

SELLER'S PROPERTY DISCLOSURE STATEMENT ADDENDUM**SDA**

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of Realtors® (PAR).

1 PROPERTY 244-248 N 3rd St, Unit 4CD, Philadelphia, PA 19106**2 SELLER Stephen Boerner, Melissa Bemer****3 The following are updates or additions to the Seller's Property Disclosure Statement as stated below:****4 How many of the following are part of the Property:**

5 Dwelling units _____ **Heating systems** _____

6 Water service meters _____ **Air conditioning systems** _____

7 Water heaters _____ **Electrical service meters** _____

8 Section Number 11 **Topic** Plumbing **Unit (if applicable)** _____

9 Additional Disclosure The ac we replaced is situated above the guest bathroom. When the ac initially died, we knew because

10 it both lacked cool air but also leaked from a faulty condenser hose. i=It leaked into parts of the surrounding dry wall in the

11 bathroom. Small areas were impacted. I had AirMaster carve out and spackle replace that dry wall on ceiling along with

12 replacing the entire AC unit. Then a section of dry wall above the shower tiling showed a wet spot post AC installation.

13 Section Number 11 **Topic** Plumbing **Unit (if applicable)** _____

14 Additional Disclosure - AirMaster came and only cut out that dry wall and fixed the leak coming from the new Condenser

15 hose attached to the new AC. AirMaster was too busy at the time And told me my options were for them to outsource the

16 drywall repair or settle with me. I got a handyman to clean up the ceiling back to perfection, but there remains a small hole

17 in the drywall within the shower above the tiling

18 Section Number _____ **Topic** _____ **Unit (if applicable)** _____

19 Additional Disclosure _____

20 _____

21 _____

22 _____

23 Section Number _____ **Topic** _____ **Unit (if applicable)** _____

24 Additional Disclosure _____

25 _____

26 _____

27 _____

28 Section Number _____ **Topic** _____ **Unit (if applicable)** _____

29 Additional Disclosure _____

30 _____

31 _____

32 _____

33 All other terms and conditions of the Seller's Property Disclosure Statement remain unchanged and in full force and effect.

34 SELLER Melissa Bemer **DATE** 7/20/2024

35 SELLER Stephen Boerner **DATE** 7/20/2024

36 SELLER _____ **DATE** _____

37 BUYER _____ **DATE** _____

38 BUYER _____ **DATE** _____

39 BUYER _____ **DATE** _____



COPYRIGHT PENNSYLVANIA ASSOCIATION OF REALTORS® 2012
12/13