

**Planned Repairs & Maintenance for
4939 Beech Creek Mountain Rd, Beech Creek, PA 16822**

The sellers have agreed to perform the following repairs and maintenance this Spring 2023. Any repairs and / or maintenance that's not able to be completed prior to closing will be paid for by sellers prior to close and be completed after closing.

- Replace light bulbs through-out
- Generator annual maintenance scheduled in April of 2023
- De-winterization of plumbing scheduled late April 2023 - Bechdels Plumbing & Heating
- Annual check of propane lines through-out scheduled April 2023 – Bechdels Plumbing & Heating
- Septic replaced in Fall of 2022. Seal was not replaced. Seal scheduled to be replaced upon ground thawing.
- Replace lock on screen door on summer house
- Garage will be cleaned out prior to closing and any non-useable items will be disposed of.
- 1 piece of soffit on underside of porch roof is currently missing and will be replaced April 2023. (soffit damaged / blew off during storm / high winds)
- Sellers will provide instruction on annual maintenance as well as cabin start-up / shut -down procedures w/ buyer prior to closing.
- Property is being sold fully furnished and includes everything still at property with the EXCEPTION of the metal military ammo boxes located in the front left corner of garage.