PUBLIC SALE

September 24, 2026

1:00PM

Hess Auction Group
c/o Michael J. Scornavacchi, Sr. (hereinafter "Seller")

will offer at Public Auction:

462 Weidler Lane, Manheim, PA 17545

TERMS AND CONDITIONS OF SALE

The terms and conditions of sale of the property to be offered at public sale on Thursday September 24th, 2026, beginning at 1:00pm on the Property, (462 Weidler Lane, Manheim, PA 17545) ("the Property") are as follows:

1. If the reserve is satisfied in the sole discretion of the Seller, the highest bidder shall be the purchaser (also known as "Buyer") upon the property being struck off to that bidder. Immediately thereafter such bidder must sign the Buyer's Acceptance which is part of these conditions along with the Seller's Property Disclosure Statement. Further, Buyer shall immediately pay down **$200,000.00** of the purchase price as security for the performance of this agreement which shall be held in escrow until closing. In person bidders must provide downpayment at auction. If any dispute arises among the bidders, such dispute shall be raised immediately; and the property shall immediately be put up for renewal of bidding. The right is reserved to reject any and all bids. The real estate being sold has a mailing address of 462 Weidler Lane, Manheim, PA 17545, and the legal description is attached as set forth in the deed dated December 19, 2012, with Parcel No. 290-18110-0-0000.

2. By registering as a buyer and/or bidder on the property, you agree to these Terms and Conditions. The live real estate auction will be held on September 24, 2026. On-location bidding is available at the time of the auction.

See Hess Auction Group internet listing for this auction at: https://www.hessauctiongroup.com/auction/exceptional-37-acre-lancaster-county-estate/ and for information about online bidding. Neither the company providing the software nor the auction company, nor the Seller shall be responsible for a missed bid or the failure of the software to function properly for any reason. The Seller and the auction company reserve the right, but is not required, to extend bidding time.

Online bidders must register in advance of the auction. Telephone bidders must register at the discretion of the Hess Auction Group. In the event of a successful online or telephone bidder, they must, within twenty-four (24) hours, sign the Buyer's Acceptance and the Seller's Disclosure

and return to the Auctioneer within that time. Successful bidder (telephone or online) must contact the Auctioneer and provide the down money within twenty-four (24) hours of the sale.

Failure to provide the fully executed documents and down money deposit may, at the election of the seller, render this contract null and void and Seller shall be authorized to enter into a contract with any other party.

3. Buyer shall pay the balance of the purchase money in immediately available funds acceptable to the Seller at settlement, to occur on or before **November 23, 2026**, at the Elizabethtown office of Nikolaus & Hohenadel, LLP, which shall act as Title Agent for the settlement transaction. Upon said payment, Seller will convey to Buyer, by deed prepared at Buyer's expense, fee simple title to the Property, good and marketable, free and clear of all liens and encumbrances not noted on these Conditions, but subject to any existing wall rights, easements, building or use restrictions, encroachments of cornices, trim, spouting on either side of boundary lines, encroachments of any kind within the rights-of-way of public streets or roads, rights of utilities, zoning or land subdivision or development regulations, other municipal ordinances, and present or future rights of public authorities with respect to public highways and all matters of public record and/or apparent upon the property.

4. Inasmuch as the Property has been available for inspection, the Property is sold **AS IS**, without warranty, guarantee or representation as to condition, or fitness, and without express or implied warranty, guarantee or representation that the Property is in condition or fit to be used for the purpose for which it is intended. No sale shall be invalidated nor any refund, compensation or damages paid by reason of any matter relating to condition, or fitness to be used for the purpose for which it is intended, nor by reason of any fault in the Property, nor by reason of the Property being inaccurately or incorrectly described, nor by reason of any imperfection or damage.

5. In the event any repair or improvement to or any inspection or testing of the Property is desired by the Buyer or by any lender proposing to provide Buyer with financing for the purchase of the Property, the costs of any such repair, improvement, inspection, or testing shall be payable solely by the Buyer. Seller reserves the right to refuse to permit any such repair, improvement, inspection, or testing or to impose such condition upon any permitted repair, improvement, inspection, or testing as Seller deems appropriate, including, but not limited to, insurance coverage and indemnification and hold harmless agreements. The Buyer's Agreement shall not be conditioned upon any such repair, improvement, inspection, or testing, or upon any specific results obtained from such inspection or testing.

6. This auction sale is with reserve. The Auctioneer or the Seller may withdraw the Property at any time until the Auctioneer announces completion of the sale of the Property.

7. The Auctioneer or the Seller may, without giving any reason therefor, refuse or reject any or all bids.

8. A sale is complete when the Auctioneer so announces by the fall of the hammer or in other customary manner. Where a bid is made while the hammer is falling in acceptance of a

prior bid, the Auctioneer may in his discretion reopen the bidding or declare the Property sold under the bid on which the hammer was falling.

9. If disputes arise as to any bidding or between two or more bidders, the Property so disputed shall immediately be put up again and be resold.

10. The Property may be offered at a minimum bid below which the Property may not be sold by the Auctioneer.

11. Buyer shall, if requested, give to the Auctioneer or his representative(s) their names, addresses, and such other information as requested.

