

HURLEY

REAL ESTATE & AUCTIONS

2800 BUCHANAN TRL E | GREENCASTLE | PA 17225



228± Acres at 13387 and 13380 Upper Strasburg Rd Upperstrasburg, PA 17265

228± Acres offered in 5 tracts, combinations, and as a whole!

A rare opportunity to own 228± scenic acres with two homes, creek frontage, woods, tillable land, and prime hunting—just minutes from amenities and major routes in Franklin County.

Auction Date: Wednesday, November 12, 2025 @ 3pm

Open Houses: Saturday, October 25, 2025, 1pm-3pm
Wednesday, November 5, 2025, 3pm-5pm

AV002056 | Matthew Hurley AU003413L, Broker: PA RM421467; MD 597462; WV WVB230300885; VA 0225271921 | Kaleb Hurley AU006233, Agent: PA RS360491; MD 5009812 | Jacob Hurley AU006421

HURLEYAUCTIONS.COM | 717-597-9100





Dear Prospective Buyer,

Hurley Real Estate & Auctions is pleased to have been chosen to offer you this property. We encourage all potential buyers to inspect the property and the enclosed information prior to bidding. For your convenience, we've included the following:

- General Information
- Deed
- Aerial
- Survey
- Conditions of Public Sale
- Disclosures
- How to Buy Real Estate at Auction
- Methods of Payment
- Financing Available
- Settlement Companies

If you have any questions after reviewing this report, please don't hesitate to call any time. We are looking forward to seeing you at the auction on November 12, 2025.

Sincerely,
The Hurley Team

DISCLAIMER & ABSENCE OF WARRANTIES | *All information contained in this brochure & all related materials are subject to the terms & conditions outlined in the purchase agreement. Information contained in advertisements, information packet, estimated acreages, and marked boundaries are based upon the best information available to Hurley Real Estate and Auctions at the time of preparation & may not depict exact information on the property. **Each potential buyer is responsible for conducting his/her own independent inspection, investigations, and inquiries concerning the real estate. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by seller or Hurley Real Estate and Auctions.***



Terms: \$50,000 in certified funds day of auction, or if sold separately \$15,000 for Tract 1, \$5,000 for Tract 2, and \$10,000 for Tracts 3, 4, and 5. Announcements made on the day of sale take precedence over all printed material. 2% Buyers premium will be added to final bid price.

Closing Location: As agreed upon by the Buyer and Seller.

Buyer possession: Buyer will have immediate possession upon closing.

General Information: This is not your average property! Offering 228± acres in five tracts, buyers can purchase individual tracts, any combination of tracts, or the entire property. The property features two homes, excellent wooded land and some tillable land, a pond, and thousands of feet of Conodoguinet Creek frontage. Outdoor enthusiasts will love the excellent hunting opportunities, with deer, turkey, and bear abundant throughout the property. Enjoy some of the best views in Franklin County! Plus, State Game Lands 76 and Buchanan State Forest, offering thousands of acres for public hunting, is just minutes away! Ideally located just minutes from Upper Strasburg, Pleasant Hall, Chambersburg, and Shippensburg, and only 6 miles from the PA Turnpike and 4 miles from Rt. 75, this property offers the perfect blend of seclusion, scenery, and accessibility—a dream property in every sense!

Tract 1: 55.14± acres with a custom ranch style home and outbuildings

Tract 2: 10± acres of vacant land- nearly all tillable

Tract 3: 101.06± acres of wooded land

Tract 4: 21.06± acres with a two story home, pond, and creek frontage

Tract 5: 40.39± acres of wooded land with creek frontage

This property will be offered in a multi-parcel auction, giving buyers the flexibility to purchase Tract 1, Tract 2, Tract 3, Tract 4, Tract 5, any combination of tracts, or the entire property as a whole.

Taxes for the entire property are \$5,762; taxes may be reassessed dependent on how the property is sold



General Information:

Tract 1: INCREDIBLE 55± ACRE PROPERTY WITH A CUSTOM-BUILT HOME IN FRANKLIN COUNTY, PA! This is not your average property! Discover this truly remarkable property featuring a custom-built, spacious ranch-style home, a beautifully restored bank barn, an equipment and storage shed, and so much more! An outdoorsman's dream, this property offers exceptional hunting opportunities with 45± wooded acres abundant with deer, turkey, and bear. Plus, State Game Lands 76 and Buchanan State Forest, offering thousands of acres for public hunting, is just minutes away! Enjoy approximately 7.5 acres of tillable land, over 1,300 feet of road frontage on Upper Strasburg Rd, additional frontage on Dothan Rd, and some of the most breathtaking views in the county. The home features 3 bedrooms, 2 full bathrooms and a main level laundry, kitchen, dining area, living room w/ wood stove, full basement w/ cookstove, and an oversized 2 car garage. Additional features are walnut trim throughout, generator hookup, cold storage room, walk out basement, and more!

This home has the following features:

- 3 Bedrooms
 - Bedroom 1: 13 x 15
 - Bedroom 2: 11 x 11
 - Bedroom 3: 11 x 13
- Foyer: 6 x 9
- Living Room: 15 x 21
- Dining Area: 13 x 13
- Kitchen: 13 x 13

Year House Built: 2001

Acreage: 55.14± Acres

County: Franklin

Zoning/Land Use: Please call the Franklin County

Planning Department at 717-261-3855

Tax ID: 12-0F11.-029.-000000

Utilities:

- Water: Well
- Sewer: Septic
- Heating: Hot Water- Oil/ Wood Stove
- Cooling: Mini-Split

School District: Chambersburg Area

Local Hospital: Wellspan Chambersburg



General Information:

Tract 2: OUTSTANDING 10± ACRE PROPERTY WITH BREATHTAKING VIEWS! This beautiful property is nearly all tillable and offers an ideal setting for your dream homesite—featuring some of the most stunning views in the county! With approximately 600 feet of frontage on Upper Strasburg Rd and 900 feet on Dothan Rd, the land offers both beauty and accessibility. Outdoor enthusiasts will love the close proximity to State Game Lands 76 and Buchanan State Forest, providing thousands of acres for public hunting and recreation just minutes away. This property combines peaceful country living with excellent convenience—a true gem in Franklin County! For information on building a home or obtaining permits, please contact the local municipalities directly. Buyers to perform their own due diligence.

Acreage: 10± Acres

County: Franklin

Zoning/Land Use: Please call the Franklin County

Planning Department at 717-261-3855

Tax ID: No Tax Record

Utilities:

- Water: N/A
- Sewer: N/A

School District: Chambersburg Area

Local Hospital: Wellspan Chambersburg

General Information:

Tract 3: INCREDIBLE 101± ACRES OF WOODED LAND IN FRANKLIN COUNTY, PA! A true hunter's paradise, this property is abundant with deer, turkey, and bear, offering exceptional wildlife opportunities. Enjoy over 2,500 feet of frontage on Upper Strasburg Rd and more than 1,000 feet on Dothan Rd, along with stunning valley views. Just minutes from State Game Lands 76 and Buchanan State Forest, providing thousands of acres for public hunting, this property combines outdoor adventure with breathtaking scenery.

Acreage: 101.06± Acres

County: Franklin

Zoning/Land Use: Please call the Franklin County

Planning Department at 717-261-3855

Tax ID: No Tax Record

Utilities:

- Water: N/A
- Sewer: N/A

School District: Chambersburg Area

Local Hospital: Wellspan Chambersburg



General Information:

Tract 4: BEAUTIFUL 21± ACRE PROPERTY WITH 2-STORY FARMHOUSE, POND, AND CREEK FRONTAGE! This remarkable property features a charming 2-story farmhouse with carport, a scenic pond, and over 1,300 feet of frontage on the Conodoguinet Creek. Enjoy over 13 acres of tillable land, stunning valley views, and ample road frontage with more than 1,700 feet on Upper Strasburg Rd. Outdoor enthusiasts will appreciate the close proximity to State Game Lands 76 and Buchanan State Forest, offering thousands of acres for public hunting, just minutes away. The home features 3 bedrooms, 2 full bathrooms, main level laundry, kitchen, dining room/office, basement, and more! This property perfectly combines seclusion, natural beauty, and accessibility—truly a dream property!

This home has the following features:

- 3 Bedrooms (Upstairs)
 - Bedroom 1: 9 x 12
 - Bedroom 2: 8 x 12
 - Bedroom 3: 14 x 15
- Living Room: 12 x 21
- Dining Room: 11 x 12
- Kitchen: 14 x 17
- Office: 8 x 11 (Upstairs)
- Enclosed Porch: 4 x 17

Year House Built: Estimated 1900

Acreage: 21.06± Acres

County: Franklin

Zoning/Land Use: Please call the Franklin County

Planning Department at 717-261-3855

Tax ID: No Tax Record

Utilities:

- Water: Spring
- Sewer: Septic
- Heating: Forced-Air - Oil
- Cooling: N/A

School District: Chambersburg Area

General Information:

Tract 5: OUTSTANDING 40.39± ACRES OF WOODED LAND WITH CREEK FRONTAGE IN FRANKLIN COUNTY, PA! This hunter's paradise is abundant with deer, turkey, and bear, offering incredible wildlife opportunities. The property features over 2,000 feet of frontage on Upper Horse Valley Rd and additional frontage on Upper Strasburg Rd, along with nearly 3,000 feet of frontage on the Conodoguinet Creek, providing excellent hunting and recreational possibilities. Just minutes from State Game Lands 76 and Buchanan State Forest, which offers thousands of acres for public hunting, this property combines outdoor adventure with breathtaking scenery.

Local Hospital: Wellspan Chambersburg

Acreage: 40.39± Acres

County: Franklin

Zoning/Land Use: Please call the Franklin County

Planning Department at 717-261-3855

Tax ID: No Tax Record

Utilities:

- Water: N/A
- Sewer: N/A

School District: Chambersburg Area

Local Hospital: Wellspan Chambersburg



2500.00
2500.00

413391

THIS DEED

Made this 13th day of October, 1994,

By and Between

NORMAN E. ROTZ and ANNA B. ROTZ, his wife, of 13394 Upper Strasburg Road, Upper Strasburg, Pennsylvania, hereinafter whether one or more called GRANTOR,

And

ROY KENDIG and ERMA JANE KENDIG, his wife, of 6065 Ebenezer Road, Orrstown, Pennsylvania, hereinafter whether one or more called GRANTEE,

Witnesseth, that in consideration of the sum of *Two Hundred Fifty Thousand (\$250,000.00)* Dollars, in hand paid, the receipt whereof is hereby acknowledged, the said Grantor does grant and convey in fee simple to said Grantee,

ALL the following described real estate lying and being situate in *Letterkenny Township, Franklin County, Pennsylvania*, bounded and described as follows:

BEGINNING at a white oak on the East side of the Conodoguinet Creek; thence by lands now or formerly of C. A. White the following courses and distances: South 47 degrees 35 minutes West 529.77 feet to a stone pile; South 81 degrees 45 minutes West 233.31 feet to a stone pile; thence by lands now or formerly of C. S. Lawyer the following courses and distances: South 31 degrees 45 minutes West 1964.49 feet to a point; South 41 degrees West 313.50 feet to a point; South 30 degrees 45 minutes West 874.50 feet to a point; South 55 degrees West 264.0 feet to a stone pile; South 10 degrees 25 minutes West 392.34 feet and passing through a 40-inch poplar to an iron pin; thence crossing said creek by lands now or formerly of Fred Kane and Clarence Keefer and lands now or formerly of Lenson Alleman, et al, North 32 degrees 57 minutes West 1050.86 feet to a stake on the Southeastern edge of the Horse Valley Road leading to Upper Strasburg; thence crossing said road and by lands now or formerly of Nelson Alleman, et al, the following courses and distances: North 50 degrees 3 minutes East 330.0 feet to a stake; North 32 degrees 57 minutes West 330.0 feet to a stake; South 50 degrees 3 minutes West 330.0 feet to a stake; thence by lands now

018
FRANKLIN COUNTY
DEED
800.00
11111111

GRAHAM AND GRAHAM Law Office
223 Lincoln Way East, Chambersburg, Pennsylvania 17301

VOL. 1235 39



or formerly of D. R. Rosenberry, North 32 degrees 57 minutes West 2001.45 feet to an iron pin; thence by lands of same, North 48 degrees East 841.50 feet to a chestnut oak; thence by lands of same, North 3 degrees 08 minutes East 338.25 feet to an iron pin; thence by lands of same and lands now or formerly of Harrison Mackey the following courses and distances: North 50 degrees 28 minutes East 2838.0 feet to a stone pile; South 59 degrees 49 minutes East 618.18 feet to a stone pile; South 15 degrees 22 minutes West 670.94 feet to a stone pile; South 32 degrees 27 minutes East 1076.60 feet to a stump; South 46 degrees 45 minutes East 2164.44 feet to the white oak, the place of beginning. CONTAINING 303.89 acres, as is shown on draft of Robert G. Sherrick, Registered Surveyor, dated October 14, 1964, and recorded in Franklin County, Pa., Deed Book Volume 288, Page 142.

LESS, HOWEVER, the following tracts which have been conveyed from the above-described tract:

A. Tract containing 20 acres, 40 perches, reserved to Raymond A. Wise, et ux. in their deed to Aaron Cisney, dated May 14, 1953, and recorded in said Deed Book Volume 463, Page 6, and being shown on the above-mentioned plan as Tract No. 1.

