wood destroying insects, dry rot or pests affecting the property? ☐ Yes ☒ No ☐ Unknown
- (b) Are you aware of any damage to the Property caused by termites, wood destroying insects, dry rot or pests? ☐ Yes ☒ No ☐ Unknown
- (c) Is the property currently under contract by a licensed pest control company? ☐ Yes ☒ No ☐ Unknown
- (d) Are you aware of any termite, pest control reports or treatments to the property? ☐ Yes ☒ No ☐ Unknown

**6. STRUCTURAL ITEMS**

Explain any **yes** answers with specific information on the location of the problem/issue and a description of any repair efforts, including a description of repair(s) and date repair(s) was attempted or attach a more detailed summary.

- (a) Are you aware of any past or present water leakage in the house or other structure? ☐ Yes ☒ No ☐ Unknown
- (b) Are you aware of any past or present movement, shifting, deterioration or other problem with walls, foundations or other structural components? ☐ Yes ☒ No ☐ Unknown
- (c) Are you aware of any past or present problems with driveways, walkways, patios or retaining walls on the Property? ☐ Yes ☒ No ☐ Unknown

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**6. STRUCTURAL ITEMS CONTINUED**

- (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 ☐ Unknown
- (f) Are you aware of defects (including stains) in flooring or floor coverings? ☐ Yes ☒ No ☐ Unknown
- (g) Has there ever been fire damage to the Property? ☐ Yes ☒ No ☐ Unknown
- (h) Are you aware of any water or ice damage to the property? ☐ Yes ☒ No ☐ Unknown
- (i) Is the property constructed with an exterior insulating finishing system (known as "EIFS"), such as synthetic stucco, dryvit or other similar material?  
☐ Yes ☒ No ☐ Unknown. If YES, provide the installation date: \_\_\_\_\_ or ☐ Unknown

**7. ADDITIONS/REMODELING**

- (a) Have you made any additions, structural changes or other alterations to the Property during your ownership? ☐ Yes ☒ No ☐ Unknown

If yes, list additions, structural changes, or alterations (use additional sheets if necessary)	Approximate date of work	Were permits obtained? (Yes, No, Unknown)	Were final inspections/approvals obtained? (Yes/No/Unknown)

**Note to Buyer:** The PA Construction Code Act, 35 P.S. §7210.101 et. seq. (effective 2004), and local codes establish standards for building or altering properties. Buyers should check with the municipality to determine if permits and/or approvals were necessary for disclosed work and if whether they were obtained. Where required permits were not obtained, the municipality might require the current owner to upgrade or remove changes made by prior owners. Buyers can have the property inspected by an expert in codes compliance to determine if issues exist. Expanded title insurance policies may be available for Buyers to cover the risk of work done to the property by previous owners without a permit or approval.

- (b) Did you obtain all necessary permits and approvals and was all work in compliance with building codes? ☐ Yes ☐ No ☐ Unknown
- (c) Did any former owners of the Property make any additions, structural changes or other alterations to the Property? ☐ Yes ☐ No ☐ Unknown
- If "Yes", please identify the work that was done and whether all necessary permits and approvals were obtained along with compliance with building codes?  
☐ Yes ☐ No ☐ Unknown

**8. WATER SUPPLY**

Explain any **yes** answers in this section, including the location and extent of any problem(s) and any repair(s) or remediation efforts in the lines below:

- (a) What is the source of your drinking water? ☒ Public ☐ Community System ☐ Well on Property ☐ Other \_\_\_\_\_  
\*If "Other", please explain: \_\_\_\_\_
- (b) If your drinking water source is not public: When was your water last tested? \_\_\_\_\_ Documented? ☐ Yes ☐ No  
What was the result of the test? \_\_\_\_\_
- Is the pumping system in working order? ☐ Yes ☐ No ☐ Unknown  
\*If "No", Please explain: \_\_\_\_\_
- (c) Does the property have a water softener, filter or other type of treatment system? ☐ Yes ☒ No ☐ Unknown  
If you do not own the system, explain: \_\_\_\_\_
- (d) Have you ever experienced a problem of any nature with your water supply? ☐ Yes ☒ No ☐ Unknown  
If yes, please explain: \_\_\_\_\_
- (e) If the property has a well, has the well ever run dry? ☐ Yes ☐ No ☐ Unknown
- (f) Is there a well on the property not used as the primary source of drinking water? ☐ Yes ☐ No ☐ Unknown  
If yes, is the well capped? ☐ Yes ☐ No ☐ Unknown
- (g) Is the water system on this property shared? ☐ Yes ☒ No ☐ Unknown
- (h) Are you aware of any leaks or other problems, past or present, related to the water supply, pumping system, well and related items? ☐ Yes ☒ No ☐ Unknown

- (i) Are you aware of any issues/problems with the water supply or well as the result of drilling (for oil, gas, etc.) on the property?  
☐ Yes ☐ No ☐ Unknown. Are you aware of any issues/problems with the water supply or well as the result of drilling (for possible oil and gas or any other substance) on any surrounding properties? ☐ Yes ☐ No ☐ Unknown.