12. Persons inspecting the Property assume all risks of damage of or loss to person or property, and specifically relieve the Seller and Auctioneer from liability therefor. Neither the Auctioneer nor the Seller shall be liable to any person by or because of any defect in or the condition of the Property upon which the sale shall be held.

13. The Seller and the Auctioneer reserve the right to adjourn or continue the sale from time to time by announcement at the time and place appointed for the original sale or any adjourned sale or during the progress of any such sale, and without further notice may proceed with the sale on the day to which the same may be so adjourned or continued.

14. Buyer agrees to pay all expenses of and relating to Settlement.

15. **Time is of the essence of this transaction**, and upon failure of the Buyer to make settlement as above set forth, the sale shall, at Seller's option, become breached, violated and terminated, and the amount previously paid by the Buyer shall be retained by the Seller as liquidated damages, and the Seller may proceed to make a resale of the Property either at private or public sale. Formal tender of deed is waived.

16. Zoning for Property is believed to be but not guaranteed to be A-Agriculture Zone.

17. The following items are considered part of the property and will pass with title to the property:

All existing plumbing, heating, air-conditioning and lighting fixtures (including chandeliers) and systems appurtenant thereto and forming a part thereof, and other permanent fixtures, as well as all ranges, laundry tubs, T.V. antennas, masts and rotor systems, together with wall to wall carpeting, screens, storm sash and/or doors, shades, awnings, venetian blinds, couplings for automatic washers and dryers, etc. radiator covers, cornices, kitchen cabinets, drapery rods, drapery rod hardware, curtain rods, curtain rod hardware, all trees, shrubbery, plantings now in or on the Property.

18. Realty transfer taxes or sales tax shall be paid by Buyer.

19. Real estate taxes shall be apportioned to date of Settlement or prior receipt of

possession by Buyer on a fiscal year basis.

20. In the event that any of the buildings on the Property to be sold is or are destroyed or damaged by fire or other casualty or in any other manner prior to Settlement, all insurance proceeds will be the sole property of the Seller, but the amount of the purchase price to be paid by Buyer shall be reduced, not below zero, by the amount of the insurance proceeds actually received by Seller by reason of the destruction of or damage to the building(s); there shall be no duty on the Seller to restore, repair or rebuild the building(s). Seller, until Settlement, will carry, at its expense, the present insurance on the Property. Subsequent to the Settlement, all risk of loss or damage by reason of the destruction of or damage to the buildings shall be solely on the Buyer; the Seller shall not be liable or responsible for any loss or damage by reason of the destruction of or damage to the buildings occurring subsequent to the Settlement.

21. All notices required or provided for herein shall be in writing and sent by first-class mail. Subject to change by such notice from the party to be charged with such notice, notices shall be addressed as follows:

To Seller: Michael Scornavacchi, Sr.
462 Weidler Lane
Manheim, PA 17545

With a copy to: Jeffrey S. Shank, Esquire
Nikolaus & Hohenadel, LLP
222 S. Market Street, Suite 201
Elizabethtown, PA 17022

22. These Terms and Conditions of Sale constitute the entire understanding arrived at and between the parties hereto and there are no other understandings, representations or warranties, oral or written, relating to the subject matter thereof.

23. These Terms and Conditions of Sale shall be binding on and shall inure to the benefit of the Seller and the Buyer, the Buyer's heirs, successors and assigns.

24. It is understood that Buyer has inspected the Property and has agreed to purchase it as a result of such inspection and not because of or in reliance upon any representations by the Seller, Auctioneer or any agent thereof.

25. Buyer agrees at no cost and at no obligation to Buyer, to cooperate and sign any necessary documentation to allow Seller to proceed with a 1031 tax free exchange.

26. All bids and sale are made subject to the terms and conditions set forth in these Terms and Conditions of Sale. A Buyer, by making a bid, agrees to abide and be bound by these Terms and Conditions.

a. Should Buyer fail to comply with these Conditions, Seller shall, in addition to other remedies provided by law, have the option either (1) to retain Buyer's down-payment as

liquidated damages regardless of whether, or on what terms, the Property is resold or (2) to resell the Property at public or private sale, with or without notice to Buyer, and to retain any advance in price or to hold Buyer liable for any loss resulting from such sale, meanwhile holding the down payment as security for or toward payment of any such loss.

b. This Agreement is not assignable by Buyer without Seller(s) prior written consent.

SELLER

BY: _____
Michael J. Scornavacchi, Sr.

BUYER'S AGREEMENT

I/We_____

_____

agree to have purchased the Real Estate mentioned in the foregoing Conditions, subject to said Conditions, for the sum of _____

_____DOLLARS ($_____).

and if I/we shall acquire possession of the Property before payment of the purchase money and shall fail to make payment when due, I/we authorize any attorney to appear for me/us in any court and, to the extent and under the conditions, if any, then permitted or prescribed by law, **CONFESS JUDGMENT IN EJECTMENT** against me/us, in favor of the Seller or the latter's assigns, for possession of said Property, and direct the issuing of a writ of possession, with clause or writ of execution for costs; thereby waiving all irregularities, notice, leave of court, present or future exemption laws, and right of appeal.