B. Tract containing 1 acre, conveyed to Harry R. Geyer, et ux. by deed dated May 10, 1954, and recorded in said Deed Book Volume 453, Page 5, and being shown on the above-mentioned plan as Tract No. 2.

C. Tract containing 1.20 acres, conveyed to Harold D. Divilbiss, et al, Trustees of Hitching Post Hunting Club, by deed dated September 19, 1958, and recorded in said Deed Book Volume 506, Page 326, and being shown on the above-mentioned plan as Tract No. 3.

D. Tract containing 2.40 acres, conveyed to E. M. Smith et ux., by deed dated September 6, 1960, and recorded in said Deed Book Volume 537, Page 296, and being shown on the above-mentioned plan as Tract No. 4.

E. Tract containing 5.19 acres, conveyed to E. M. Smith et ux., by deed dated May 2, 1964, and recorded in said Deed Book Volume 582, Page 693, and being shown on the above-mentioned plan as Tract No. 5.

F. Tract containing 5.912 acres, conveyed to the Grantor, by deed dated September 5, 1963, and recorded in said Deed Book Volume 575, Page 190, and being shown on the above-mentioned plan as Tract No. 6.

G. Tract containing 1.61 acres, conveyed to Leonard Lee Horn et ux., by deed dated October 29, 1976, and recorded in said Deed Book Volume 738, Page 296.

GRAHAM AND GRAHAM Law Office
223 Lincoln Way East, Chambersburg, Pennsylvania 17201



H. Tract containing 31 acres, more or less, conveyed to David L. Rosenberry et ux., by deed, dated October 25, 1984, and recorded in said Deed Book Volume 915, Page 407.

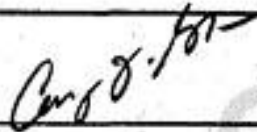
THE above-described real estate is part of the same which Aaron Cisney, unmarried, by deed dated October 24, 1964, and recorded in Franklin County, Pennsylvania, Deed Book Volume 586, Page 779, conveyed to Norman E. Rotz and Anna B. Rotz, his wife, Grantor herein.

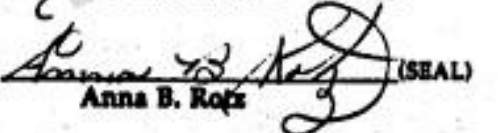
SUBJECT TO the right of way granted to the Hitching Post Hunting Club in said Deed Book Volume 506, Page 326.

AND the said Grantor will warrant specially the property hereby conveyed.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal the day and year first above written.

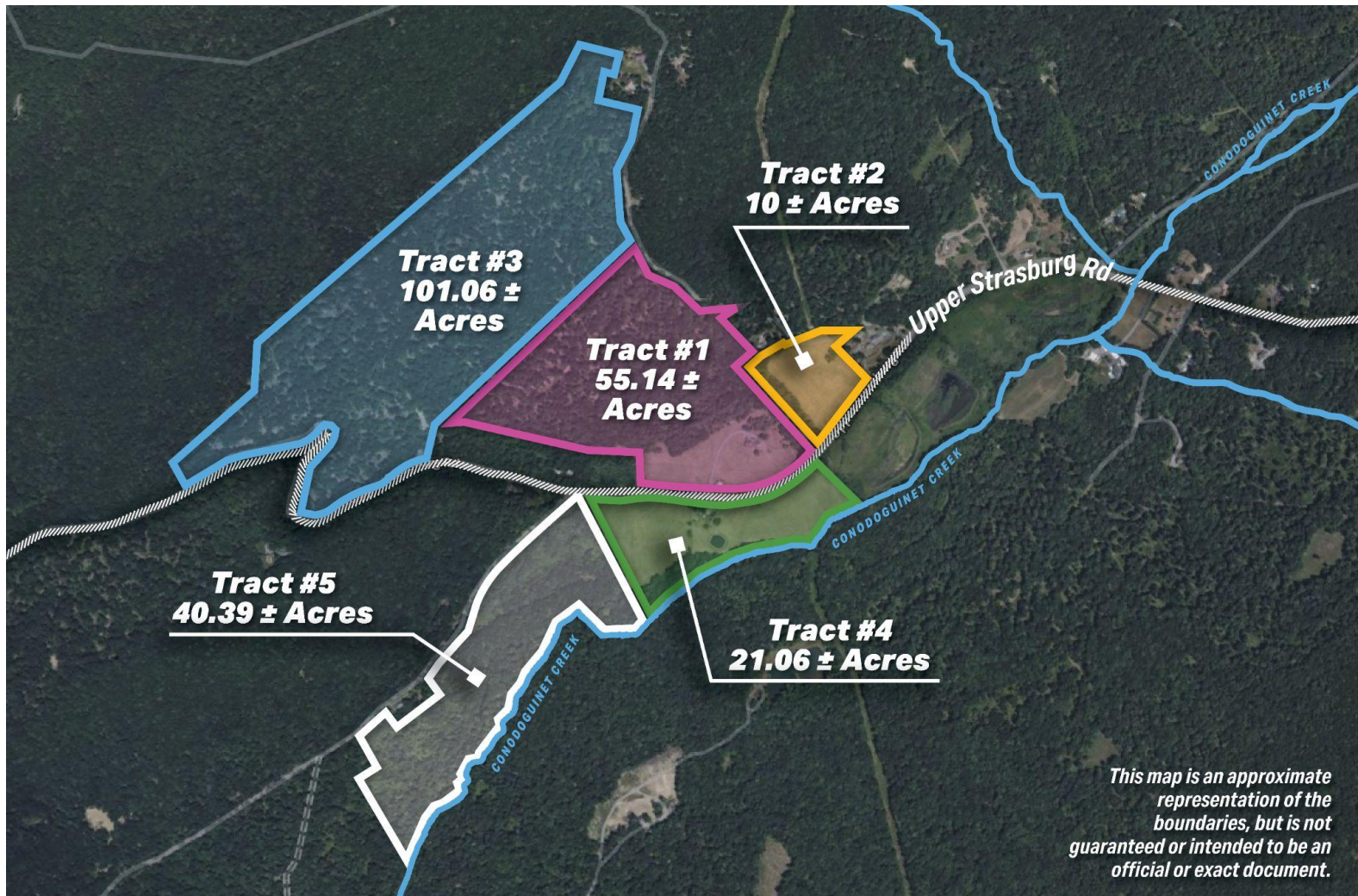
Witness:



Norman E. Rotz

Anna B. Rotz

GRAHAM AND GRAHAM Law Offices
213 Lincoln Way East, Chambersburg, Pennsylvania 17201

W 1235-2 41





SURVEY





OWNED BY: **Roy E. Kendig and Erma J. Kendig**

LOCATED AT: **228± Acres Upper Strasburg Rd and Upper Horse Valley Rd, Upperstrasburg, PA 17265**

1. Highest Bidder | The highest and best bidder shall be the Buyer. The Seller, however, reserves the right to reject any and all bids and to adjourn the sale to a subsequent date. The Auctioneer has the sole discretion of setting bidding increments. If any disputes arise to any bid, the Auctioneer reserves the right to cause the property to be immediately put up for sale again.
2. Real Estate Taxes/Utilities | All real estate taxes and utilities shall be pro-rated between the Buyer and Seller to the date of settlement on a fiscal year basis. All real estate taxes for prior years have or will be paid by the Seller.
3. Transfer Taxes | Seller shall pay 1/2 of the realty transfer tax and Buyer shall pay 1/2 of the realty transfer tax, provided, however that the Buyer shall be responsible for any additional transfer taxes imposed.
4. Terms | \$50,000 in certified funds day of auction; or if sold separately \$15,000 for Tract 1, \$5,000 for Tract 2, \$10,000 each for Tracts 3-5, either in the form of cash, cashier's check, certified check, or personal check at the discretion of the Auction Company when the property is struck down, and the balance, without interest, on or before January 12, 2026 when a special warranty deed will be delivered and actual possession will be given to Buyer. The Buyer shall also sign this agreement and comply with these terms of sale. Buyers Premium of 2 % plus the bid price shall establish purchase price.
5. Forfeiture | The time for settlement shall be of the essence. If the Buyer fails to comply with these terms of sale, Seller shall have the option of retaining all deposit monies or other sums paid by Buyer on account of the purchase price as Seller shall elect: (a) as liquidated damages, in which event Buyer and Seller shall be released from further liability or obligation and this agreement shall be null and void, or (b) on account of the purchase price, or as monies to be applied to Seller's damages as Seller may elect.
6. Marketable Title | A good and marketable title will be given free and clear of all liens and encumbrances. The real estate is being sold subject to restrictions and rights-of-way of record in the Franklin County Courthouse and which may be visible by inspection of the premises.
7. Risk of Loss | Seller shall maintain the property grounds, fixtures and any personal property specifically sold with the property in its present condition, normal wear and tear excepted. Seller shall bear the risk of loss for fire or other casualties until the time of settlement. In the event of damage by fire or other casualty to any property included in this sale that is not repaired or replaced prior to settlement, Buyer shall have the option of rescinding this agreement and promptly receiving all monies paid on account of the purchase price or of accepting the property in its then condition, together with the proceeds of any insurance obtainable by Seller. Buyer is hereby notified that Buyer may insure Buyer's equitable interest in the property as of the time of execution of this agreement.
8. Warranty | The Buyer expressly acknowledges and understands that the Buyer is buying the property in its present condition and that the Seller makes no representation or warranty of any kind whatsoever with regard to the condition of the premises or any components thereof, including but not limited to, the roof, the electrical system, the plumbing system, the heating system, or any other part of the structure, or any of the improvements on the land.
 - A. Radon | Seller has no knowledge concerning the presence or absence of radon. The Seller makes no representation or warranty with regard to radon or the levels thereof.
 - B. Lead-Based Paint | If the house was built before 1978, the house may have lead-based paint. Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing and has no reports or records pertaining to lead-based paint and/or hazards in the housing. A lead-based pamphlet "Protect Your Family from Lead in Your House" has been given to Buyer. Buyer waives any ten (10) day lead-based paint assessment period.
 - C. Environmental Contamination | Seller is not aware of any environmental contamination on the land.
 - D. Home Inspection | Buyer has inspected the property. Buyer understands the importance of getting an independent home inspection and has thought about this before bidding upon the property and signing this agreement.
 - E. Fixtures and Personal Property | Included in the sale and purchase price are all existing items permanently attached to the property, including but not limited to plumbing, heating, lighting fixtures (including, if present upon the property, chandeliers and ceiling fans; water treatment systems; pool and spa equipment; garage door openers and transmitters; television antennas; shrubbery, plantings and unpotted trees; any remaining heating and cooking fuels stored on the property at the time of settlement; wall to wall carpeting; window covering hardware, shades, blinds; built-in air conditioners; built-in appliances; and the range/oven unless otherwise stated). No warranty is given to Buyer as to the working/functional condition of fixtures and/or personal property. All personal property will be removed at Seller's discretion, if items are not removed they become the responsibility of the Buyer.
 - F. Ventilation/Mold | The Seller makes no representations or warranties with regard to mold or the absence of mold, adequate or inadequate air exchange or ventilation, or any other matters of home construction wherein mold may be present in the real estate.
 - G. "AS IS" | The property is being sold "AS IS" at the time of sale and at the time of the settlement. The Fiduciary/Seller herein makes no representations or warranties as to the condition of the real estate. The Purchaser accepts the property "AS IS". The purchaser waives any claims for any liability imposed through any environmental actions. This agreement shall survive closing. A Seller's disclosure has been made available to Buyer prior to the public auction and shall be exchanged by Buyer and Seller upon the signing of this agreement. If the Seller is an estate, the personal representative(s) will not deliver a disclosure to Buyer inasmuch as they are not required by law.
9. Financing | Buyer is responsible for obtaining financing, if any, and this contract is in no way contingent upon the availability of financing. The Seller will not pay points, settlement costs, or otherwise render financial assistance to the Buyer in this regard.
10. Dispute Over Handmonies | In the event of a dispute over entitlement of handmoney deposits, the agent holding the deposit may either retain the monies in escrow until the dispute is resolved or, if possible, pay the monies into the County Court to be held until the dispute is resolved. In the event of litigation for the return of deposit monies, the agent holding handmoney shall distribute the monies as directed by a final order of the court or a written agreement of the parties. Buyer and Seller agrees that, in the event any agent is joined in the litigation for the return of deposit monies, attorneys fees and costs of the agent will be paid by the party joining the agent.
11. This agreement shall survive closing.
12. This agreement may be signed and transmitted by email.
13. Buyer and Seller agrees that Hurley Auctions and Hurley Real Estate and Auctions may collaborate on any aspect of this contract. The scope of collaboration shall include but is not limited to the negotiation, advertising, execution, sharing of resources, sharing of fees, and performance of any aspect whatsoever of the contract.



SELLER'S PROPERTY DISCLOSURE STATEMENT

SPD

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

1 **PROPERTY** 13380 Upper Strasburg Rd
 2 **SELLER** Roy E. Kendig and Erma J. Kendig

3 INFORMATION REGARDING THE REAL ESTATE SELLER DISCLOSURE LAW

4 The Real Estate Seller Disclosure Law (68 P.S. §7301, et seq.) requires that before an agreement of sale is signed, the seller in a residential
 5 real estate transfer must disclose all known material defects about the property being sold that are not readily observable. A material defect
 6 is a problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or
 7 that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is at or beyond the end
 8 of its normal useful life is not by itself a material defect.