**9. SEWAGE SYSTEM**

Explain any **yes** answers by including specific information on the location of the problem/issue and a description of any repair efforts, including a description of the repairs and the date the repair(s) were attempted/made.

- (a) What is the type of sewage system? ☒ Public sewer ☐ Individual on-lot sewage system ☐ Individual on-lot sewage disposal system in proximity to well  
☐ Community sewage disposal system ☐ Ten acre permit exemption ☐ Holding tank ☐ Cesspool ☐ Septic tank ☐ Sand mound ☐ None  
☐ None available/permit limitations if effect ☐ Other If "Other", please explain: \_\_\_\_\_

NOTE TO SELLER AND BUYER: If this Property is not serviced by a community sewage system, The Pennsylvania Sewage Facilities Act requires disclosure of this fact and compliance with provisions of the Act. A Sewage Facilities Disclosure of the type of sewage facility must be included in every Agreement of Sale.

- (b) Is there a sewage pump? ☐ Yes ☐ No If "Yes", is it in working order? ☐ Yes ☐ No
- (c) When was the septic system, holding tank or cesspool last serviced? \_\_\_\_\_
- (d) Is either the water or sewage system shared? ☐ Yes ☐ No If "Yes", please explain: \_\_\_\_\_
- (e) 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: \_\_\_\_\_

**10. PLUMBING SYSTEM**

- (a) Type of plumbing: ☐ Copper ☐ Galvanized ☐ Lead ☐ PVC ☐ Polybutylene pipe (PB) ☒ Mixed ☐ Unknown ☐ Other  
If "Other", please explain: \_\_\_\_\_

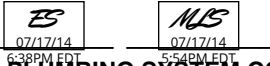
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**10. PLUMBING SYSTEM CONTINUED**

- (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: \_\_\_\_\_

**11. DOMESTIC WATER HEATING**

- (a) Type of water heating: ☐ Electric ☒ Natural Gas ☐ Fuel Oil ☐ Propane ☐ Solar ☐ Summer/Winter Hook-Up ☐ Other (Explain): \_\_\_\_\_
- (b) Are you aware of any problems with any water heater or related equipment? ☐ Yes ☐ No ☐ Unknown If "Yes", explain: \_\_\_\_\_
- (c) If a water heater is present, what is the age or water heater? \_\_\_\_\_

**12. AIR CONDITIONING SYSTEM**

- (a) Type of air conditioning: ☒ Central electric ☐ Central gas ☐ Wall Units ☐ None Number of window units included in sale: \_\_\_\_\_  
 Location(s): \_\_\_\_\_
- (b) List any areas of the house that are not air conditioned: \_\_\_\_\_
- (c) Age of Central Air Conditioning System: 6 years ☐ Unknown Date last serviced, if known: May 2014
- (d) Are you aware of any problems with any item in this section? ☐ Yes ☒ No If "Yes", explain: \_\_\_\_\_

**13. HEATING SYSTEM**

Explain any **yes** answers by including specific information on the location of the problem/issue and a description of any repair efforts, including a description of the repairs and the date(s) the repair(s) were attempted.