I/We acknowledge receipt from the Seller of the following titled documents: Sellers' Disclosure and the Lead-Based Paint Disclosure.

Witness my/our hand(s) and seal(s) this _____day of_____, 2026.

_____
, Buyer

_____
, Buyer

RECEIPT

Received of Buyer on above date, as down money on account of the above purchase price, the sum of Two-Hundred Thousand DOLLARS ($200,000.00).

Nikolaus & Hohenadel, LLP

By: _____
Jeffrey S. Shank, Esquire

REAL ESTATE SELLER DISCLOSURE ACT

The Buyer acknowledges that the Real Estate Seller Disclosure Act, Act No. 84 of 1996, 68 P.S. §1021, et seq.) (herein "Seller Disclosure Act"), requires the seller of certain real estate to provide certain disclosures regarding the real estate offered for sale, on a form required by the Seller Disclosure Act. The Buyer further acknowledges that the Seller Disclosure Act provides for damages in the event such disclosures are not made.

Attached hereto is a Seller's Disclosure Statement. The Buyer, by the execution of the Buyers' Agreement attached to these Conditions of Sale, acknowledges that he has a full and complete opportunity to review the Seller Disclosure Statement attached hereto, and acknowledges receipt thereof. The Buyer hereby waives any further compliance with Seller Disclosure Act by the Seller. The Buyer hereby releases, remises and quitclaims unto Seller any and all claims, actions or causes of action under the Seller Disclosure Act. Seller has not conducted or had conducted any inspection or examination of the Property, or any fixtures or equipment included with the Property, prior to the date of this sale. The Disclosure Statement shall not constitute a guaranty or warranty of the condition of the Property, or any fixtures or equipment included with the Property. The Disclosure Statement shall not amend or supersede the provisions of Paragraph 4 of these Conditions of Sale.

The Buyer further acknowledges that neither the attorney for the Seller, nor the auctioneer, has made any specific representations regarding the condition of the Property, and that the Buyer has not relied upon any representations or statements of the attorney for the Seller or auctioneer. The Buyer releases the attorney for the Seller and the auctioneer from any claims, actions or causes of action arising from or due to any defect in the Property existing on the date of this sale.

WITNESS: BUYER:

_____ _____

_____ _____

RADON DISCLOSURE
ADDENDUM TO TERMS
AND CONDITIONS OF SALE

Radon is a radioactive gas produced naturally in the ground by the normal decay of uranium and radium. Studies, although not yet conclusive, indicate that extended exposure to high levels of radon gas or radon daughters, also known as radon progeny, descendants of radon gas, results in an increased risk of lung cancer. Radon gas or radon daughters can diffuse through the earth into homes and can accumulate in open spaces, such as basements and crawl spaces, and subsequently permeate a home. If the annual average exposure to radon daughters exceeds 0.02 working levels (4 picocuries per liter) the Environmental Protection Agency (EPA) presently advises corrective action, although there can be no assurance that lesser levels are not harmful. Increased ventilation and/or preventing the entry of radon will cure a radon problem in most instances.

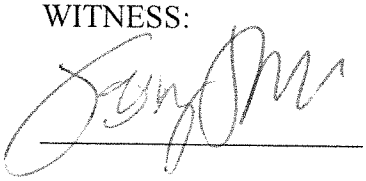
Seller has no knowledge concerning the existence or nonexistence of radon in or about the Property. Buyer agrees to take the property in an "AS IS" condition with regard to Radon; and further Buyer hereby releases, quit claims and forever discharges Seller, Seller's Agents, Subagents, Attorneys, or any one of them, and any other Person, Firm or Corporation, who may be liable through them, from any and all claims, losses or demands, including personal injuries, and all consequences thereof, where now known or not, which may arise from the presence of Radon in any building on any property.

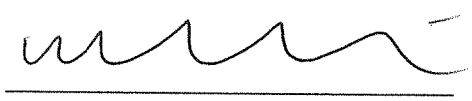
WITNESS: BUYER:

_____ _____

_____ _____

WITNESS: SELLER:





LEAD BASED PAINT AND/OR LEAD BASED PAINT HAZARDS
DISCLOSURE ADDENDUM TO TERMS AND CONDITIONS OF SALE

Every Buyer or any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller has no knowledge concerning the existence or nonexistence of lead-based paint and/or lead-based paint hazards in or about the Property and has no reports regarding the existence or nonexistence of lead-based paint and/or lead-based paint hazards in or about the Property. Buyer agrees to take the property in an AS IS condition with regard to lead-based paint and/or lead-based paint hazards; and further Buyer hereby releases, quit claims and forever discharges Seller, Seller's Agents, Subagents, Attorneys, or any one of them, and any other Person, Firm or Corporation, who may be liable through them, from any and all claims, losses or demands, including personal injuries, and all consequences thereof, where now known or not, which may arise from the presence of lead-based paint and/or lead-based paint hazards in any building on any property.

WITNESS: BUYER:

_____ _____

_____ _____

WITNESS: SELLER:

_____ _____

Prepared by: Thomas G. Klingensmith, Esq.
Return to: Thomas G. Klingensmith, Esq.
Gingrich Smith Klingensmith & Dolan

Parcel No. 290-18110-0-0000

THIS DEED

Made this 19th day of December, Two Thousand Twelve (2012).