9 This property disclosure statement ("Statement") includes disclosures beyond the basic requirements of the Law and is designed to assist
 10 Seller in complying with disclosure requirements and to assist Buyer in evaluating the property being considered. Sellers who wish to see
 11 or use the basic disclosure form can find the form on the website of the Pennsylvania State Real Estate Commission. Neither this Statement
 12 nor the basic disclosure form limits Seller's obligation to disclose a material defect.

13 This Statement discloses Seller's knowledge of the condition of the Property as of the date signed by Seller and is not a substitute for any
 14 inspections or warranties that Buyer may wish to obtain. This Statement is not a warranty of any kind by Seller or a warranty or rep-
 15 resentation by any listing real estate broker, any selling real estate broker, or their licensees. Buyer is encouraged to address concerns
 16 about the condition of the Property that may not be included in this Statement.

17 The Law provides exceptions (listed below) where a property disclosure statement does not have to be completed. All other sellers
 18 are obligated to complete a property disclosure statement, even if they do not occupy or have never occupied the Property.

- 19 1. Transfers by a fiduciary during the administration of a decedent estate, guardianship, conservatorship or trust.
- 20 2. Transfers as a result of a court order.
- 21 3. Transfers to a mortgage lender that results from a buyer's default and subsequent foreclosure sales that result from default.
- 22 4. Transfers from a co-owner to one or more other co-owners.
- 23 5. Transfers made to a spouse or direct descendant.
- 24 6. Transfers between spouses as a result of divorce, legal separation or property settlement.
- 25 7. Transfers by a corporation, partnership or other association to its shareholders, partners or other equity owners as part of a plan of
 26 liquidation.
- 27 8. Transfers of a property to be demolished or converted to non-residential use.
- 28 9. Transfers of unimproved real property.
- 29 10. Transfers of new construction that has never been occupied and:
 30 a. The buyer has received a one-year warranty covering the construction;
 31 b. The building has been inspected for compliance with the applicable building code or, if none, a nationally recognized model
 32 building code; and
 33 c. A certificate of occupancy or a certificate of code compliance has been issued for the dwelling.

34 COMMON LAW DUTY TO DISCLOSE

35 Although the provisions of the Real Estate Seller Disclosure Law exclude some transfers from the requirement of completing a disclo-
 36 sure statement, the Law does not excuse the seller's common law duty to disclose any known material defect(s) of the Property in order
 37 to avoid fraud, misrepresentation or deceit in the transaction. This duty continues until the date of settlement.

38 EXECUTOR, ADMINISTRATOR, TRUSTEE SIGNATURE BLOCK

39 According to the provisions of the Real Estate Seller Disclosure Law, the undersigned executor, administrator or trustee is not required
 40 to fill out a Seller's Property Disclosure Statement. The executor, administrator or trustee, must, however, disclose any known
 41 material defect(s) of the Property.

42 _____ DATE _____

43 Seller's Initials RK Date 7-31-25

SPD Page 1 of 11

Buyer's Initials ____ / ____ Date _____



Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

1. SELLER'S EXPERTISE

- (A) Does Seller possess expertise in contracting, engineering, architecture, environmental assessment or other areas related to the construction and conditions of the Property and its improvements?
- (B) Is Seller the landlord for the Property?
- (C) Is Seller a real estate licensee?

Explain any "yes" answers in Section 1: _____

	Yes	No	Unk	N/A
A		☒		
B		☒		
C				

2. OWNERSHIP/OCCUPANCY

(A) Occupancy

1. When was the Property most recently occupied? Currently
2. By how many people? 4
3. Was Seller the most recent occupant?
4. If "no," when did Seller most recently occupy the Property? Never

(B) Role of Individual Completing This Disclosure. Is the individual completing this form:

1. The owner
2. The executor or administrator
3. The trustee
4. An individual holding power of attorney

(C) When was the Property acquired?

1994

(D) List any animals that have lived in the residence(s) or other structures during your ownership:

1 Dog

Explain Section 2 (if needed): _____

	Yes	No	Unk	N/A
A1				
A2				
A3		☒		
A4				
B1	☒			
B2		☒		
B3				
B4				
C				

3. CONDOMINIUMS/PLANNED COMMUNITIES/HOMEOWNERS ASSOCIATIONS

(A) Disclosures for condominiums and cooperatives are limited to Seller's particular unit(s). Disclosures regarding common areas or facilities are not required by the Real Estate Seller Disclosure Law.

(B) Type. Is the Property part of a(n):

1. Condominium
2. Homeowners association or planned community
3. Cooperative
4. Other type of association or community _____

(C) If "yes," how much are the fees? \$ _____, paid (☐ Monthly) (☐ Quarterly) (☐ Yearly)

(D) If "yes," are there any community services or systems that the association or community is responsible for supporting or maintaining? Explain: _____

(E) If "yes," provide the following information:

1. Community Name _____
2. Contact _____
3. Mailing Address _____
4. Telephone Number _____

(F) How much is the capital contribution/initiation fee(s)? \$ _____

Notice to Buyer: A buyer of a resale unit in a condominium, cooperative, or planned community must receive a copy of the declaration (other than the plats and plans), the by-laws, the rules or regulations, and a certificate of resale issued by the association, condominium, cooperative, or planned community. Buyers may be responsible for capital contributions, initiation fees or similar one-time fees in addition to regular maintenance fees. The buyer will have the option of canceling the agreement with the return of all deposit monies until the certificate has been provided to the buyer and for five days thereafter or until conveyance, whichever occurs first.

4. ROOFS AND ATTIC

(A) Installation

1. When was or were the roof or roofs installed? _____
2. Do you have documentation (invoice, work order, warranty, etc.)? _____

(B) Repair

1. Was the roof or roofs or any portion of it or them replaced or repaired during your ownership?
2. If it or they were replaced or repaired, were any existing roofing materials removed?

(C) Issues

1. Has the roof or roofs ever leaked during your ownership?
2. Have there been any other leaks or moisture problems in the attic?
3. Are you aware of any past or present problems with the roof(s), attic, gutters, flashing or downspouts?

	Yes	No	Unk	N/A
A1			☒	☒
A2				☒
B1		☒		
B2				☒
C1		☒		
C2		☒		
C3		☒		

Seller's Initials RK Date 7-31-25 SPD Page 2 of 11 Buyer's Initials _____ / _____ Date _____



Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

Explain any "yes" answers in Section 4. Include the location and extent of any problem(s) and any repair or remediation efforts, the name of the person or company who did the repairs and the date they were done:

5. BASEMENTS AND CRAWL SPACES

(A) Sump Pump

- Does the Property have a sump pit? If "yes," how many?
- Does the Property have a sump pump? If "yes," how many?
- If it has a sump pump, has it ever run?
- If it has a sump pump, is the sump pump in working order?

	Yes	No	Unk	N/A
A1		☒		
A2		☒		
A3				☒
A4				
B1		☒		
B2		☒		
B3		☒		

(B) Water Infiltration

- Are you aware of any past or present water leakage, accumulation, or dampness within the basement or crawl space?
- Do you know of any repairs or other attempts to control any water or dampness problem in the basement or crawl space?
- Are the downspouts or gutters connected to a public sewer system?

Explain any "yes" answers in Section 5. Include the location and extent of any problem(s) and any repair or remediation efforts, the name of the person or company who did the repairs and the date they were done:

6. TERMITES/WOOD-DESTROYING INSECTS, DRYROT, PESTS

(A) Status

- Are you aware of past or present dryrot, termites/wood-destroying insects or other pests on the Property?
- Are you aware of any damage caused by dryrot, termites/wood-destroying insects or other pests?

	Yes	No	Unk	N/A
A1		☒		
A2		☒		
B1		☒		
B2		☒		

(B) Treatment

- Is the Property currently under contract by a licensed pest control company?
- Are you aware of any termite/pest control reports or treatments for the Property?

Explain any "yes" answers in Section 6. Include the name of any service/treatment provider, if applicable:

7. STRUCTURAL ITEMS

(A) Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, or other structural components?

(B) Are you aware of any past or present problems with driveways, walkways, patios or retaining walls on the Property?

(C) Are you aware of any past or present water infiltration in the house or other structures, other than the roof(s), basement or crawl space(s)?

(D) Stucco and Exterior Synthetic Finishing Systems

- Is any part of the Property constructed with stucco or an Exterior Insulating Finishing System (EIFS) such as Dryvit or synthetic stucco, synthetic brick or synthetic stone?
- If "yes," indicate type(s) and location(s)
- If "yes," provide date(s) installed

(E) Are you aware of any fire, storm/weather-related, water, hail or ice damage to the Property?

(F) Are you aware of any defects (including stains) in flooring or floor coverings?

	Yes	No	Unk	N/A
A		☒		
B		☒		
C		☒		
D1		☒		
D2				☒
D3				☒
E		☒		
F		☒		

Explain any "yes" answers in Section 7. Include the location and extent of any problem(s) and any repair or remediation efforts, the name of the person or company who did the repairs and the date the work was done:

8. ADDITIONS/ALTERATIONS

(A) Have any additions, structural changes or other alterations (including remodeling) been made to the Property during your ownership? Itemize and date all additions/alterations below.

	Yes	No	Unk	N/A
A		☒		

Addition, structural change or alteration (continued on following page)	Approximate date of work	Were permits obtained? (Yes/No/Unk/NA)	Final inspections/ approvals obtained? (Yes/No/Unk/NA)

Seller's Initials RF

Date 7-31-25

SPD Page 3 of 11



Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

(E) Issues

- Are you aware of any leaks or other problems, past or present, relating to the water supply, pumping system and related items?
- Have you ever had a problem with your water supply?

Yes	No	Unk	N/A
	☒		
	☒		

Explain any problem(s) with your water supply. Include the location and extent of any problem(s) and any repair or remediation efforts, the name of the person or company who did the repairs and the date the work was done:

10. SEWAGE SYSTEM

(A) General

- Is the Property served by a sewage system (public, private or community)?
- If "no," is it due to unavailability or permit limitations?
- When was the sewage system installed (or date of connection, if public)?
- Name of current service provider, if any:

Yes	No	Unk	N/A
☒			
			☒

(B) Type Is your Property served by:

- Public
- Community (non-public)
- An individual on-lot sewage disposal system
- Other, explain:

Yes	No	Unk	N/A
☒			

(C) Individual On-lot Sewage Disposal System. (check all that apply):

- Is your sewage system within 100 feet of a well?
- Is your sewage system subject to a ten-acre permit exemption?
- Does your sewage system include a holding tank?
- Does your sewage system include a septic tank?
- Does your sewage system include a drainfield?
- Does your sewage system include a sandmound?
- Does your sewage system include a cesspool?
- Is your sewage system shared?
- Is your sewage system any other type? Explain:
- Is your sewage system supported by a backup or alternate system?

Yes	No	Unk	N/A
	☒		
	☒		
☒			
☒			
☒			
☒			
☒			
☒			
☒			

(D) Tanks and Service

- Are there any metal/steel septic tanks on the Property?
- Are there any cement/concrete septic tanks on the Property?
- Are there any fiberglass septic tanks on the Property?
- Are there any other types of septic tanks on the Property? Explain
- Where are the septic tanks located? Left hand side when facing house
- When were the tanks last pumped and by whom? 2024

Yes	No	Unk	N/A
☒			
☒			
☒			

(E) Abandoned Individual On-lot Sewage Disposal Systems and Septic

- Are you aware of any abandoned septic systems or cesspools on the Property?
- If "yes," have these systems, tanks or cesspools been closed in accordance with the municipality's ordinance?

Yes	No	Unk	N/A
	☒		
	☒		

(F) Sewage Pumps

- Are there any sewage pumps located on the Property?
- If "yes," where are they located?
- What type(s) of pump(s)?
- Are pump(s) in working order?
- Who is responsible for maintenance of sewage pumps?

Yes	No	Unk	N/A
	☒		
			☒
			☒
			☒
			☒

(G) Issues

- How often is the on-lot sewage disposal system serviced? Every 2-3 years
- When was the on-lot sewage disposal system last serviced and by whom? 2024
- Is any waste water piping not connected to the septic/sewer system?
- Are you aware of any past or present leaks, backups, or other problems relating to the sewage system and related items?

Yes	No	Unk	N/A
	☒		
	☒		

Seller's Initials RK Date 7-31-25 SPD Page 5 of 11

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.ziplogix.com

updated ga forms



Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

Explain any "yes" answers in Section 10. Include the location and extent of any problem(s) and any repair or remediation efforts, the name of the person or company who did the repairs and the date the work was done:

11. PLUMBING SYSTEM

(A) Material(s). Are the plumbing materials (check all that apply):

1. Copper
2. Galvanized
3. Lead
4. PVC
5. Polybutylene pipe (PB)
6. Cross-linked polyethylene (PEX)
7. Other

(B) Are you aware of any past or present problems with any of your plumbing fixtures (e.g., including but not limited to: kitchen, laundry, or bathroom fixtures; wet bars; exterior faucets; etc.)?

If "yes," explain:

	Yes	No	Unk	N/A
A1	☒	☐	☐	☐
A2	☐	☐	☒	☐
A3	☐	☐	☒	☐
A4	☐	☐	☒	☐
A5	☐	☐	☒	☐
A6	☐	☐	☒	☐
A7	☐	☐	☒	☐
B	☐	☐	☒	☐

12. DOMESTIC WATER HEATING

(A) Type(s). Is your water heating (check all that apply):

1. Electric
2. Natural gas
3. Fuel oil
4. Propane
5. Solar
6. Geothermal
7. Other

If "yes," is the tank owned by Seller?