- (a) Type(s) of heating fuel(s)(check all that apply): ☐ Electric ☐ Fuel Oil ☒ Natural Gas ☐ Propane ☐ Coal ☐ Wood ☐ Other  
 If "Other", please explain: \_\_\_\_\_
- (b) Type(s) of heating systems(s) (check all that apply): ☒ Forced Hot Air ☐ Hot Water ☐ Heat Pump ☐ Electric Baseboard ☐ Steam  
☐ Wood Stove (How many? \_\_\_\_\_) ☐ Coal Stove (How Many? \_\_\_\_\_) ☐ Other: \_\_\_\_\_
- (c) Age of Heating System: 6 years ☐ Unknown Date last serviced, if known: Oct 2013
- (d) List of any areas of the house that are not heated: \_\_\_\_\_
- (e) Are there any fireplaces? ☒ Yes ☐ No If "yes," how many? 3 Are they working? ☒ Yes ☐ No Type (woodburning or gas) gas
- (f) Are there any chimneys (from a fireplace, water heater, or any other heating system)? ☐ Yes ☐ No  
 If "yes," how many? \_\_\_\_\_ Are they working? ☐ Yes ☐ No  
 When were they last cleaned? ☐ Unknown
- (g) Are you aware of any heating fuel tanks on the Property? ☐ Yes ☒ No  
 If "Yes", please describe location(s), including underground tank(s): \_\_\_\_\_  
 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 Electrical 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 electrical system? ☐ Yes ☒ No  
 If "Yes", please explain: \_\_\_\_\_

**15. OTHER EQUIPMENT AND APPLIANCES INCLUDED IN SALE (COMPLETE WHERE APPLICABLE):**

**This section must be completed for each item that will, or may, be sold with the property. The fact that an item is listed does not mean it is included in the Agreement of Sale. Terms of the Agreement of Sale negotiated between Buyer and Seller will determine which items, if any, are included in the purchase of the Property.**

- (a) Electrical garage door opener: ☒ Yes ☐ No Number of transmitters 3  
 Are the transmitters in working order? ☒ Yes ☐ No ☐ Unknown  
 Keyless entry? ☐ Yes ☐ No Is this system in working order? ☐ Yes ☐ No ☐ Unknown
- (b) Smoke detectors? ☒ Yes ☐ No ☐ Unknown How many? \_\_\_\_\_  
 Locations of detectors: \_\_\_\_\_  
 Other types of detectors? ☐ Yes ☐ No ☐ Unknown Identify other types of detectors if applicable and their location(s) \_\_\_\_\_
- (c) Security alarm system? ☒ Yes ☐ No Is system owned? ☒ Yes ☐ No  
 Is system Leased? ☐ Yes ☐ No If system is leased please provide lease Information: \_\_\_\_\_
- (d) Lawn sprinkler system? ☐ Yes ☒ No Number of sprinklers \_\_\_\_\_ Automatic Timer? ☐ Yes ☐ No Is system in working order? ☐ Yes ☐ No
- (e) Swimming pool? ☐ Yes ☒ No In ground? ☐ Yes ☐ No Out of ground? ☐ Yes ☒ No Other: \_\_\_\_\_  
 Pool heater? ☐ Yes ☐ No In working order? ☐ Yes ☐ No Pool Cover? ☐ Yes ☐ No List all pool equipment: \_\_\_\_\_
- Spa/Hot Tub/ Whirlpool Tub/other similar equipment? ☐ Yes ☐ No Explain: \_\_\_\_\_  
 Are there covers available? ☐ Yes ☐ No ☐ Unknown
- (f) Refrigerator? ☒ Yes ☐ No Range/Oven? ☒ Yes ☐ No Microwave? ☒ Yes ☐ No Convection Oven? ☒ Yes ☐ No  
 Dishwasher? ☒ Yes ☐ No Trash Compactor? ☐ Yes ☐ No Garbage Disposal? ☐ Yes ☐ No Freezer? ☒ Yes ☐ No  
 Are the items in section (f) in working order? ☐ Yes ☐ No If no please explain: \_\_\_\_\_
- (g) Washer? ☐ Yes ☐ No Is this in working order? ☐ Yes ☐ No Dryer? ☐ Yes ☐ No Is this in working order? ☐ Yes ☐ No
- (h) Intercom system? ☐ Yes ☐ No Is this in working order? ☐ Yes ☐ No
- (i) Ceiling fans? ☐ Yes ☐ No Number of ceiling fans \_\_\_\_\_ In working order? ☐ Yes ☐ No Location of ceiling fan(s)? \_\_\_\_\_
- (j) Awnings? ☐ Yes ☐ No Attic fan(s)? ☐ Yes ☐ No Exhaust fan(s)? ☐ Yes ☐ No Storage shed? ☐ Yes ☐ No Deck? ☐ Yes ☐ No  
 Any type of "invisible" animal fence? ☐ Yes ☐ No Satellite dish? ☐ Yes ☐ No  
 Describe any other equipment or appliances not listed above: \_\_\_\_\_
- (k) Are any items in this section in need of repair or replacement? ☐ Yes ☒ No ☐ Unknown If YES please explain: \_\_\_\_\_



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**16. LAND (SOILS, DRAINAGE AND BOUNDARIES)**

Explain any **yes** answers by including specific information on the location of the problem/issue and a description of any repair efforts, including a description of the repairs and the date(s) the repair(s) were attempted.