BETWEEN THEODORE D. RISSER, TIMOTHY S. RISSER and SUSAN L. BAIR, individuals, of the County of Lancaster and Commonwealth of Pennsylvania, hereinafter referred to as the **GRANTORS,**

A N D

MICHAEL J. SCORNAVACCHI, SR., of the County of Lancaster and Commonwealth of Pennsylvania, hereinafter referred to as the **GRANTEE,**

WITNESSETH, that in consideration of **ONE MILLION AND 00/100 ($1,000,000.00) DOLLARS** in hand paid, the receipt whereof is hereby acknowledged, the said Grantors do hereby grant and convey to the said Grantee, his heirs and assigns,

ALL THAT CERTAIN tract of land situate in the Township of East Hempfield, County of Lancaster and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a stone, a corner of lands of Harrison Long and Ray E. Greider; thence by land of the said Ray E. Greider, North eighty-three and one-fourth (83 1/4) degrees West, sixty-two and seven tenths (62.7) perches to a stone; thence by the same, South eighty-three (83) degrees West, three (3) perches to a stone; thence by land of John G. Weidler, the three following courses and distances, viz: South six and three-fourths (6 3/4) degrees East, forty-nine and two tenths (49.2) perches to a stone: North eighty (80) degrees East, seven and three tenths (7.3) perches to a stone; and South seven and three-fourths (7 3/4) degrees East, fifty-eight and fifty-four hundredths (58.54) perches to a stone; thence by lands of Wallace B. Greider and Earl H. Long, respectively, South eighty-nine (89) degrees East, fifty-four and fifty-four hundredths (54.54) perches to a stone; thence

by land of Harrison Long, North six and one-fourth (6 1/4) degrees West, ninety-six and five tenths (96.5) perches to the place of **BEGINNING**.

CONTAINING thirty-seven (37) acres and one hundred eight (108) perches.

BEING the same premises which Theodore D. Risser and Timothy S. Risser, Co-Executors of the Estate of Evelyn H. Risser, by deed dated September 24, 2012 and recorded in the Recorder Deeds Office in and for Lancaster County on September 26, 2012 at Instrument No. 6025323, granted and conveyed unto Theodore D. Risser, Timothy S. Risser and Susan L. Bair, the Grantors herein.

ALSO BEING the same premises Theodore D. Risser and Timothy S. Risser, Successor Co-Trustees of the Tax Exemption Trust Created Under the Lifetime Revocable Trust Agreement of Jay F. Risser dated December 29, 2003, by deed dated June 27, 2011 and recorded in the Recorder of Deeds Office in and for Lancaster County on June 29, 2011 at Instrument No. 5937947, granted and conveyed unto Theodore D. Risser, Timothy S. Risser and Susan L. Bair, the Grantors herein.

AND the said Grantors do hereby **WARRANT SPECIALLY** the property hereby conveyed.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals the day and year first above written.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

Theodore D. Risser

Timothy S. Risser

Susan L. Bair

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF LANCASTER)

On this, the 19th day of December, 2012, before me, a Notary Public, the undersigned officer, personally appeared Theodore D. Risser, Timothy S. Risser and Susan L. Bair, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed same for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

Notary Public

My Commission Expires:

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
KIM L. GARMAN, Notary Public
City of Lancaster, Lancaster County
My Commission Expires June 20, 2013

I HEREBY CERTIFY that the precise address of the Grantee herein is:

1038 Chapel Forge Court
Lancaster, PA 17601

Thomas G. Klingensmith, Esquire

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

PROPERTY 462 Weidler Lane, Manheim, PA 17545

SELLER Michael J. Scornavacchi, Sr.

INFORMATION REGARDING THE REAL ESTATE SELLER DISCLOSURE LAW

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 real estate transfer must disclose all known **material defects** about the property being sold that are not readily observable. 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 its normal useful life is not by itself a material defect.

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

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 inspections or warranties** that Buyer may wish to obtain. **This Statement is not a warranty of any kind by Seller or a warranty or representation by any listing real estate broker, any selling real estate broker, or their licensees.** Buyer is encouraged to address concerns about the condition of the Property that may not be included in this Statement.

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

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

COMMON LAW DUTY TO DISCLOSE

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

EXECUTOR, ADMINISTRATOR, TRUSTEE SIGNATURE BLOCK

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

_____ DATE _____

Pennsylvania Association of Realtors®

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Nikolaus & Hohenadel, LLP, 222 South Market Street Elizabethtown, PA 17022 Phone: (717)367-1370 Fax: (717)367-3219 Untitled

Deb Klim Chelius Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com NON-MEMBER

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

	Yes	No	Unk	N/A
(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? A		✓		
(B) Is Seller the landlord for the Property? B	✓			
(C) Is Seller a real estate licensee? C		✓		

Explain any "yes" answers in Section 1: _____

2. OWNERSHIP/OCCUPANCY

	Yes	No	Unk	N/A
(A) **Occupancy**				
1. When was the Property most recently occupied? 9-24-2020 A1				
2. By how many people? 2 A2				
3. Was Seller the most recent occupant? A3	✓			
4. If "no," when did Seller most recently occupy the Property? A4				
(B) **Role of Individual Completing This Disclosure.** Is the individual completing this form:				
1. The owner B1	✓			
2. The executor or administrator B2				
3. The trustee B3				
4. An individual holding power of attorney B4				
(C) When was the Property acquired? 2012 C				

(D) List any animals that have lived in the residence(s) or other structures during your ownership: Dogs, CAT, LLAMA, ALPACA, HORSE, CHICKEN, DONKEY, RABBIT, SHEEP, GOAT.