If "yes," is the system owned by Seller?

(B) System(s)

1. How many water heaters are there? 1
Tanks ☒ Tankless ☐
2. When were they installed? 2019 Approx
3. Is your water heater a summer/winter hook-up (integral system, hot water from the boiler, etc.)?

(C) Are you aware of any problems with any water heater or related equipment?

If "yes," explain:

	Yes	No	Unk	N/A
A1	☒	☐	☐	☐
A2	☒	☐	☐	☐
A3	☒	☐	☐	☐
A4	☒	☐	☐	☐
A5	☒	☐	☐	☐
A6	☒	☐	☐	☐
A7	☒	☐	☐	☐
B1	☒	☐	☐	☐
B2	☒	☐	☐	☐
B3	☒	☐	☐	☐
C	☒	☐	☐	☐

13. HEATING SYSTEM

(A) Fuel Type(s). Is your heating source (check all that apply):

1. Electric
2. Natural gas
3. Fuel oil
4. Propane
5. Geothermal
6. Coal
7. Wood
8. Solar shingles or panels
9. Other:

If "yes," is the tank owned by Seller?

If "yes," is the system owned by Seller?

(B) System Type(s) (check all that apply):

1. Forced hot air
2. Hot water
3. Heat pump
4. Electric baseboard
5. Steam
6. Radiant flooring
7. Radiant ceiling

	Yes	No	Unk	N/A
A1	☐	☒	☐	☐
A2	☐	☒	☐	☐
A3	☒	☐	☐	☐
A4	☐	☒	☐	☐
A5	☐	☒	☐	☐
A6	☐	☒	☐	☐
A7	☐	☒	☐	☐
A8	☐	☒	☐	☐
A9	☐	☒	☐	☐
B1	☒	☐	☐	☐
B2	☒	☐	☐	☐
B3	☒	☐	☐	☐
B4	☒	☐	☐	☐
B5	☒	☐	☐	☐
B6	☒	☐	☐	☐
B7	☒	☐	☐	☐

Seller's Initials RK

Date 7-31-25

SPD Page 6 of 11

Produced with spForm® by spk.org 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.spk.org

updated per forms



334 Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the
335 Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

		Yes	No	Unk	N/A
336	8. Pellet stove(s)				
337	How many and location?				
338	9. Wood stove(s)				
339	How many and location?				
340	10. Coal stove(s)				
341	How many and location?				
342	11. Wall-mounted split system(s)				
343	How many and location?				
344	12. Other:				
345	13. If multiple systems, provide locations				
346					
347	(C) Status				
348	1. Are there any areas of the house that are not heated?				
349	If "yes," explain: upstairs				
350	2. How many heating zones are in the Property?				
351	3. When was each heating system(s) or zone installed?				
352	4. When was the heating system(s) last serviced?				
353	5. Is there an additional and/or backup heating system? If "yes," explain: 2024				
354	6. Is any part of the heating system subject to a lease, financing or other agreement?				
355	If "yes," explain:				
356	(D) Fireplaces and Chimneys				
357	1. Are there any fireplaces? How many?				
358	2. Are all fireplaces working?				
359	3. Fireplace types (wood, gas, electric, etc.):				
360	4. Was the fireplace(s) installed by a professional contractor or manufacturer's representative?				
361	5. Are there any chimneys (from a fireplace, water heater or any other heating system)?				
362	6. How many chimneys?				
363	7. When were they last cleaned?				
364	8. Are the chimneys working? If "no," explain:				
365	(E) Fuel Tanks				
366	1. Are you aware of any heating fuel tank(s) on the Property?				
367	2. Location(s), including underground tank(s): Basement				
368	3. If you do not own the tank(s), explain:				
369	(F) Are you aware of any problems or repairs needed regarding any item in Section 13? If "yes," explain:				
370	14. AIR CONDITIONING SYSTEM				
371	(A) Type(s). Is the air conditioning (check all that apply):				
372	1. Central air				
373	a. How many air conditioning zones are in the Property?				
374	b. When was each system or zone installed?				
375	c. When was each system last serviced?				
376	2. Wall units				
377	How many and the location?				
378	3. Window units				
379	How many?				
380	4. Wall-mounted split units				
381	How many and the location?				
382	5. Other				
383	6. None				
384	(B) Are there any areas of the house that are not air conditioned?				
385	If "yes," explain:				
386	(C) Are you aware of any problems with any item in Section 14? If "yes," explain:				
387					
388					
389					
390					
391					
392					
393					
394					
395					
396					
397					
398					
399					
400					
401					
402					
403					
404					
405					
406					
407					
408					
409					
410					
411					
412					
413					
414					
415					
416					
417					
418					
419					
420					
421					
422					
423					
424					
425					
426					
427					
428					
429					
430					
431					
432					
433					
434					
435					
436					
437					
438					
439					
440					
441					
442					
443					
444					
445					
446					
447					
448					
449					
450					
451					
452					
453					
454					
455					
456					
457					
458					
459					
460					
461					
462					
463					
464					
465					
466					
467					
468					
469					
470					
471					
472					
473					
474					
475					
476					
477					
478					
479					
480					
481					
482					
483					
484					
485					
486					
487					
488					
489					
490					
491					
492					
493					
494					
495					
496					
497					
498					
499					
500					
501					
502					
503					
504					
505					
506					
507					
508					
509					
510					
511					
512					
513					
514					
515					
516					
517					
518					
519					
520					
521					
522					
523					
524					
525					
526					
527					
528					
529					
530					
531					
532					
533					
534					
535					
536					
537					
538					
539					
540					
541					
542					
543					
544					
545					
546					
547					
548					
549					
550					
551					
552					
553					
554					
555					
556					
557					
558					
559					
560					
561					
562					
563					
564					
565					
566					
567					
568					
569					
570					
571					
572					
573					
574					
575					
576					
577					
578					
579					
580					
581					
582					
583					
584					
585					
586					
587					
588					
589					
590					
591					
592					
593					
594					
595					
596					
597					
598					
599					
600					
601					
602					
603					
604					
605					
606					
607					
608					
609					
610					
611					
612					
613					
614					
615					
616					
617					
618					
619					
620					
621					
622					
623					
624					
625					
626					
627					
628					
629					
630					
631					
632					
633					
634					
635					
636					
637					
638					
639					
640					
641					
642					
643					
644					
645					
646					
647					
648					
649					
650					
651					
652					
653					
654					
655					
656					
657					
658					
659					
660					
661					
662					
663					
664					
665					
666					
667					
668					
669					
670					
671					
672					
673					
674					
675					
676					
677					
678					
679					
680					
681					
682					
683					
684					
685					
686					
687					
688					
689					
690					
691					
692					
693					
694					
695					
696					
697					
698					



Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

15. ELECTRICAL SYSTEM

(A) Type(s)

1. Does the electrical system have fuses?
2. Does the electrical system have circuit breakers?
3. Is the electrical system solar powered?
 - a. If "yes," is it entirely or partially solar powered? _____
 - b. If "yes," is any part of the system subject to a lease, financing or other agreement? If "yes," explain: _____

(B) What is the system amperage? _____

(C) Are you aware of any knob and tube wiring in the Property? Unknown

(D) Are you aware of any problems or repairs needed in the electrical system? If "yes," explain: _____

	Yes	No	Unk	N/A
1		☒		
2	☒			
3		☒		
3a				☒
3b				☒
B			☒	
C				
D		☒		

16. OTHER EQUIPMENT AND APPLIANCES

(A) THIS SECTION IS INTENDED TO IDENTIFY PROBLEMS OR REPAIRS and must be completed for each item that will, or may, be included with the Property. The 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. **THE FACT THAT AN ITEM IS LISTED DOES NOT MEAN IT IS INCLUDED IN THE AGREEMENT OF SALE.**

(B) Are you aware of any problems or repairs needed to any of the following:

Item	Yes	No	N/A	Item	Yes	No	N/A
A/C window units				Pool/spa heater			
Attic fan(s)				Range/oven			
Awnings				Refrigerator(s)			
Carbon monoxide detectors				Satellite dish			
Ceiling fans				Security alarm system			
Deck(s)				Smoke detectors			
Dishwasher				Sprinkler automatic timer			
Dryer				Stand-alone freezer			
Electric animal fence				Storage shed			
Electric garage door opener				Trash compactor			
Garage transmitters				Washer			
Garbage disposal				Whirlpool/tub			
In-ground lawn sprinklers				Other:			
Intercom				1.			
Interior fire sprinklers				2.			
Keyless entry				3.			
Microwave oven				4.			
Pool/spa accessories				5.			
Pool/spa cover				6.			

(C) Explain any "yes" answers in Section 16: _____

17. POOLS, SPAS AND HOT TUBS

(A) Is there a swimming pool on the Property? If "yes,"

1. Above-ground or in-ground? _____
2. Saltwater or chlorine? _____
3. If heated, what is the heat source? _____
4. Vinyl-lined, fiberglass or concrete-lined? _____
5. What is the depth of the swimming pool? _____
6. Are you aware of any problems with the swimming pool? _____
7. Are you aware of any problems with any of the swimming pool equipment (cover, filter, ladder, lighting, pump, etc.)? _____

(B) Is there a spa or hot tub on the Property?

1. Are you aware of any problems with the spa or hot tub? _____
2. Are you aware of any problems with any of the spa or hot tub equipment (steps, lighting, jets, cover, etc.)? _____

(C) Explain any problems in Section 17: _____

	Yes	No	Unk	N/A
1				
2				
3				
4				
5				
6				
7				
B				
B1				
B2				

Seller's Initials RH

Date 7-31-25

SPD Page 8 of 11

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026

www.zipLogix.com

updated per forms



Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

18. WINDOWS

- (A) Have any windows or skylights been replaced during your ownership of the Property?
- (B) Are you aware of any problems with the windows or skylights?

Yes	No	Unk	N/A
☒	☒	☐	☐

Explain any "yes" answers in Section 18. Include the location and extent of any problem(s) and any repair, replacement or remediation efforts, the name of the person or company who did the repairs and the date the work was done:

19. LAND/SOILS

(A) Property

- Are you aware of any fill or expansive soil on the Property?
- Are you aware of any sliding, settling, earth movement, upheaval, subsidence, sinkholes or earth stability problems that have occurred on or affect the Property?
- Are you aware of sewage sludge (other than commercially available fertilizer products) being spread on the Property?
- Have you received written notice of sewage sludge being spread on an adjacent property?
- Are you aware of any existing, past or proposed mining, strip-mining, or any other excavations on the Property?

Yes	No	Unk	N/A
☐	☒	☐	☐
☐	☒	☐	☐
☐	☒	☐	☐
☐	☒	☐	☐
☐	☒	☐	☐

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 further information on mine subsidence insurance are available through Department of Environmental Protection Mine Subsidence Insurance Fund, (800) 922-1678 or ra-cpmis@pa.gov.

(B) Preferential Assessment and Development Rights

Is the Property, or a portion of it, preferentially assessed for tax purposes, or subject to limited development rights under the:

- 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)
- Any other law/program:

Yes	No	Unk	N/A
☐	☒	☐	☐
☐	☒	☐	☐
☐	☒	☐	☐
☐	☒	☐	☐

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.

(C) Property Rights

Are you aware of the transfer, sale and/or lease of any of the following property rights (by you or a previous owner of the Property):

- Timber
- Coal
- Oil
- Natural gas
- Mineral or other rights (such as farming rights, hunting rights, quarrying rights) Explain:

Yes	No	Unk	N/A
☐	☒	☐	☐
☐	☒	☐	☐
☐	☒	☐	☐
☐	☒	☐	☐

Note to Buyer: Before entering into an agreement of sale, Buyer can investigate the status of these rights by, among other means, engaging legal counsel, obtaining a title examination of unlimited years and searching the official records in the county Office of the Recorder of Deeds, and elsewhere. Buyer is also advised to investigate the terms of any existing leases, as Buyer may be subject to terms of those leases.

Explain any "yes" answers in Section 19:

20. FLOODING, DRAINAGE AND BOUNDARIES

(A) Flooding/Drainage

- Is any part of this Property located in a wetlands area? **NOT NEAR HOUSE**
- Is the Property, or any part of it, designated a Special Flood Hazard Area (SFHA)?
- Do you maintain flood insurance on this Property?
- Are you aware of any past or present drainage or flooding problems affecting the Property?
- Are you aware of any drainage or flooding mitigation on the Property?
- Are you aware of the presence on the Property of any man-made feature that temporarily or permanently conveys or manages storm water, including any basin, pond, ditch, drain, swale, culvert, pipe or other feature?
- If "yes," are you responsible for maintaining or repairing that feature which conveys or manages storm water for the Property?

Yes	No	Unk	N/A
☒	☐	☐	☐
☐	☒	☐	☐
☐	☒	☐	☐
☐	☒	☐	☐
☐	☒	☐	☐
☐	☒	☐	☐

Seller's Initials **RK** Date **7-31-25** SPD Page 9 of 11



Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

Explain any "yes" answers in Section 20(A). Include dates, the location and extent of flooding and the condition of any man-made storm water management features:

(B) Boundaries

- Are you aware of encroachments, boundary line disputes, or easements affecting the Property?
- Is the Property accessed directly (without crossing any other property) by or from a public road?
- Can the Property be accessed from a private road or lane?
 - If "yes," is there a written right of way, easement or maintenance agreement?
 - If "yes," has the right of way, easement or maintenance agreement been recorded?
- Are you aware of any shared or common areas (driveways, bridges, docks, walls, etc.) or maintenance agreements?

