



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

(10) Heating and air conditioning.

(A) Type of air conditioning:  central electric

\_\_\_\_ central gas \_\_\_\_ wall \_\_\_\_ none

Number of window units included in sale: \_\_\_\_\_

Location: \_\_\_\_\_

(B) List any areas of the house that are not air conditioned: Basement, hallway from the garage, stone room, dressing room off of master, den off of master and black and white bathroom

(C) Type of heating:  electric  fuel oil

\_\_\_\_ natural gas \_\_\_\_ other

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

(D) List any areas of the house that are not heated: Room behind laundry room, bathroom in basement | only on light fixture basement hallway, hallway from garage, black and white bathroom

(E) Type of water heating:  electric \_\_\_\_ gas

\_\_\_\_ solar \_\_\_\_ other

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

(F) If there are fireplaces in the Property, are they operational? \_\_\_\_ Yes \_\_\_\_ No

(G) Are you aware of any underground fuel tanks on the property? \_\_\_\_ Yes  No

If yes, please describe: \_\_\_\_\_

(H) Are you aware of any problems with any item in this section? \_\_\_\_ Yes  No

If yes, please explain: \_\_\_\_\_

(11) Electrical system.

(A) Are you aware or any problems or repairs needed in the electrical system?

\_\_\_\_ Yes  No



If yes, please explain: \_\_\_\_\_  
\_\_\_\_\_

(12) Other equipment and appliances included in sale (complete only if applicable).

(A)  Electric garage door opener/Number of transmitters: 2  
Are they in working order?  Yes  No

(B)  Smoke detectors How many? \_\_\_\_\_  
Location: \_\_\_\_\_  
\_\_\_\_\_

(C)  Security alarm system  
 owned  leased  
Lease information: Not hooked up  
\_\_\_\_\_

(D)  Lawn sprinkler  
Number \_\_\_\_\_ Automatic timer \_\_\_\_\_  
In working order?  Yes  No

(E)  Swimming pool  Pool heater  Spa/hot tub  
List all pool/spa equipment: \_\_\_\_\_  
\_\_\_\_\_

(F)  Refrigerator  Range  Microwave Oven  
 Dishwasher  Trash Compactor  
 Garbage Disposal

(G)  Washer  Dryer

(H)  Intercom

(I)  Ceiling Fans 7 Number  
Location: Bedrooms, Kitchen, Den, Rec Room, Hall in basement  
\_\_\_\_\_

(J) Other: \_\_\_\_\_  
\_\_\_\_\_

Are any items in this section in need of repair or replacement?

yes  no  unknown

If yes, please 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 or that affect the property?  Yes  No

NOTE TO BUYER: YOUR 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

724/941-7100

- (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 flood zone or wetlands area?  Yes  No
- (E) Do you know of any past or present drainage or flooding problems affecting the property or adjacent properties?  Yes  No
- (F) Do you know of any encroachments, boundary 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 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

Explain any yes answers that you give in this section: \_\_\_\_\_

- (H) Do you have an existing survey of the Property?  Yes  No

If yes, has the survey been made available to the Listing Real Estate Broker?  Yes  No

- (I) Does the Property abut a public road?  Yes  No



If not, is there a recorded right-of-way and maintenance agreement to a public road?  Yes  No

(14) Hazardous substances.

(A) Are you aware of any underground tanks or hazardous substances present on the property (structure or soil), including, 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 property?  Yes  No

Explain any "yes" answers that you give in this section: Radon tested in 10/2005

(D) Lead-based Paint Hazard Reduction Act.

(1) Was this house constructed prior to 1978?  
 yes  no  unknown

(2) Is Seller aware of the presence of any lead-based paint hazards in the Property?  Yes  No

NOTE: If the house was built prior to 1978, Seller and Seller's Agent must disclose any lead-based paint information which they have, furnish a Lead Hazard Information Pamphlet to any prospective Buyer and Advise Buyer of his rights under the Act.

(15) Condominiums and other homeowners associations (complete only if applicable).

(A) Type:  
 condominium  cooperative  
 homeowners association  other

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

\*NOTICE REGARDING CONDOMINIUMS AND COOPERATIVES:

ACCORDING TO SECTION 3407 OF THE UNIFORM CONDOMINIUM ACT (68 PA.C.S. § 3407 (RELATING TO REALES OF UNITS) AND 68 PA.C.S. § 4409 (RELATING TO REALES 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 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.

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

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(16)Miscellaneous.

(A) Are you aware of any existing or threatened legal action affecting the property? \_\_\_\_\_ yes  no

(B) Do you know of any violations of Federal, State or local laws or regulations relating to this property? \_\_\_\_\_ yes  no

(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

(D) Are you aware of any judgment, encumbrance, 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

(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

(F) Are you aware of any material defects to the property, 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: \_\_\_\_\_



(G) is there any additional information that you feel you should disclose to the prospective Buyer because it may materially and substantially affect the value or desirability of the Property, e.g., zoning 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: \_\_\_\_\_

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 Milliana Beira      DATE 10/23/2024

SELLER Francesca Alessi      DATE 10/23/2024

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.

\_\_\_\_\_  
Name and Capacity/Title of person signing plus include documentation

\_\_\_\_\_  
Date

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.

\_\_\_\_\_  
Name and Capacity/Title of person signing, plus include documentation

\_\_\_\_\_  
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 \_\_\_\_\_

Delivery of disclosure form

(a) Method of delivery.--The seller's delivery of the property disclosure statement to the buyer as prescribed by this act shall be by personal delivery; ordinary mail; certified mail, return receipt requested; or facsimile transmission to the buyer or the buyer's agent.

(b) Parties to whom delivered. --For purposes of this act, delivery to one prospective buyer or buyer's agent is deemed delivery to all persons intending to take title as co-tenants, joint tenants or as a tenant by the entireties with the buyer. Receipt may be acknowledged on the statement, in an agreement for the



conveyance of the residential real property or shown in any other verifiable manner.

Information unavailable to seller

If at the time the disclosures are required to be made, an item of information required to be disclosed is unknown or not available to the seller and the seller has made an effort to ascertain it, the seller may make a disclosure based on the best information available to the seller, provided it is identified as a disclosure based on an incomplete factual basis.

Information subsequently rendered inaccurate.

If information disclosed in accordance with this act is subsequently rendered inaccurate as a result of any act, occurrence or agreement subsequent to the delivery of the required disclosures, the seller shall notify the buyer of the inaccuracy.

Affirmative duty of seller

The seller is not obligated by this act to make any specific investigation or inquiry in an effort to complete the disclosure statement. In completing the disclosure statement, the seller shall not make any representations which he or his agent know or have reason to know are false, deceptive or misleading, and shall not fail to disclose a known material defect.