Explain Section 2 (if needed): _____

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.

	Yes	No	Unk	N/A
(B) **Type.** Is the Property part of a(n):				
1. Condominium B1		✓		
2. Homeowners association or planned community B2		✓		
3. Cooperative B3		✓		
4. Other type of association or community B4		✓		
(C) If "yes," how much are the fees? $_____, paid (☐ Monthly)(☐ Quarterly)(☐ Yearly) C				✓
(D) If "yes," are there any community services or systems that the association or community is responsible for supporting or maintaining? Explain: _____ D				✓
(E) If "yes," provide the following information:				
1. Community Name E1				✓
2. Contact E2				✓
3. Mailing Address E3				✓
4. Telephone Number E4				✓
(F) How much is the capital contribution/initiation fee(s)? $ _____ 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

	Yes	No	Unk	N/A
(A) **Installation**				
1. When was or were the roof or roofs installed? 2022+2023 EXCEPT GARAGE A1				
2. Do you have documentation (invoice, work order, warranty, etc.)? A2		✓		
(B) **Repair**				
1. Was the roof or roofs or any portion of it or them replaced or repaired during your ownership? B1	✓			
2. If it or they were replaced or repaired, were any existing roofing materials removed? B2	✓			
(C) **Issues**				
1. Has the roof or roofs ever leaked during your ownership? C1		✓		
2. Have there been any other leaks or moisture problems in the attic? C2		✓		
3. Are you aware of any past or present problems with the roof(s), attic, gutters, flashing or downspouts? C3	✓			

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

		Yes	No	Unk	N/A
(A) Sump Pump					
1. Does the Property have a sump pit? If "yes," how many? _____	A1	✓			
2. Does the Property have a sump pump? If "yes," how many? _____	A2	✓			
3. If it has a sump pump, has it ever run?	A3	✓			
4 If it has a sump pump, is the sump pump in working order?	A4		✓		
(B) Water Infiltration					
1. Are you aware of any past or present water leakage, accumulation, or dampness within the basement or crawl space?	B1	✓			
2. Do you know of any repairs or other attempts to control any water or dampness problem in the basement or crawl space?	B2	✓			
3. Are the downspouts or gutters connected to a public sewer system?	B3		✓		

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: WATER PROBLEM REPAIRED APPROX 3 YEARS AGO NO NEED FOR PUMPS.

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

		Yes	No	Unk	N/A
(A) Status					
1. Are you aware of past or present dryrot, termites/wood-destroying insects or other pests on the Property?	A1	✓			
2. Are you aware of any damage caused by dryrot, termites/wood-destroying insects or other pests?	A2	✓			
(B) Treatment					
1. Is the Property currently under contract by a licensed pest control company?	B1		✓		
2. Are you aware of any termite/pest control reports or treatments for the Property?	B2		✓		

Explain any "yes" answers in Section 6. Include the name of any service/treatment provider, if applicable: _____
NEW FLOOR JOISTS WERE INSTALLED BY PREVIOUS OWNER

7. STRUCTURAL ITEMS

		Yes	No	Unk	N/A
(A) Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, or other structural components?	A		✓		
(B) Are you aware of any past or present problems with driveways, walkways, patios or retaining walls on the Property?	B		✓		
(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)?	C		✓		
(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?	D1		✓		
2. If "yes," indicate type(s) and location(s) _____	D2				
3. If "yes," provide date(s) installed _____	D3				
(E) Are you aware of any fire, storm/weather-related, water, hail or ice damage to the Property?	E	✓			
(F) Are you aware of any defects (including stains) in flooring or floor coverings?	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: WIND DAMAGED ROOFS ALL REPLACED

8. ADDITIONS/ALTERATIONS

		Yes	No	Unk	N/A
(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.	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)
	2014-2023	YES	

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.