	Yes	No	Unk	N/A
B1	☒	☒		
B2	☒			
B3		☒		
B3a		☒		
B3b		☒		
B4		☒		

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 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.

Explain any "yes" answers in Section 20(B):

21. HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES

(A) Mold and Indoor Air Quality (other than radon)

- Are you aware of any tests for mold, fungi, or indoor air quality in the Property?
- Other than general household cleaning, have you taken any efforts to control or remediate mold or mold-like substances in the Property?

	Yes	No	Unk	N/A
A1		☒		
A2		☒		

Note to Buyer: Individuals may be affected differently, or not at all, by mold contamination. If mold contamination or indoor air quality is a concern, buyers are encouraged to engage the services of a qualified professional to do testing. Information on this issue 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.

(B) Radon

- Are you aware of any tests for radon gas that have been performed in any buildings on the Property?
- If "yes," provide test date and results
- Are you aware of any radon removal system on the Property?

	Yes	No	Unk	N/A
B1		☒		
B2				☒
B3		☒		

(C) Lead Paint

If the Property was constructed, or if construction began, before 1978, you must disclose any knowledge of, and records and reports about, lead-based paint on the Property on a separate disclosure form.

- Are you aware of any 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	Unk	N/A
C1		☒		
C2		☒		

(D) Tanks

- Are you aware of any existing underground tanks?
- Are you aware of any underground tanks that have been removed or filled?

	Yes	No	Unk	N/A
D1		☒		
D2		☒		

(E) Dumping. Has any portion of the Property been used for waste or refuse disposal or storage?

If "yes," location:

	Yes	No	Unk	N/A
E		☒		

(F) Other

- Are you aware of any past or present hazardous substances on the Property (structure or soil) such as, but not limited to, asbestos or polychlorinated biphenyls (PCBs)?
- Are you aware of any other hazardous substances or environmental concerns that may affect the Property?
- If "yes," have you received written notice regarding such concerns?
- Are you aware of testing on the Property for any other hazardous substances or environmental concerns?

	Yes	No	Unk	N/A
F1		☒		
F2		☒		
F3		☒		
F4		☒		

Explain any "yes" answers in Section 21. Include test results and the location of the hazardous substance(s) or environmental issue(s):

22. MISCELLANEOUS

(A) Deeds, Restrictions and Title

- Are there any deed restrictions or restrictive covenants that apply to the Property?
- Are you aware of any historic preservation restriction or ordinance or archeological designation associated with the Property?

	Yes	No	Unk	N/A
A1		☒		
A2		☒		

Seller's Initials RK Date 7-31-25 SPD Page 10 of 11



Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

3. Are you aware of any reason, including a defect in title or contractual obligation such as an option or right of first refusal, that would prevent you from giving a warranty deed or conveying title to the Property?

(B) Financial

1. 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 or other use restriction ordinances that remain uncorrected?
2. Are you aware of any mortgages, judgments, encumbrances, liens, overdue payments on a support obligation, or other debts against this Property or Seller that cannot be satisfied by the proceeds of this sale?
3. Are you aware of any insurance claims filed relating to the Property during your ownership?

(C) Legal

1. Are you aware of any violations of federal, state, or local laws or regulations relating to this Property?
2. Are you aware of any existing or threatened legal action affecting the Property?

(D) Additional Material Defects

1. Are you aware of any material defects to the Property, dwelling, or fixtures which are not disclosed elsewhere on this form?

Note to Buyer: A material defect is a problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

2. After completing this form, if Seller becomes aware of additional information about the Property, including through inspection reports from a buyer, the Seller must update the Seller's Property Disclosure Statement and/or attach the inspection report(s). These inspection reports are for informational purposes only.

Explain any "yes" answers in Section 22:

23. ATTACHMENTS

(A) The following are part of this Disclosure if checked:

- ☐ Seller's Property Disclosure Statement Addendum (PAR Form SDA)

The undersigned Seller represents that the information set forth in this disclosure statement is accurate and complete to the best of Seller's knowledge. Seller hereby authorizes the Listing Broker to provide this information to prospective buyers of the property and to other real estate licensees. SELLER ALONE IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED IN THIS STATEMENT. If any information supplied on this form becomes inaccurate following completion of this form, Seller shall notify Buyer in writing.

SELLER Roy & Kendig DATE 7-31-25
SELLER _____ DATE _____
SELLER _____ DATE _____
SELLER _____ DATE _____
SELLER _____ DATE _____
SELLER _____ DATE _____

RECEIPT AND ACKNOWLEDGEMENT BY BUYER

The undersigned Buyer acknowledges receipt of this Statement. Buyer acknowledges that this Statement is not a warranty and that, unless stated otherwise in the sales contract, Buyer is purchasing this property in its present condition. It is Buyer's responsibility to satisfy himself or herself as to the condition of the property. Buyer may request that the property be inspected, at Buyer's expense and by qualified professionals, to determine the condition of the structure or its components.

BUYER _____ DATE _____
BUYER _____ DATE _____
BUYER _____ DATE _____



SELLER'S PROPERTY DISCLOSURE STATEMENT

SPD

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

1 **PROPERTY** 13387 Upper Strubing Rd Upper Strubing
 2 **SELLER** Roy E. Kendig and Erma J. Kendig

INFORMATION REGARDING THE REAL ESTATE SELLER DISCLOSURE LAW

4 The Real Estate Seller Disclosure Law (68 P.S. §7301, et seq.) requires that before an agreement of sale is signed, the seller in a residential
 5 real estate transfer must disclose all known **material defects** about the property being sold that are not readily observable. A **material defect**
 6 is a problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or
 7 that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is at or beyond the end
 8 of its normal useful life is not by itself a material defect.

9 This property disclosure statement ("Statement") includes disclosures beyond the basic requirements of the Law and is designed to assist
 0 Seller in complying with disclosure requirements and to assist Buyer in evaluating the property being considered. Sellers who wish to see
 1 or use the basic disclosure form can find the form on the website of the Pennsylvania State Real Estate Commission. Neither this Statement
 2 nor the basic disclosure form limits Seller's obligation to disclose a material defect.

3 This Statement discloses Seller's knowledge of the condition of the Property as of the date signed by Seller and is not a substitute for any
 4 inspections or warranties that Buyer may wish to obtain. **This Statement is not a warranty of any kind by Seller or a warranty or rep-**
 5 **resentation by any listing real estate broker, any selling real estate broker, or their licensees.** Buyer is encouraged to address concerns
 6 about the condition of the Property that may not be included in this Statement.

7 The Law provides exceptions (listed below) where a property disclosure statement does not have to be completed. All other sellers
 8 are obligated to complete a property disclosure statement, even if they do not occupy or have never occupied the Property.

- 9 1. Transfers by a fiduciary during the administration of a decedent estate, guardianship, conservatorship or trust.
- 0 2. Transfers as a result of a court order.
- 1 3. Transfers to a mortgage lender that results from a buyer's default and subsequent foreclosure sales that result from default.
- 2 4. Transfers from a co-owner to one or more other co-owners.
- 3 5. Transfers made to a spouse or direct descendant.
- 4 6. Transfers between spouses as a result of divorce, legal separation or property settlement.
- 5 7. Transfers by a corporation, partnership or other association to its shareholders, partners or other equity owners as part of a plan of
 6 liquidation.
- 7 8. Transfers of a property to be demolished or converted to non-residential use.
- 8 9. Transfers of unimproved real property.
- 9 10. Transfers of new construction that has never been occupied and:
 0 a. The buyer has received a one-year warranty covering the construction;
 1 b. The building has been inspected for compliance with the applicable building code or, if none, a nationally recognized model
 2 building code; and
 3 c. A certificate of occupancy or a certificate of code compliance has been issued for the dwelling.

COMMON LAW DUTY TO DISCLOSE

4 Although the provisions of the Real Estate Seller Disclosure Law exclude some transfers from the requirement of completing a disclo-
 5 sure statement, the Law does not excuse the seller's common law duty to disclose any known material defect(s) of the Property in order
 6 to avoid fraud, misrepresentation or deceit in the transaction. **This duty continues until the date of settlement.**

EXECUTOR, ADMINISTRATOR, TRUSTEE SIGNATURE BLOCK

9 According to the provisions of the Real Estate Seller Disclosure Law, the undersigned executor, administrator or trustee is not required
 0 to fill out a Seller's Property Disclosure Statement. **The executor, administrator or trustee, must, however, disclose any known**
 1 **material defect(s) of the Property.**

2 _____ DATE _____

3 Seller's Initials RK Date 7-31-25

SPD Page 1 of 11

Buyer's Initials _____ Date _____



Hurley Real Estate and Auction, 2000 Barbours Trail East Greensboro PA 17325
 Daniel Robbins

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201

Phone: (717) 597-9100

Fax:

www.hurley.com

COPYRIGHT PENNSYLVANIA ASSOCIATION OF REALTORS® 2021
 rev. 3/21; rel. 7/21



Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

1. SELLER'S EXPERTISE

(A) Does Seller possess expertise in contracting, engineering, architecture, environmental assessment or other areas related to the construction and conditions of the Property and its improvements?

(B) Is Seller the landlord for the Property?

(C) Is Seller a real estate licensee?

Explain any "yes" answers in Section 1: _____

	Yes	No	Unk	N/A
A		✓		
B		✓		
C		✓		

2. OWNERSHIP/OCCUPANCY

(A) Occupancy

1. When was the Property most recently occupied? Currently

2. By how many people? 1

3. Was Seller the most recent occupant?

4. If "no," when did Seller most recently occupy the Property? _____

(B) Role of Individual Completing This Disclosure. Is the individual completing this form:

1. The owner

2. The executor or administrator

3. The trustee

4. An individual holding power of attorney

(C) When was the Property acquired? Have built 2001

(D) List any animals that have lived in the residence(s) or other structures during your ownership: N/A

Explain Section 2 (if needed): _____

	Yes	No	Unk	N/A
A1				
A2				
A3	✓			
A4				
B1	✓			
B2				
B3				
B4				
C				

3. CONDOMINIUMS/PLANNED COMMUNITIES/HOMEOWNERS ASSOCIATIONS

(A) Disclosures for condominiums and cooperatives are limited to Seller's particular unit(s). Disclosures regarding common areas or facilities are not required by the Real Estate Seller Disclosure Law.

(B) Type. Is the Property part of a(n):

1. Condominium

2. Homeowners association or planned community

3. Cooperative

4. Other type of association or community _____

(C) If "yes," how much are the fees? \$ _____, paid () Monthly () Quarterly () Yearly

(D) If "yes," are there any community services or systems that the association or community is responsible for supporting or maintaining? Explain: _____

(E) If "yes," provide the following information:

1. Community Name _____

2. Contact _____

3. Mailing Address _____

4. Telephone Number _____

(F) How much is the capital contribution/initiation fee(s)? \$ _____

	Yes	No	Unk	N/A
B1				
B2				
B3				
B4				
C				
D				
E1				
E2				
E3				
E4				
F				

Notice to Buyer: A buyer of a resale unit in a condominium, cooperative, or planned community must receive a copy of the declaration (other than the plats and plans), the by-laws, the rules or regulations, and a certificate of resale issued by the association, condominium, cooperative, or planned community. Buyers may be responsible for capital contributions, initiation fees or similar one-time fees in addition to regular maintenance fees. The buyer will have the option of canceling the agreement with the return of all deposit monies until the certificate has been provided to the buyer and for five days thereafter or until conveyance, whichever occurs first.

4. ROOFS AND ATTIC

(A) Installation

1. When was or were the roof or roofs installed? 2001

2. Do you have documentation (invoice, work order, warranty, etc.)?

(B) Repair

1. Was the roof or roofs or any portion of it or them replaced or repaired during your ownership?

2. If it or they were replaced or repaired, were any existing roofing materials removed?

(C) Issues

1. Has the roof or roofs ever leaked during your ownership?

2. Have there been any other leaks or moisture problems in the attic?

3. Are you aware of any past or present problems with the roof(s), attic, gutters, flashing or downspouts?

	Yes	No	Unk	N/A
A1				
A2		✓		
B1		✓		
B2				
C1		✓		
C2		✓		
C3		✓		

Seller's Initials RK Date 7-31-25 SPD Page 2 of 11 Buyer's Initials _____ / _____ Date _____



Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

Explain any "yes" answers in Section 4. Include the location and extent of any problem(s) and any repair or remediation efforts, the name of the person or company who did the repairs and the date they were done:

5. BASEMENTS AND CRAWL SPACES

(A) Sump Pump

1. Does the Property have a sump pit? If "yes," how many?

2. Does the Property have a sump pump? If "yes," how many?

3. If it has a sump pump, has it ever run?

4. If it has a sump pump, is the sump pump in working order?

(B) Water Infiltration

1. Are you aware of any past or present water leakage, accumulation, or dampness within the basement or crawl space?

2. Do you know of any repairs or other attempts to control any water or dampness problem in the basement or crawl space?

3. Are the downspouts or gutters connected to a public sewer system?

Explain any "yes" answers in Section 5. Include the location and extent of any problem(s) and any repair or remediation efforts, the name of the person or company who did the repairs and the date they were done:

6. TERMITES/WOOD-DESTROYING INSECTS, DRYROT, PESTS

(A) Status

1. Are you aware of past or present dryrot, termites/wood-destroying insects or other pests on the Property?

2. Are you aware of any damage caused by dryrot, termites/wood-destroying insects or other pests?

(B) Treatment

1. Is the Property currently under contract by a licensed pest control company?

2. Are you aware of any termite/pest control reports or treatments for the Property?

Explain any "yes" answers in Section 6. Include the name of any service/treatment provider, if applicable:

7. STRUCTURAL ITEMS

(A) Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, or other structural components?