- (a) Are you aware of any fill or expansive soil on the Property? ☐ Yes ☒ No ☐ Unknown  
(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 ☒ No ☐ Unknown

**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 INFORMATION ON MINE SUBSIDENCE INSURANCE ARE AVAILABLE THROUGH: DEPARTMENT OF ENVIRONMENTAL PROTECTION, MINE SUBSIDENCE INSURANCE FUND, 25 Technology Drive, California Technology Park, Coal Center, PA 15423. 800) 922-1678 or 724-769-1100.**

- (c) Are you aware of any existing or proposed mining, strip mining or any other excavations that might affect this Property? ☐ Yes ☒ No ☐ Unknown  
(d) To your knowledge, is the Property, or part of it, located in a flood zone or wetlands area? ☐ Yes ☒ No ☐ Unknown  
(e) Do you know of any past or present drainage or flooding problems affecting the Property or adjacent properties? ☐ Yes ☒ No ☐ Unknown  
(f) Do you know of encroachments, boundary line disputes, rights of way or easements? ☐ Yes ☒ No ☐ Unknown

**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 ☒ No ☐ Unknown  
(h) Do you have an existing survey of the Property? ☒ Yes ☐ No ☐ Unknown  
If "Yes", has the survey been made available to the Listing Real Estate Broker? ☒ Yes ☐ No ☐ Unknown  
(i) Does the Property abut a public road? ☒ Yes ☐ No ☐ Unknown  
If not, is there a recorded right-of-way and maintenance agreement to a public road? ☐ Yes ☐ No ☐ Unknown  
(j) Is the property or a portion of it, preferentially assessed for tax purposes, or subject to limited development rights? ☐ Yes ☐ No ☐ Unknown  
If "Yes", check all that apply below:  
☐ 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 \_\_\_\_\_

- (k) Has the property owner(s) attempted to secure mine subsidence insurance? ☐ Yes ☒ No ☐ Unknown  
Has the property owner(s) obtained mine subsidence insurance? ☐ Yes ☒ No ☐ Unknown Details: \_\_\_\_\_

**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. Explain any "Yes" answers in this Section: \_\_\_\_\_

**17. HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES**

Explain any **yes** answers by including specific information on the location of the problem/issue and a description of any repair efforts, including a description of the repairs and the date(s) the repair(s) were attempted.

- (a) Are you aware of any underground tanks (other than home heating fuel or septic tanks disclosed above)? ☐ Yes ☒ No ☐ Unknown  
(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 ☐ Unknown  
(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 ☐ Unknown  
(d) Are you aware of any tests for mold, fungi, or indoor air quality in the property? ☐ Yes ☐ No ☐ Unknown  
(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 ☐ Unknown

**Note to Buyer:** Individuals may be affected differently, or not at all, by mold contamination, lead-based paint or other environmental concerns. If mold contamination, indoor air quality, lead-based paint or any other type of environmental issue is a concern, Buyers are encouraged to engage the services of a qualified professional to do testing. Information on environmental issues 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. 1-800-438-4318.

- (f) Are you aware of any dumping on the property? ☐ Yes ☒ No ☐ Unknown  
(g) Are you aware of the presence of an environmental hazard or biohazard on your property or any adjacent property? ☐ Yes ☒ No ☐ Unknown  
(h) Are you aware of any tests for radon gas that have been performed in any buildings on the property? ☒ Yes ☐ No ☐ Unknown

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

09/2007	radon		remediation system installed
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- (i) Are you aware of any radon removal system on the property? ☐ Yes ☐ No ☐ Unknown If "Yes," list date installed and type of system, and whether it is in working order below:

DATE INSTALLED	TYPE OF SYSTEM	PROVIDER	WORKING ORDER
			<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown
			<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown

- (j) 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 ☐ Unknown If "Yes," explain how you know of it, where it is, and the condition of those lead-based paint surfaces: \_\_\_\_\_

- (k) 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 ☐ No ☐ Unknown  
If "yes," list all available reports and records: \_\_\_\_\_

- (l) Are you aware of testing on the property for any other hazardous substances or environmental concerns? ☐ Yes ☒ No ☐ Unknown

- (m) Are you aware of any other hazardous substances or environmental concerns that might impact upon the property? ☐ Yes ☒ No ☐ Unknown