Addition, structural change or alteration	Approximate date of work	Were permits obtained? (Yes/No/Unk/NA)	Final inspections/ approvals obtained? (Yes/No/Unk/NA)
	2022-2023	YES ✓	YES

☐ **A sheet describing other additions and alterations is attached.**

	Yes	No	Unk	N/A
(B) Are you aware of any private or public architectural review control of the Property other than zoning codes? If "yes," explain: _____ B		✓		

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

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

9. WATER SUPPLY

		Yes	No	Unk	N/A
(A) **Source.** Is the source of your drinking water (check all that apply):					
1. Public	A1		✓		
2. A well on the Property	A2		✓		
3. Community water	A3		✓		
4. A holding tank	A4		✓		
5. A cistern	A5		✓		
6. A spring	A6		✓	✓	
7. Other _____	A7				
8. If no water service, explain: _____					
(B) **General**					
1. When was the water supply last tested? _____	B1			✓	
Test results: _____					
2. Is the water system shared?	B2		✓		
If "yes," is there a written agreement?	B3	✓	✓		✓
4. Do you have a softener, filter or other conditioning system?	B4		✓		
5. Is the softener, filter or other treatment system leased? From whom? _____	B5				✓
6. If your drinking water source is not public, is the pumping system in working order? If "no," explain: _____	B6	✓			
(C) **Bypass Valve** (for properties with multiple sources of water)					
1. Does your water source have a bypass valve?	C1			✓	
2. If "yes," is the bypass valve working?	C2			✓	
(D) **Well**					
1. Has your well ever run dry?	D1		✓		
2. Depth of well _____	D2			✓	
3. Gallons per minute: _____, measured on (date) _____	D3			✓	
4. Is there a well that is used for something other than the primary source of drinking water?	D4		✓		
If "yes," explain _____					
5. If there is an unused well, is it capped?	D5	✓			

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.

		Yes	No	Unk	N/A
(E) Issues					
1. Are you aware of any leaks or other problems, past or present, relating to the water supply, pumping system and related items?	E1		✓		
2. Have you ever had a problem with your water supply?	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

		Yes	No	Unk	N/A
(A) General					
1. Is the Property served by a sewage system (public, private or community)?	A1	✓			
2. If "no," is it due to unavailability or permit limitations?	A2				✓
3. When was the sewage system installed (or date of connection, if public)? _____	A3			✓	✓
4. Name of current service provider, if any: _____	A4				✓
(B) Type Is your Property served by:					
1. Public	B1		✓		
2. Community (non-public)	B2		✓		
3. An individual on-lot sewage disposal system	B3	✓			
4. Other, explain: _____	B4				
(C) Individual On-lot Sewage Disposal System. (check all that apply):					
1. Is your sewage system within 100 feet of a well?	C1		✓		
2. Is your sewage system subject to a ten-acre permit exemption?	C2			✓	
3. Does your sewage system include a holding tank?	C3			✓	
4. Does your sewage system include a septic tank?	C4		✓		
5. Does your sewage system include a drainfield?	C5		✓	✓	
6. Does your sewage system include a sandmound?	C6			✓	
7. Does your sewage system include a cesspool?	C7		✓	✓	
8. Is your sewage system shared?	C8		✓		
9. Is your sewage system any other type? Explain: _____	C9			✓	
10. Is your sewage system supported by a backup or alternate system?	C10		✓		
(D) Tanks and Service					
1. Are there any metal/steel septic tanks on the Property?	D1			✓	
2. Are there any cement/concrete septic tanks on the Property?	D2	✓			
3. Are there any fiberglass septic tanks on the Property?	D3			✓	
4. Are there any other types of septic tanks on the Property? Explain _____	D4			✓	
5. Where are the septic tanks located? FRONT OF HOUSE & BARN	D5				
6. When were the tanks last pumped and by whom? 2025 KLEIN	D6				
(E) Abandoned Individual On-lot Sewage Disposal Systems and Septic					
1. Are you aware of any abandoned septic systems or cesspools on the Property?	E1	✓			
2. If "yes," have these systems, tanks or cesspools been closed in accordance with the municipality's ordinance?	E2	✓			
(F) Sewage Pumps					
1. Are there any sewage pumps located on the Property?	F1	✓			
2. If "yes," where are they located? BARN	F2				
3. What type(s) of pump(s)? _____	F3			✓	
4. Are pump(s) in working order?	F4	✓			
5. Who is responsible for maintenance of sewage pumps? _____	F5			✓	
(G) Issues					
1. How often is the on-lot sewage disposal system serviced? EVERY 3 YEARS	G1				
2. When was the on-lot sewage disposal system last serviced and by whom? KLEIN 1 YEAR AND EVERY 3 YEARS	G2				
3. Is any waste water piping not connected to the septic/sewer system?	G3		✓		
4. Are you aware of any past or present leaks, backups, or other problems relating to the sewage system and related items?	G4		✓		

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

		Yes	No	Unk	N/A
(A) **Material(s).** Are the plumbing materials (check all that apply):					
1. Copper	A1	✓			
2. Galvanized	A2			✓	
3. Lead	A3			✓	
4. PVC	A4	✓			
5. Polybutylene pipe (PB)	A5			✓	
6. Cross-linked polyethyline (PEX)	A6			✓	
7. Other _____	A7			✓	
(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.)?	B		✓		

If "yes," explain: _____

12. DOMESTIC WATER HEATING

		Yes	No	Unk	N/A
(A) **Type(s).** Is your water heating (check all that apply):					
1. Electric	A1	✓			
2. Natural gas	A2		✓		
3. Fuel oil	A3		✓		
4. Propane	A4	✓			
If "yes," is the tank owned by Seller?		✓			
5. Solar	A5		✓		
If "yes," is the system owned by Seller?			✓		
6. Geothermal	A6		✓		
7. Other _____	A7		✓		
(B) **System(s)**					
1. How many water heaters are there? 2	B1				
Tanks 1 Tankless 1					
2. When were they installed? 1 YEAR ELECTRIC APPROX 4 YEARS	B2				
3. Is your water heater a summer/winter hook-up (integral system, hot water from the boiler, etc.)?	B3			✓	
(C) Are you aware of any problems with any water heater or related equipment?	C		✓		