(B) Are you aware of any past or present problems with driveways, walkways, patios or retaining walls on the Property?

(C) Are you aware of any past or present water infiltration in the house or other structures, other than the roof(s), basement or crawl space(s)?

(D) Stucco and Exterior Synthetic Finishing Systems

1. Is any part of the Property constructed with stucco or an Exterior Insulating Finishing System (EIFS) such as Dryvit or synthetic stucco, synthetic brick or synthetic stone?

2. If "yes," indicate type(s) and location(s)

3. If "yes," provide date(s) installed

(E) Are you aware of any fire, storm/weather-related, water, hail or ice damage to the Property?

(F) Are you aware of any defects (including stains) in flooring or floor coverings?

Explain any "yes" answers in Section 7. Include the location and extent of any problem(s) and any repair or remediation efforts, the name of the person or company who did the repairs and the date the work was done:

8. ADDITIONS/ALTERATIONS

(A) Have any additions, structural changes or other alterations (including remodeling) been made to the Property during your ownership? Itemize and date all additions/alterations below.

Addition, structural change or alteration (continued on following page)	Approximate date of work	Were permits obtained? (Yes/No/Unk/NA)	Final inspections/ approvals obtained? (Yes/No/Unk/NA)

Seller's Initials RK Date 7-31-25 SPD Page 3 of 11 Buyer's Initials / Date



162 Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the
163 Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

164	165	166	167	168	169	170	171	172
Addition, structural change or alteration		Approximate date of work	Were permits obtained? (Yes/No/Unk/N/A)	Final inspections/ approvals obtained? (Yes/No/Unk/N/A)				

173 ☐ A sheet describing other additions and alterations is attached.
174 (B) Are you aware of any private or public architectural review control of the Property other than zoning
175 codes? If "yes," explain:

Yes	No	Unk	N/A

176 *Note to Buyer: The PA Construction Code Act, 35 P.S. §7210 et seq. (effective 2004), and local codes establish standards for building and*
177 *altering properties. Buyers should check with the municipality to determine if permits and/or approvals were necessary for disclosed work*
178 *and if so, whether they were obtained. Where required permits were not obtained, the municipality might require the current owner to up-*
179 *grade or remove changes made by the prior owners. Buyers can have the Property inspected by an expert in codes compliance to determine*
180 *if issues exist. Expanded title insurance policies may be available for Buyers to cover the risk of work done to the Property by previous*
181 *owners without a permit or approval.*

182 *Note to Buyer: According to the PA Stormwater Management Act, each municipality must enact a Storm Water Management Plan for*
183 *drainage control and flood reduction. The municipality where the Property is located may impose restrictions on impervious or semi-per-*
184 *vicious surfaces added to the Property. Buyers should contact the local office charged with overseeing the Stormwater Management Plan*
185 *to determine if the prior addition of impervious or semi-pervious areas, such as walkways, decks, and swimming pools, might affect your*
186 *ability to make future changes.*

187 **9. WATER SUPPLY**

188 (A) Source. Is the source of your drinking water (check all that apply):

- 189 1. Public
190 2. A well on the Property
191 3. Community water
192 4. A holding tank
193 5. A cistern
194 6. A spring
195 7. Other
196 8. If no water service, explain:

197 (B) General

- 198 1. When was the water supply last tested? EVERY YEAR
199 Test results: GOOD
200 2. Is the water system shared?
201 If "yes," is there a written agreement?
202 4. Do you have a softener, filter or other conditioning system?
203 5. Is the softener, filter or other treatment system leased? From whom?
204 6. If your drinking water source is not public, is the pumping system in working order? If "no,"
205 explain:

206 (C) Bypass Valve (for properties with multiple sources of water)

- 207 1. Does your water source have a bypass valve?
208 2. If "yes," is the bypass valve working?

209 (D) Well

- 210 1. Has your well ever run dry?
211 2. Depth of well
212 3. Gallons per minute: , measured on (date)
213 4. Is there a well that is used for something other than the primary source of drinking water?
214 If "yes," explain
215 5. If there is an unused well, is it capped?

	Yes	No	Unk	N/A
A1	☒	☐	☐	☐
A2	☒	☐	☐	☐
A3	☐	☐	☐	☐
A4	☐	☐	☐	☐
A5	☐	☐	☐	☐
A6	☐	☐	☐	☐
A7	☐	☐	☐	☐
B1	☐	☐	☐	☐
B2	☐	☒	☐	☐
B3	☐	☐	☐	☒
B4	☒	☐	☐	☐
B5	☒	☒	☐	☐
B6	☒	☐	☐	☐
C1	☐	☐	☒	☐
C2	☐	☐	☒	☐
D1	☐	☒	☒	☐
D2	☐	☐	☒	☐
D3	☐	☐	☒	☐
D4	☒	☐	☐	☐
D5	☐	☒	☐	☐

216 Seller's Initials RK Date 7-31-25 SPD Page 4 of 11 Buyer's Initials / Date



Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

(E) Issues

- Are you aware of any leaks or other problems, past or present, relating to the water supply, pumping system and related items?
- Have you ever had a problem with your water supply?

	Yes	No	Unk	N/A
E1		☒		
E2		☒		

Explain any problem(s) with your water supply. Include the location and extent of any problem(s) and any repair or remediation efforts, the name of the person or company who did the repairs and the date the work was done:

10. SEWAGE SYSTEM

(A) General

- Is the Property served by a sewage system (public, private or community)? Septic
- If "no," is it due to unavailability or permit limitations?
- When was the sewage system installed (or date of connection, if public)?
- Name of current service provider, if any:

(B) Type Is your Property served by:

- Public
- Community (non-public)
- An individual on-lot sewage disposal system
- Other, explain:

(C) Individual On-lot Sewage Disposal System. (check all that apply):

- Is your sewage system within 100 feet of a well?
- Is your sewage system subject to a ten-acre permit exemption?
- Does your sewage system include a holding tank?
- Does your sewage system include a septic tank?
- Does your sewage system include a drainfield?
- Does your sewage system include a sandmound?
- Does your sewage system include a cesspool?
- Is your sewage system shared?
- Is your sewage system any other type? Explain:
- Is your sewage system supported by a backup or alternate system?

(D) Tanks and Service

- Are there any metal/steel septic tanks on the Property?
- Are there any cement/concrete septic tanks on the Property?
- Are there any fiberglass septic tanks on the Property?
- Are there any other types of septic tanks on the Property? Explain
- Where are the septic tanks located? Behind House
- When were the tanks last pumped and by whom? 2023

(E) Abandoned Individual On-lot Sewage Disposal Systems and Septic

- Are you aware of any abandoned septic systems or cesspools on the Property?
- If "yes," have these systems, tanks or cesspools been closed in accordance with the municipality's ordinance?

(F) Sewage Pumps

- Are there any sewage pumps located on the Property?
- If "yes," where are they located? Basement
- What type(s) of pump(s)? Sewer pump
- Are pump(s) in working order?
- Who is responsible for maintenance of sewage pumps? Owner

(G) Issues

- How often is the on-lot sewage disposal system serviced? Every 2-5 years
- When was the on-lot sewage disposal system last serviced and by whom? 2 years
- Is any waste water piping not connected to the septic/sewer system?
- Are you aware of any past or present leaks, backups, or other problems relating to the sewage system and related items?

	Yes	No	Unk	N/A
A1	☒			
A2		☒		
A3				
A4				
B1		☒		
B2		☒		
B3	☒			
B4				
C1		☒		
C2		☒		
C3		☒		
C4	☒			
C5	☒			
C6	☒			
C7		☒		
C8		☒		
C9		☒		
C10		☒		
D1		☒		
D2	☒			
D3		☒		
D4		☒		
D5				
D6				
E1		☒		
E2				☒
F1	☒			
F2				
F3				
F4	☒			
F5				
G1				
G2				
G3	☒	☒		
G4		☒		

Seller's Initials Rk Date 7-31-25 SPD Page 5 of 11 Buyer's Initials / Date

Produced with Lone Wolf Transactions (zfpForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwtr.com



Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

Explain any "yes" answers in Section 10. Include the location and extent of any problem(s) and any repair or remediation efforts, the name of the person or company who did the repairs and the date the work was done:

11. PLUMBING SYSTEM

(A) Material(s). Are the plumbing materials (check all that apply):

1. Copper
2. Galvanized
3. Lead
4. PVC
5. Polybutylene pipe (PB)
6. Cross-linked polyethylene (PEX)
7. Other

	Yes	No	Unk	N/A
A1				
A2				
A3				
A4	✓			
A5				
A6				
A7				
B		✓		

(B) Are you aware of any past or present problems with any of your plumbing fixtures (e.g., including but not limited to: kitchen, laundry, or bathroom fixtures; wet bars; exterior faucets; etc.)?

If "yes," explain:

12. DOMESTIC WATER HEATING

(A) Type(s). Is your water heating (check all that apply):

1. Electric
2. Natural gas
3. Fuel oil
4. Propane
5. Solar
6. Geothermal
7. Other

If "yes," is the tank owned by Seller?

If "yes," is the system owned by Seller?

	Yes	No	Unk	N/A
A1				
A2				
A3	✓			
A4				
A5				
A6				
A7				
B1				
B2				
B3	✓			
C		✓		

(B) System(s)

1. How many water heaters are there? Domestic
2. When were they installed? 2001
3. Is your water heater a summer/winter hook-up (integral system, hot water from the boiler, etc.)?

(C) Are you aware of any problems with any water heater or related equipment?

If "yes," explain:

13. HEATING SYSTEM

(A) Fuel Type(s). Is your heating source (check all that apply):

1. Electric
2. Natural gas
3. Fuel oil
4. Propane
5. Geothermal
6. Coal
7. Wood
8. Solar shingles or panels
9. Other:

If "yes," is the tank owned by Seller?

If "yes," is the system owned by Seller?

(B) System Type(s) (check all that apply):

1. Forced hot air
2. Hot water
3. Heat pump
4. Electric baseboard
5. Steam
6. Radiant flooring
7. Radiant ceiling

	Yes	No	Unk	N/A
A1				
A2				
A3	✓			
A4				
A5				
A6				
A7				
A8				
A9				
B1				
B2	✓			
B3				
B4				
B5				
B6				
B7				

Seller's Initials R K Date 7-31-25 SPD Page 6 of 11 Buyer's Initials / Date

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.hurley.com



334 Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the
335 Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

		Yes	No	Unk	N/A
336	8. Pellet stove(s)		☒		
337	How many and location?				
338	9. Wood stove(s)	☒			
339	How many and location?				
340	10. Coal stove(s)		☒		
341	How many and location?				
342	11. Wall-mounted split system(s)		☒		
343	How many and location?				
344	12. Other:		☒		
345	13. If multiple systems, provide locations				
346					
347	(C) Status				
348	1. Are there any areas of the house that are not heated?		☒		
349	If "yes," explain:				
350	2. How many heating zones are in the Property?				
351	3. When was each heating system(s) or zone installed?				
352	4. When was the heating system(s) last serviced?				
353	5. Is there an additional and/or backup heating system? If "yes," explain:	☒			
354	WOOD STOVE				
355	6. Is any part of the heating system subject to a lease, financing or other agreement?		☒		
356	If "yes," explain:				
357	(D) Fireplaces and Chimneys				
358	1. Are there any fireplaces? How many?	☒			
359	2. Are all fireplaces working?				
360	3. Fireplace types (wood, gas, electric, etc.):				
361	4. Was the fireplace(s) installed by a professional contractor or manufacturer's representative?		☒		
362	5. Are there any chimneys (from a fireplace, water heater or any other heating system)?		☒		
363	6. How many chimneys?				
364	7. When were they last cleaned?				
365	8. Are the chimneys working? If "no," explain:	☒			
366	(E) Fuel Tanks				
367	1. Are you aware of any heating fuel tank(s) on the Property?	☒			
368	2. Location(s), including underground tank(s):				
369	3. If you do not own the tank(s), explain:				
370	(F) Are you aware of any problems or repairs needed regarding any item in Section 13? If "yes,"				
371	explain:				
372	14. AIR CONDITIONING SYSTEM				
373	(A) Type(s). Is the air conditioning (check all that apply):				
374	1. Central air	☒	☒		
375	a. How many air conditioning zones are in the Property?				
376	b. When was each system or zone installed?				
377	c. When was each system last serviced?				
378	2. Wall units				
379	How many and the location?				
380	3. Window units				
381	How many?				
382	4. Wall-mounted split units				
383	How many and the location?				
384	5. Other				
385	6. None				
386	(B) Are there any areas of the house that are not air conditioned?				
387	If "yes," explain:				
388	(C) Are you aware of any problems with any item in Section 14? If "yes," explain:				
389					

390 Seller's Initials RT Date 7-31-25 SPD Page 7 of 11 Buyer's Initials / Date



Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

15. ELECTRICAL SYSTEM

(A) Type(s)

- Does the electrical system have fuses?
- Does the electrical system have circuit breakers?
- Is the electrical system solar powered?
 - If "yes," is it entirely or partially solar powered?
 - If "yes," is any part of the system subject to a lease, financing or other agreement? If "yes," explain:

(B) What is the system amperage? 200

(C) Are you aware of any knob and tube wiring in the Property?