Explain any "Yes" answers in this Section: \_\_\_\_\_

Details: \_\_\_\_\_

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**18. CONDOMINIUM AND OTHER HOMEOWNER ASSOCIATIONS (COMPLETE ONLY IF APPLICABLE)**

(a) Type: Condominium ☐ Cooperative ☐ Homeowners Association ☒ Other If "Other", please explain: \_\_\_\_\_

Notice regarding Condominiums, Cooperatives and Homeowners Associations: According to Section 3407 of the Uniform Condominium Act (68 Pa.C.S. §3407) (Relating to resales of Units) and 68 Pa.C.S. §4409 (Relating to resales of cooperative interests) and Section 5407 of the Uniform Planned Community Act (68 Pa.C.S.A. 5407), a Buyer of a resale Unit must receive a Certificate of Resale issued by the Association. The Buyer will have the option of canceling the Agreement with return of all deposit moneys until the Certificate has been provided to the Buyer and for five days thereafter or until conveyance, whichever occurs first. The Seller must be sure the Buyer receives a Resale Certificate.

(b) Do you know of any defect, damage or problem with any common elements or common areas which could affect their value or desirability? ☐ Yes ☒ No ☐ Unknown

(c) Do you know of any condition or claim which may result in an increase in assessments or fees? ☐ Yes ☒ No ☐ Unknown

If your answer to (b) or (c) is "Yes", explain in detail: \_\_\_\_\_

**19. MISCELLANEOUS**

Explain any **yes** answers by including specific information on the location of the problem/issue and a description of any repair efforts, including a description of the repairs and the date(s) the repair(s) were attempted.

(a) Are you aware of any existing or threatened legal action affecting the Property? ☐ Yes ☒ No ☐ Unknown

(b) Do you know of any violations of Federal, State or local laws or regulations relating to this Property? ☐ Yes ☒ No ☐ Unknown

(c) 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 ☐ Unknown

(d) Are you aware of any judgment, encumbrances, lien (for example, comaker or equity loan) or other debt against this Property that cannot be satisfied by the proceeds of this sale? ☐ Yes ☒ No ☐ Unknown

(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 Property? ☐ Yes ☒ No ☐ Unknown

(f) Are you aware of any material defects to the Property, dwelling or fixtures which are not disclosed elsewhere on this form? ☐ Yes ☒ No ☐ Unknown

A material defect is a problem with the Property or any portion of it that would have significant adverse impact on the value of the residential real Property or that INVOLVES AN UNREASONABLE RISK TO PEOPLE ON THE LAND.

(g) Are you aware of any historic preservation restriction or ordinance or archeological designation associated with the Property? ☐ Yes ☒ No ☐ Unknown

(h) Are you aware of any insurance claims filed relating to the Property? ☐ Yes ☒ No ☐ Unknown

If "Yes," please explain: \_\_\_\_\_

(i) Is there any additional information that you feel you should disclose to a prospective Buyer because it may materially and substantially affect the value or desirability of the Property, e.g. zoning violation, set back violations, zoning changes, road changes, pending municipal improvements, pending tax assessment appeals, etc.? ☐ Yes ☒ No ☐ Unknown

If your answers in this section are "Yes", explain in detail: \_\_\_\_\_

(j) Have you ever attempted to obtain insurance of any nature for the property and were Rejected? ☐ Yes ☒ No

(k) Are you aware of a lease of the oil, gas or mineral rights being agreed to for this particular property? ☐ Yes ☒ No ☐ Unknown

Are you aware of a lease of the oil, gas or mineral rights for adjacent properties? ☐ Yes ☐ No ☐ Unknown

Explain any YES answers by including specific information concerning the lease agreement(s) as well as the lease terms: \_\_\_\_\_

(l) Are you aware if any drilling has occurred on this property? ☐ Yes ☒ No

Are you aware if any drilling is planned for this property? ☐ Yes ☒ No

Are you aware if any drilling has occurred or is planned to occur on nearby property? ☐ Yes ☒ No ☐ Unknown