If "yes," explain: _____

13. HEATING SYSTEM

		Yes	No	Unk	N/A
(A) **Fuel Type(s).** Is your heating source (check all that apply):					
1. Electric	A1	✓			
2. Natural gas	A2		✓		
3. Fuel oil	A3		✓		
4. Propane	A4	✓			
If "yes," is the tank owned by Seller?		✓			
5. Geothermal	A5		✓		
6. Coal	A6		✓		
7. Wood	A7		✓		
8. Solar shingles or panels	A8		✓		
If "yes," is the system owned by Seller?					
9. Other: _____	A9				
(B) **System Type(s)** (check all that apply):					
1. Forced hot air	B1	✓			
2. Hot water	B2	✓			
3. Heat pump	B3	✓			
4. Electric baseboard	B4		✓		
5. Steam	B5		✓		
6. Radiant flooring	B6	✓			
7. Radiant ceiling	B7		✓		

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.

		Yes	No	Unk	N/A
8. Pellet stove(s)	B8		✓		
How many and location?					✓
9. Wood stove(s)	B9		✓		
How many and location?					
10. Coal stove(s)	B10		✓		
How many and location?					
11. Wall-mounted split system(s)	B11	✓			
How many and location?				4	
12. Other:	B12				
13. If multiple systems, provide locations	B13				
(C) Status					
1. Are there any areas of the house that are not heated?	C1		✓		
If "yes," explain:					
2. How many heating zones are in the Property? 4	C2				
3. When was each heating system(s) or zone installed?	C3			✓	
4. When was the heating system(s) last serviced? 05-26	C4				
5. Is there an additional and/or backup heating system? If "yes," explain: HEAT PUMP	C5	✓			
6. Is any part of the heating system subject to a lease, financing or other agreement?	C6		✓		
If "yes," explain:					
(D) Fireplaces and Chimneys					
1. Are there any fireplaces? How many? 2	D1	✓			
2. Are all fireplaces working?	D2	✓			
3. Fireplace types (wood, gas, electric, etc.): GAS	D3				
4. Was the fireplace(s) installed by a professional contractor or manufacturer's representative?	D4	✓			
5. Are there any chimneys (from a fireplace, water heater or any other heating system)?	D5	✓			
6. How many chimneys?	D6				
7. When were they last cleaned?	D7				✓
8. Are the chimneys working? If "no," explain:	D8	✓			
(E) Fuel Tanks					
1. Are you aware of any heating fuel tank(s) on the Property? HOUSE + BARN	E1	✓			
2. Location(s), including underground tank(s): LPG TANKS 2X1000 GALL	E2				
3. If you do not own the tank(s), explain:	E3				
(F) Are you aware of any problems or repairs needed regarding any item in Section 13? If "yes," explain:	F		✓		
14. AIR CONDITIONING SYSTEM					
(A) Type(s). Is the air conditioning (check all that apply):					
1. Central air	A1	✓			
a. How many air conditioning zones are in the Property?	1a			✓	
b. When was each system or zone installed?	1b				
c. When was each system last serviced? 05-26	1c				
2. Wall units	A2		✓		
How many and the location?				✓	
3. Window units	A3	✓			
How many?				✓	
4. Wall-mounted split units	A4	✓			
How many and the location?				✓	
5. Other	A5			✓	
6. None	A6				
(B) Are there any areas of the house that are not air conditioned?	B	✓			
If "yes," explain:					
(C) Are you aware of any problems with any item in Section 14? If "yes," explain:	C	✓			

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

		Yes	No	Unk	N/A
(A) **Type(s)**					
1. Does the electrical system have fuses?	A1		✓		
2. Does the electrical system have circuit breakers?	A2	✓			
3. Is the electrical system solar powered?	A3		✓		
a. If "yes," is it entirely or partially solar powered? _____	3a				
b. If "yes," is any part of the system subject to a lease, financing or other agreement? If "yes," explain: _____	3b		✓		
(B) What is the system amperage? _____	B				
(C) Are you aware of any knob and tube wiring in the Property?	C		✓		
(D) Are you aware of any problems or repairs needed in the electrical system? If "yes," explain: _____	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

		Yes	No	Unk	N/A
(A) Is there a swimming pool on the Property? If "yes,":	A				
1. Above-ground or in-ground? _____	A1				
2. Saltwater or chlorine? _____	A2				
3. If heated, what is the heat source? _____	A3				
4. Vinyl-lined, fiberglass or concrete-lined? _____	A4				
5. What is the depth of the swimming pool? _____	A5				
6. Are you aware of any problems with the swimming pool?	A6				
7. Are you aware of any problems with any of the swimming pool equipment (cover, filter, ladder, lighting, pump, etc.)?	A7				
(B) Is there a spa or hot tub on the Property?	B				
1. Are you aware of any problems with the spa or hot tub?	B1				
2. Are you aware of any problems with any of the spa or hot tub equipment (steps, lighting, jets, cover, etc.)?	B2				