(D) Are you aware of any problems or repairs needed in the electrical system? If "yes," explain:

	Yes	No	Unk	N/A
A1		☒		
A2	☒			
A3		☒		
3a				☒
3b				☒
B				
C		☒		
D		☒		

16. OTHER EQUIPMENT AND APPLIANCES

(A) **THIS SECTION IS INTENDED TO IDENTIFY PROBLEMS OR REPAIRS** and must be completed for each item that will, or may, be included with the Property. The 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. **THE FACT THAT AN ITEM IS LISTED DOES NOT MEAN IT IS INCLUDED IN THE AGREEMENT OF SALE.**

(B) Are you aware of any problems or repairs needed to any of the following:

Item	Yes	No	N/A	Item	Yes	No	N/A
A/C window units				Pool/spa heater			
Attic fan(s)				Range/oven			
Awnings				Refrigerator(s)			
Carbon monoxide detectors				Satellite dish			
Ceiling fans				Security alarm system			
Deck(s)				Smoke detectors			
Dishwasher				Sprinkler automatic timer			
Dryer				Stand-alone freezer			
Electric animal fence				Storage shed			
Electric garage door opener				Trash compactor			
Garage transmitters				Washer			
Garbage disposal				Whirlpool/tub			
In-ground lawn sprinklers				Other:			
Intercom				1.			
Interior fire sprinklers				2.			
Keyless entry				3.			
Microwave oven				4.			
Pool/spa accessories				5.			
Pool/spa cover				6.			

(C) Explain any "yes" answers in Section 16:

17. POOLS, SPAS AND HOT TUBS

(A) Is there a swimming pool on the Property? If "yes,"

- Above-ground or in-ground?
- Saltwater or chlorine?
- If heated, what is the heat source?
- Vinyl-lined, fiberglass or concrete-lined?
- What is the depth of the swimming pool?
- Are you aware of any problems with the swimming pool?
- Are you aware of any problems with any of the swimming pool equipment (cover, filter, ladder, lighting, pump, etc.)?

(B) Is there a spa or hot tub on the Property?

- Are you aware of any problems with the spa or hot tub?
- Are you aware of any problems with any of the spa or hot tub equipment (steps, lighting, jets, cover, etc.)?

(C) Explain any problems in Section 17:

	Yes	No	Unk	N/A
A		☒		
A1				☒
A2				
A3				
A4				
A5				
A6				
A7				
B				
B1				☒
B2				

Seller's Initials IR Date 7-31-25 SPD Page 8 of 11 Buyer's Initials / Date

Produced with Lone Wolf Transactions (zipForm Editor) 717 N Harwood St, Suite 2206, Dallas, TX 75201 www.lwtr.com



Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

18. WINDOWS

(A) Have any windows or skylights been replaced during your ownership of the Property?

	Yes	No	Unk	N/A
A	☒	☒	☒	☐
B	☐	☒	☐	☐

(B) Are you aware of any problems with the windows or skylights?

Explain any "yes" answers in Section 18. Include the location and extent of any problem(s) and any repair, replacement or remediation efforts, the name of the person or company who did the repairs and the date the work was done:

Garage window replaced

19. LAND/SOILS

(A) Property

- Are you aware of any fill or expansive soil on the Property?
- Are you aware of any sliding, settling, earth movement, upheaval, subsidence, sinkholes or earth stability problems that have occurred on or affect the Property?
- Are you aware of sewage sludge (other than commercially available fertilizer products) being spread on the Property?
- Have you received written notice of sewage sludge being spread on an adjacent property?
- Are you aware of any existing, past or proposed mining, strip-mining, or any other excavations on the Property?

	Yes	No	Unk	N/A
A1	☐	☒	☐	☐
A2	☐	☒	☐	☐
A3	☐	☒	☐	☐
A4	☐	☒	☐	☐
A5	☐	☒	☐	☐

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 further information on mine subsidence insurance are available through Department of Environmental Protection Mine Subsidence Insurance Fund, (800) 922-1678 or ra-epmsi@pa.gov.

(B) Preferential Assessment and Development Rights

Is the Property, or a portion of it, preferentially assessed for tax purposes, or subject to limited development rights under the:

- Farm 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)
- Any other law/program:

	Yes	No	Unk	N/A
B1	☐	☒	☐	☐
B2	☐	☒	☐	☐
B3	☐	☒	☐	☐
B4	☐	☒	☐	☐

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.

(C) Property Rights

Are you aware of the transfer, sale and/or lease of any of the following property rights (by you or a previous owner of the Property):

- Timber
- Coal
- Oil
- Natural gas
- Mineral or other rights (such as farming rights, hunting rights, quarrying rights) Explain:

	Yes	No	Unk	N/A
C1	☒	☐	☐	☐
C2	☐	☒	☐	☐
C3	☐	☒	☐	☐
C4	☐	☒	☐	☐
C5	☐	☒	☐	☐

Note to Buyer: Before entering into an agreement of sale, Buyer can investigate the status of these rights by, among other means, engaging legal counsel, obtaining a title examination of unlimited years and searching the official records in the county Office of the Recorder of Deeds, and elsewhere. Buyer is also advised to investigate the terms of any existing leases, as Buyer may be subject to terms of those leases.

Explain any "yes" answers in Section 19:

20. FLOODING, DRAINAGE AND BOUNDARIES

(A) Flooding/Drainage

- Is any part of this Property located in a wetlands area?
- Is the Property, or any part of it, designated a Special Flood Hazard Area (SFHA)?
- Do you maintain flood insurance on this Property?
- Are you aware of any past or present drainage or flooding problems affecting the Property?
- Are you aware of any drainage or flooding mitigation on the Property?
- Are you aware of the presence on the Property of any man-made feature that temporarily or permanently conveys or manages storm water, including any basin, pond, ditch, drain, swale, culvert, pipe or other feature?
- If "yes," are you responsible for maintaining or repairing that feature which conveys or manages storm water for the Property?

	Yes	No	Unk	N/A
A1	☒	☒	☐	☐
A2	☐	☒	☐	☐
A3	☐	☒	☐	☐
A4	☐	☒	☐	☐
A5	☐	☒	☐	☐
A6	☐	☒	☐	☐
A7	☐	☒	☐	☐

Seller's Initials IRK Date 7-31-25 SPD Page 9 of 11 Buyer's Initials / Date



Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

Explain any "yes" answers in Section 20(A). Include dates, the location and extent of flooding and the condition of any man-made storm water management features:

(B) Boundaries

- Are you aware of encroachments, boundary line disputes, or easements affecting the Property?
- Is the Property accessed directly (without crossing any other property) by or from a public road?
- Can the Property be accessed from a private road or lane?
 - If "yes," is there a written right of way, easement or maintenance agreement?
 - If "yes," has the right of way, easement or maintenance agreement been recorded?
- Are you aware of any shared or common areas (driveways, bridges, docks, walls, etc.) or maintenance agreements?

	Yes	No	Unk	N/A
B1		☒		
B2	☒			
B3		☒		
B3a		☒		
B3b		☒		
B4		☒		

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 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.

Explain any "yes" answers in Section 20(B):

21. HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES

(A) Mold and Indoor Air Quality (other than radon)

- Are you aware of any tests for mold, fungi, or indoor air quality in the Property?
- Other than general household cleaning, have you taken any efforts to control or remediate mold or mold-like substances in the Property?

	Yes	No	Unk	N/A
A1		☒		
A2		☒		

Note to Buyer: Individuals may be affected differently, or not at all, by mold contamination. If mold contamination or indoor air quality is a concern, buyers are encouraged to engage the services of a qualified professional to do testing. Information on this issue 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.

(B) Radon

- Are you aware of any tests for radon gas that have been performed in any buildings on the Property?
- If "yes," provide test date and results
- Are you aware of any radon removal system on the Property?

	Yes	No	Unk	N/A
B1		☒		
B2			☒	
B3		☒		

(C) Lead Paint

If the Property was constructed, or if construction began, before 1978, you must disclose any knowledge of, and records and reports about, lead-based paint on the Property on a separate disclosure form.

- Are you aware of any 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	Unk	N/A
C1		☒		
C2		☒		

(D) Tanks

- Are you aware of any existing underground tanks?
- Are you aware of any underground tanks that have been removed or filled?

	Yes	No	Unk	N/A
D1		☒		
D2		☒		

(E) Dumping. Has any portion of the Property been used for waste or refuse disposal or storage?

If "yes," location:

	Yes	No	Unk	N/A
E		☒		

(F) Other

- Are you aware of any past or present hazardous substances on the Property (structure or soil) such as, but not limited to, asbestos or polychlorinated biphenyls (PCBs)?
- Are you aware of any other hazardous substances or environmental concerns that may affect the Property?
- If "yes," have you received written notice regarding such concerns?
- Are you aware of testing on the Property for any other hazardous substances or environmental concerns?

	Yes	No	Unk	N/A
F1		☒		
F2		☒		
F3				☒
F4		☒		

Explain any "yes" answers in Section 21. Include test results and the location of the hazardous substance(s) or environmental issue(s):

22. MISCELLANEOUS

(A) Deeds, Restrictions and Title

- Are there any deed restrictions or restrictive covenants that apply to the Property?
- Are you aware of any historic preservation restriction or ordinance or archeological designation associated with the Property?

	Yes	No	Unk	N/A
A1		☒		
A2		☒		

Seller's Initials

Rk

Date

7-31-25

SPD Page 10 of 11

Buyer's Initials

/

Date



Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

3. Are you aware of any reason, including a defect in title or contractual obligation such as an option or right of first refusal, that would prevent you from giving a warranty deed or conveying title to the Property?

(B) Financial

1. 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 or other use restriction ordinances that remain uncorrected?

2. Are you aware of any mortgages, judgments, encumbrances, liens, overdue payments on a support obligation, or other debts against this Property or Seller that cannot be satisfied by the proceeds of this sale?

3. Are you aware of any insurance claims filed relating to the Property during your ownership?

(C) Legal

1. Are you aware of any violations of federal, state, or local laws or regulations relating to this Property?

2. Are you aware of any existing or threatened legal action affecting the Property?

(D) Additional Material Defects

1. Are you aware of any material defects to the Property, dwelling, or fixtures which are not disclosed elsewhere on this form?

Note to Buyer: A material defect is a problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

2. After completing this form, if Seller becomes aware of additional information about the Property, including through inspection reports from a buyer, the Seller must update the Seller's Property Disclosure Statement and/or attach the inspection report(s). These inspection reports are for informational purposes only.

Explain any "yes" answers in Section 22:

23. ATTACHMENTS

(A) The following are part of this Disclosure if checked:

☐ Seller's Property Disclosure Statement Addendum (PAR Form SDA)

The undersigned Seller represents that the information set forth in this disclosure statement is accurate and complete to the best of Seller's knowledge. Seller hereby authorizes the Listing Broker to provide this information to prospective buyers of the property and to other real estate licensees. SELLER ALONE IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED IN THIS STATEMENT. If any information supplied on this form becomes inaccurate following completion of this form, Seller shall notify Buyer in writing.

SELLER Roy & Kendig

DATE 7-31-25

SELLER

DATE

SELLER

DATE

SELLER

DATE

SELLER

DATE

SELLER

DATE

RECEIPT AND ACKNOWLEDGEMENT BY BUYER

The undersigned Buyer acknowledges receipt of this Statement. Buyer acknowledges that this Statement is not a warranty and that, unless stated otherwise in the sales contract, Buyer is purchasing this property in its present condition. It is Buyer's responsibility to satisfy himself or herself as to the condition of the property. Buyer may request that the property be inspected, at Buyer's expense and by qualified professionals, to determine the condition of the structure or its components.

BUYER

DATE

BUYER

DATE

BUYER

DATE



RESIDENTIAL LEAD-BASED PAINT HAZARDS DISCLOSURE FORM

LPD

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

THIS FORM MUST BE COMPLETED FOR ANY PROPERTY BUILT PRIOR TO 1978

1 **PROPERTY** 13387 and 13380 Upper Strasburg Rd, Upperstrasburg, PA 17265

2 **SELLER** Roy E. Kendig and Erma J. Kendig

3 **LEAD WARNING STATEMENT**

4 Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such

5 property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead

6 poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient,

7 behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller of any interest

8 in residential real property is required to provide the Buyer with any information on lead-based paint hazards from risk assessments or

9 inspections in the Seller's possession and notify the Buyer of any known lead-based paint hazards. A risk assessment or inspection for

10 possible lead-based paint hazards is recommended prior to purchase.

11 **SELLER'S DISCLOSURE**

12 ☒ Seller has no knowledge of the presence of lead-based paint and/or lead-based paint hazards in or about the Property.

13 ☒ Seller has knowledge of the presence of lead-based paint and/or lead-based paint hazards in or about the Property. (Provide the

14 basis for determining that lead-based paint and/or hazards exist, the location(s), the condition of the painted surfaces, and other

15 available information concerning Seller's knowledge of the presence of lead-based paint and/or lead-based paint hazards.)

16

17 **SELLER'S RECORDS/REPORTS**

18 ☒ Seller has no records or reports pertaining to lead-based paint and/or lead-based paint hazards in or about the Property.