If the answer is YES to any of these items please explain: \_\_\_\_\_

**20. COMPLIANCE WITH REAL ESTATE SELLER DISCLOSURE LAW**

In Pennsylvania, a Seller is required to satisfy the requirements of the Real Estate Seller Disclosure Law. These requirements are generally described in the notice found on the first page of this document. This law requires the Seller in a residential transfer of real estate to make certain disclosures regarding the property to potential Buyers. The notice is to be provided in a form defined by law and is required before an agreement of sale is signed. The law defines a residential real estate transfer as a sale, exchange, installment sales contract, lease with an option to buy, grant or other transfer of an interest in real property where not less than one (1) and not more than four (4) residential dwelling units are involved. In transactions involving a condominium, homeowners association or cooperative the disclosure is to specifically refer to the Seller's Unit. Disclosures regarding common areas or facilities within such associations are not specifically required in this Disclosure Statement. However, compliance with the requirements that govern the resale of condominium, homeowner association and cooperative interests is required as defined by the Uniform Condominium Act of Pennsylvania, the Uniform Planned Community Act of Pennsylvania and/or the Real Estate Cooperative Act as such Acts may be amended. Exceptions to the Seller Disclosure Law requirements include:

(a) Transfers that are the result of a court order;

(b) Transfers to a mortgage lender that result from a buyer's default and subsequent foreclosure sales that result from default;

(c) Transfers from a co-owner to one or more other co-owners;

(d) Transfers made to a spouse or direct descendant;

(e) Transfers between spouses that result from divorce, legal separation, or property settlement;

(f) Transfers by a corporation, partnership or other association to its shareholders, partners or other equity owners as part of a plan of liquidation;

(g) Transfers of a property to be demolished or converted to a non-residential use;

(h) Transfer of unimproved real property;

(i) Transfers by a fiduciary during the administration of a decedent estate, guardianship, conservatorship or trust;

(j) Transfers of new construction that has never been occupied when:

(1) the buyer has received a one-year warranty covering the construction;

(2) the building has been inspected for compliance with the applicable building code or, if none, a nationally recognized model building code; and

(3) a certificate of occupancy or certificate of code compliance has been issued for the dwelling.

Except where these exceptions apply, the Seller is required to satisfy the requirements of the Real Estate Seller Disclosure Law as may be amended and is required to make disclosures in accordance with the provisions of the Law.



**A WEST PENN MULTI-LIST, INC. SELLER DISCLOSURE FORM  
IS REQUIRED TO BE COMPLETED AND SIGNED BY THE SELLER(S)**

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**WPML SELLER DISCLOSURE STATEMENT**

SELLER INITIALS

WPML LISTING #  
10/2011 REVISED

  
07/17/14  
6:38PM EDT

  
07/17/14  
5:54PM EDT

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 the Listing Broker to provide this information to prospective Buyers of the Property and to other real estate agents. **THE SELLER ALONE IS RESPONSIBLE FOR THE COMPLETION AND ACCURACY OF THE INFORMATION CONTAINED IN THIS STATEMENT. The Broker, Agent and/or West Penn Multi-List, Inc. are not responsible for the information contained herein.** 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. The Seller shall promptly notify the Buyer of any such changes in the condition of the property.

*West Penn Multi-List, Inc. has not participated, in any way, in providing information in this statement. Seller is responsible to complete this form in its entirety. Every Seller signing a Listing Contract must sign this statement.*

SELLER Edward Shea DATE dotloop verified  
07/17/14 6:38PM EDT  
UQVC-KS6W-YXHE-PLGR

SELLER Mary L Shea DATE dotloop verified  
07/17/14 5:54PM EDT  
H87F-Q9CC-KKZK-BAUW

SELLER \_\_\_\_\_ DATE \_\_\_\_\_

**EXECUTOR, ADMINISTRATOR, TRUSTEE, COURT APPOINTED GUARDIAN, RECORDED POWER OF ATTORNEY**

The undersigned has never occupied the Property and lacks the personal knowledge necessary to complete this Disclosure Statement.

\_\_\_\_\_  
DATE \_\_\_\_\_

\_\_\_\_\_  
DATE \_\_\_\_\_

Please Indicate Capacity/Title of Person Signing Plus Include Documentation.

**CORPORATE LISTING**

The undersigned has never occupied the Property. Any information contained in this Disclosure Statement was obtained from third party sources and Buyer should satisfy himself or herself as to the condition of the Property.

\_\_\_\_\_  
DATE \_\_\_\_\_

Please Indicate Capacity/Title of Person Signing Plus Include Documentation.

**RECEIPT AND ACKNOWLEDGEMENT 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 expenses and by qualified professionals, to determine the condition of the structure or its components.

BUYER \_\_\_\_\_ DATE \_\_\_\_\_

BUYER \_\_\_\_\_ DATE \_\_\_\_\_

BUYER \_\_\_\_\_ DATE \_\_\_\_\_