(C) **Explain any problems in Section 17:** _____

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

		Yes	No	Unk	N/A
(A) Have any windows or skylights been replaced during your ownership of the Property?	A	✓			
(B) Are you aware of any problems with the windows or skylights?	B		✓		

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: MOST ALL WINDOWS REPLACE SINCE 2014

19. LAND/SOILS

(A) **Property**

		Yes	No	Unk	N/A
1. Are you aware of any fill or expansive soil on the Property?	A1		✓		
2. Are you aware of any sliding, settling, earth movement, upheaval, subsidence, sinkholes or earth stability problems that have occurred on or affect the Property?	A2		✓		
3. Are you aware of sewage sludge (other than commercially available fertilizer products) being spread on the Property?	A3	✓			
4. Have you received written notice of sewage sludge being spread on an adjacent property?	A4		✓		
5. Are you aware of any existing, past or proposed mining, strip-mining, or any other excavations on the Property?	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:

		Yes	No	Unk	N/A
1. Farmland and Forest Land Assessment Act - 72 P.S.§5490.1, et seq. (Clean and Green Program)	B1	✓			
2. Open Space Act - 16 P.S. §11941, et seq.	B2			✓	
3. Agricultural Area Security Law - 3 P.S. §901, et seq. (Development Rights)	B3			✓	
4. Any other law/program: _____	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):

		Yes	No	Unk	N/A
1. Timber	C1		✓		
2. Coal	C2		✓		
3. Oil	C3		✓		
4. Natural gas	C4		✓		
5. Mineral or other rights (such as farming rights, hunting rights, quarrying rights) Explain: _____	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

		Yes	No	Unk	N/A
1. Is any part of this Property located in a wetlands area?	A1			✓	
2. Is the Property, or any part of it, designated a Special Flood Hazard Area (SFHA)?	A2			✓	
3. Do you maintain flood insurance on this Property?	A3		✓		
4. Are you aware of any past or present drainage or flooding problems affecting the Property?	A4	✓			
5. Are you aware of any drainage or flooding mitigation on the Property?	A5		✓		
6. 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?	A6	✓			
7. If "yes," are you responsible for maintaining or repairing that feature which conveys or manages storm water for the Property?	A7		✓		

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**

		Yes	No	Unk	N/A
1. Are you aware of encroachments, boundary line disputes, or easements affecting the Property?	B1		✓		
2. Is the Property accessed directly (without crossing any other property) by or from a public road?	B2		✓		
3. Can the Property be accessed from a private road or lane?	B3	✓			
a. If "yes," is there a written right of way, easement or maintenance agreement?	3a	✓			
b. If "yes," has the right of way, easement or maintenance agreement been recorded?	3b	✓			
4. Are you aware of any shared or common areas (driveways, bridges, docks, walls, etc.) or maintenance agreements?	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)**

		Yes	No	Unk	N/A
1. Are you aware of any tests for mold, fungi, or indoor air quality in the Property?	A1		✓		
2. Other than general household cleaning, have you taken any efforts to control or remediate mold or mold-like substances in the Property?	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**

		Yes	No	Unk	N/A
1. Are you aware of any tests for radon gas that have been performed in any buildings on the Property?	B1		✓		
2. If "yes," provide test date and results _____	B2				
3. Are you aware of any radon removal system on the Property?	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.

		Yes	No	Unk	N/A
1. Are you aware of any lead-based paint or lead-based paint hazards on the Property?	C1		✓		
2. Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on the Property?	C2		✓		

(D) **Tanks**

		Yes	No	Unk	N/A
1. Are you aware of any existing underground tanks?	D1		✓		
2. Are you aware of any underground tanks that have been removed or filled?	D2	✓			

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

If "yes," location: _____

(F) **Other**

		Yes	No	Unk	N/A
1. 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)?	F1		✓		
2. Are you aware of any other hazardous substances or environmental concerns that may affect the Property?	F2		✓		
3. If "yes," have you received written notice regarding such concerns?	F3		✓		✓
4. Are you aware of testing on the Property for any other hazardous substances or environmental concerns?	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**

		Yes	No	Unk	N/A
1. Are there any deed restrictions or restrictive covenants that apply to the Property?	A1			✓	
2. Are you aware of any historic preservation restriction or ordinance or archeological designation associated with the Property?	A2		✓		

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.

		Yes	No	Unk	N/A
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?	A3		✓		
(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?	B1		✓		
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?	B2		✓		
3. Are you aware of any insurance claims filed relating to the Property during your ownership?	B3	✓			
(C) Legal					
1. Are you aware of any violations of federal, state, or local laws or regulations relating to this Property?	C1		✓		
2. Are you aware of any existing or threatened legal action affecting the Property?	C2		✓		
(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?	D1		✓		

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: INSURANCE CLAIM WIND DAMAGE TO ROOFS THEY WERE REPLACED WITH NEW ROOFS.

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 X _____ **Michael J. Scornavacchi, Sr.** **DATE** 9-4-2026

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** _____