19 ☒ Seller has provided Buyer with all available records and reports regarding lead-based paint and/or lead-based paint hazards in

20 or about the Property. (List documents):

21

22 Seller certifies that to the best of Seller's knowledge the above statements are true and accurate.

23 **SELLER** Roy E. Kendig **DATE** _____

24 **SELLER** _____ **DATE** _____

25 **SELLER** _____ **DATE** _____

26 **BUYER** _____

27 **DATE OF AGREEMENT** _____

28 **BUYER'S ACKNOWLEDGMENT**

29 ☐ / ☐ Buyer has received the pamphlet *Protect Your Family from Lead in Your Home* and has read the Lead Warning Statement.

30 ☐ / ☐ Buyer has reviewed Seller's disclosure of known lead-based paint and/or lead-based paint hazards and has received the records

31 and reports regarding lead-based paint and/or lead-based paint hazards identified above.

32 Buyer has (initial one):

33 ☐ / ☐ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of

34 lead-based paint and/or lead-based paint hazards; or

35 ☐ / ☐ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based

36 paint hazards.

37 Buyer certifies that to the best of Buyer's knowledge the statements contained in Buyer's acknowledgement are true and accurate.

38 **BUYER** _____ **DATE** _____

39 **BUYER** _____ **DATE** _____

40 **BUYER** _____ **DATE** _____

41 **AGENT ACKNOWLEDGEMENT AND CERTIFICATION**

42 **KMH** Agent/Licensee represents that Agent has informed Seller of Seller's obligations under the Residential Lead-Based-Paint

43 Hazard Reduction Act, 42 U.S.C. §4852(d), and is aware of Agent's responsibility to ensure compliance.

44 The following have reviewed the information above and certify that the Agent statements are true to the best of their knowledge and belief.

45 Seller Agent and Buyer Agent must both sign this form.

46 **BROKER FOR SELLER (Company Name)** Hurley Real Estate and Auctions

47 **LICENSEE** Kaleb Hurley **DATE** _____

48 **BROKER FOR BUYER (Company Name)** _____

49 **LICENSEE** _____ **DATE** _____



Pennsylvania Association of Realtors®

COPYRIGHT PENNSYLVANIA ASSOCIATION OF REALTORS® 2016

10/16

Legacy Realty, Inc., 2800 Buckness Trail East Greenville, PA 17325
Member Hurley

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

Phone: (717)597-9100

Fax: (717)597-9922



All about Multi-parcel Auctions:

Hurley Real Estate & Auctions has developed a strong reputation for our ability to handle multi-parcel auctions effectively. In a multi-parcel scenario, a tract of land can be offered in smaller individual tracts, combinations of tracts, or as a whole.

How does it work?

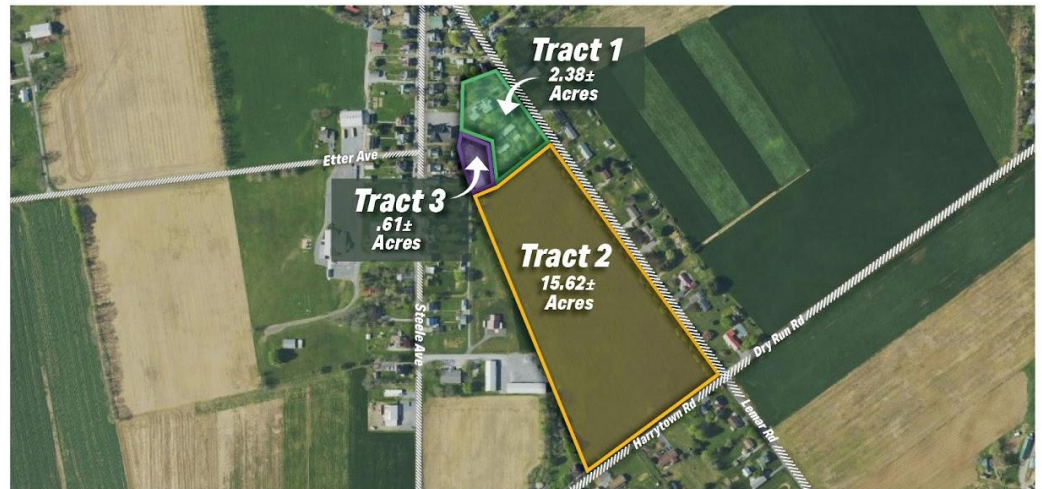
1. The auctioneer will offer the tracts individually first. The bids are recorded visually for the bidders, usually on a white board.
2. Then the auctioneer asks if there is anyone interested in a combination of tracts. Original individual bidders may be out-bid; but with each round original bidders are always able to increase their bids.
3. Then the auctioneer will offer the entire property as a whole. If there is a bid made that surpasses all the individual and/or combination bids, that would be the new high bidder.
4. Bidders will always have the option to increase their bids on any tract, combination of tracts, or on the whole property.





Multi-parcel Auction Example:

Let's imagine the property to the right is being offered at auction in three tracts. At the auction, the bidding may go as follows*:



1

Each tract
is offered
individually.

Tract 1	Tract 2	Tract 3
100,000	150,000	80,000
150,000	160,000	90,000
170,000	175,000	95,000
180,000	200,000	110,000
190,000	240,000	
220,000		

2

Combinations
of tracts are
offered.

Combinations	Whole
Tract 1&2 (465,000 needed)	(615,000 needed)
465,000	620,000
470,000	625,000
480,000	630,000
500,000	635,000

Combination bids must be greater than the sum of the individual high bids. This bid would become the new high bid for Tracts 1&2.

3

The whole
property is
offered.

A high bid for the entire property would need to surpass any other individual and/or combination bid(s) in order to prevail.

(*This is a fictitious example and not realized bids)



Buying Real Estate at auction is easy and fun. We are dedicated to providing the best possible experience for our buyers.

- Do your homework! Inspect the property and review the information packet. We want you to be comfortable and confident about your purchase.
- What does the term “Reserve” mean? Under a reserve auction, the auctioneer will submit the highest and best bid to the seller. The seller has the right to accept or reject that bid.
- What does the term “Absolute” mean? In an absolute auction, the property will be sold to the last and highest bidder regardless of price.
- Do I need to pre-qualify? No. We normally do not require any pre-qualification to bid. However, if you intend to obtain bank financing, the bank will require you to qualify for their loan. The deposit you make on auction day is not contingent upon financing. Financing information can be found within this packet.
- You will need a down payment as described in the general information section.
- The auction will begin promptly at the scheduled time. You should arrive at least 30 minutes early to register with our staff. You will need your driver’s license or another form of photo ID.
- Listen carefully to all announcements made on the day of the auction. Please ask any questions you may have.
- When the auction actually begins, the auctioneer will ask for bids. He will say numbers until someone in the crowd agrees to offer the amount asked for. For example, the auctioneer may ask for \$250,000 and he may need to come down to \$225,000 until somebody agrees to bid. At this point the auction begins and the bidding begins to go up. The auctioneer will call out the next bid he is looking for. If you are willing to pay that amount, simply raise your hand. There may be several people bidding at first, so don’t be shy—raise your hand. If you feel the auctioneer doesn’t see you, don’t be afraid to wave your hand or call out. Eventually everyone will drop out but one bidder. At this point, if the property reaches an amount approved by the seller, the property will be sold to the high bidder. If it doesn’t reach a price acceptable by the seller, the high bidder may then negotiate with the seller.
- If you are the winning bidder, you will then be declared the purchaser and will be directed how to finalize the sale by signing the sales agreement and paying the required down payment.
- It is the Buyer’s responsibility to schedule the settlement with the desired settlement company. If you need assistance in locating one near you, please let us know.



Acceptable Methods of Payment

1. **Cash** (payments of \$10,000 and above require completion of IRS Form 8300).
2. **Certified or Cashier's Check** payable to Hurley Auctions.
3. **Personal Check** accompanied by a **Bank Letter of Guarantee** (see sample below). Letter must read as follows and must be signed by an officer of the bank.
4. **Wire Transfer** | There is a \$30.00 wire fee added to all transactions paid by buyer. Please call our office for additional information.

Example Bank Letter of Guarantee:

Date: (Date of letter)

To: Hurley Real Estate and Auctions
2800 Buchanan Trail East
Greencastle, PA 17225

Re: (Full name of customer requesting Letter of Guarantee)

This letter will serve as your notification that the (Name of Financial Institution) will honor/guarantee payment of any check(s) written by (Customer), up to the amount of \$_____.

Drawn on account # (Customer's account number).

This guarantee will apply only to Hurley Real Estate and Auctions for purchases made on (Date of Sale) only. **NO STOP PAYMENTS WILL BE ISSUED.**

If further information is required, please feel free to contact this office.

Sincerely,

Name of Officer
Title
Bank & Location
Office Phone #



HURLEY
FARM & LAND REAL ESTATE

FINANCING

Purchasing a property at auction has never been easier!

In fact, each year real estate auctions become more and more popular. The following financial institution/mortgage companies are familiar with the auction process and have representatives available to pre-qualify and assist you in all your real estate auction financing needs.



NMLS: 514737

Middletown Valley Bank | Mlend

AMY GARDENHOUR
VP - RESIDENTIAL MORTGAGE LENDER

 (301) 800-5420

 agardenhour@mvbbank.com

 mvbbank.com/agardenhour

First-Time Homebuyers Welcome!
Loan Programs Available For:

- Purchase
- Refinance
- Construction
- Jumbo
- Lot/Land

Member FDIC



**ACNB
BANK**

Tracy A. Thomas
Mortgage Loan Originator, C.M.P.
Serving PA & MD

O 717-339-5176
C 717-830-0332
F 717-263-1766

tathomas@acnb.com

NMLS ID #631864

 **Member FDIC**

**FOR THOSE WHO
WORK IN *acres*,
NOT HOURS**

Your time is most valuable in the field. Let us provide you with reliable financial services so you can stay focused on doing what you love.

Give us a call to speak with a member of our team today.



FARM CREDIT

888.339.3334 | HorizonFC.com

 NMLS# 452721



HURLEY
FARM & LAND REAL ESTATE

FINANCING

Your path to homeownership starts here



Kimberly Bickers
Mortgage Originator
717-709-3408
kbickers@orrstown.com
NMLS # 131191

Expertise in:

- Residential properties
- Investment properties
- Hobby farms
- Homes with acreage up to 100 acres
- Fixed and adjustable rates
- Origination, processing, and underwriting are performed by local professionals.

ORRSTOWNBANK

Orrstown.com

Member  1-888-677-7869



COMMUNITY STATE BANK *Business* **LENDING & SERVICES**

COMMUNITY STATE BANK FINANCES
LAND, FARMS, HOMES, CAMPS and
INVESTMENT REAL ESTATE IN A
MULTI-COUNTY AREA

MORE INFO

866-874-5552
www.CommunityState.Bank



Member
FDIC

Call us
**TO DISCUSS YOUR
BANKING NEEDS!**





HURLEY
FARM & LAND REAL ESTATE

SETTLEMENTS

The following settlement companies are familiar with the auction process and have representatives available to assist you in all your real estate auction settlement needs.



Nathan C. Bonner — Title Agent

2021 E Main St, Waynesboro, PA 17268
983 Lincoln Way E, Suite 1, Chambersburg, PA 17201
(717) 762-1415 or (717) 263-5001
nathan@buchanansettlements.com
www.buchanansettlements.com



When details matter, choose a
settlement agency you can trust.

✉ closings@partnerwithaplus.com

🌐 www.partnerwithaplus.com

Visit one of our 3 convenient locations:

37 S. Main Street, Suite 101, Chambersburg, PA 17201 • 717.753.3620

201 S. 2nd Street, Suite 101, McConnellsburg, PA 17233 • 717.485.9244

17A W. Baltimore Street, Greencastle, PA 17225 • 717.593.9300





HURLEY
FARM & LAND REAL ESTATE

SETTLEMENTS



Center
Square

"An Attorney At Every Settlement"

Real Estate Settlement Services, Inc.

Clinton T. Barkdoll | Attorney/Title Agent

9 East Main Street, Waynesboro, PA 17268

Phone

717-762-3374

Fax

717-762-3395

Email

clint@kullalaw.com



Real Estate Settlement Services, Inc.

19 Fifth Avenue

Chambersburg, PA 17201

717-446-0739

717-446-0791 fax

info@keystonesettlements.net

Visit our website at www.keystonesettlements.net



HURLEY
FARM & LAND REAL ESTATE

ABOUT US

Thank you for inquiring about our services. We appreciate your interest in our company and the auction method of marketing.

Hurley Real Estate and Auctions is a full-service auction company offering real estate and personal property auctions. We specialize in farm, land, and home real estate auctions. We also handle personal property auctions, farm sales, and estate and/or business liquidations. Having sold over 3,000 properties, Hurley Real Estate and Auctions has vast experience selling real estate and is the first choice for the Mid-Atlantic region.

When you sell your land with Hurley Real Estate & Auctions, you're getting more than a service—you're getting a strategic partner with deep roots in the land. With over 3,000 successful sales, we know how to deliver results. Our award-winning marketing team customizes every campaign to attract serious, qualified buyers, and our full-time, passionate staff is dedicated to helping you achieve top dollar—quickly and with integrity.

Our mission is to provide a better way to sell and buy real estate. We lead with integrity, experience, and transparency to deliver excellent results with every auction.



**Your *land*,
your *legacy*,
sold *right*.**



Matthew Hurley AU003413L • Kaleb Hurley AU006233 • AY002056
Matthew Hurley, Broker: PA RM421467; MD 597462; WV WVB230300885
Kaleb Hurley, Agent: PA RS360491; MD 5009812