# **32.79 ACRES**

# **PUBLIC AUCTION**

HOUSE | SHOP | WOODS | PERSONAL PROPERTY

PERRY COUNTY



115 Lake Seldom Seen Rd. | Landisburg, PA 17040

Directions: From 1-81, take PA-74 N for 14.9 miles and turn left onto Bridgeport Rd. Go 1.5 miles and turn left onto PA-233 S. Go 2.7 miles and turn right onto Lake Seldom Seen. Continue for .03 of a mile to property on right.

## PROPERTY FEATURES

- 3-bedroom, 1.5-bath home on 32.79 acres
- 3,400 sq ft under roof—1,510 sq ft finished
- Attached 2-car garage
- Unique stonework throughout
- Spacious deck
- 7 acres of tillable ground ideal for pasture, gardening, or wildlife food plots
- 23 wooded acres for hunting or hiking
- Property borders Laurel Run
- Historic stone structure and well
- Located near Colonel Denning State Park and Tuscarora State Forest
- Less than an hour to Carlisle and Harrisburg

#### OPEN HOUSE

Sat. Sept. 6, 1-3 P.M. & Tue. Sept. 9, 5-7 P.M. For a private tour call: Gerald 717-582-6589 Meryl 717-629-6036

DATE
Saturday
OCTOBER 4,
2025

Personal Property
@ 9:00 AM
Real Estate
@ 12:00 PM

### **TERMS**

\$25,000 down payment on the day of the auction. Settlement on or before December 4, 2025. 2% transfer tax to be paid by the buyer. Real estate taxes to be prorated from settlement day.

## Estimated Annual Taxes \$4,178.37

Contact us for quick, convenient financing options, including down payment and bridge loans.

All information is deemed accurate but not guaranteed

AUCTIONEER REMARKS Discover this scenic property in Perry County, surrounded by abundant outdoor recreation. Formerly a barn, the home showcases rustic charm with exposed beams and unique stone floors. The southern boundary follows Laurel Run for 1,400 feet, a native brook trout stream perfect for fishing or relaxing by the water. This property offers the perfect blend of privacy, recreation, and potential.



# AUCTIONEER

J. Meryl Stoltzfus AU#005403 Ph 717-629-6036



SELLERS
Richard & Carol
Kaufmann







# FARM, TRACTOR & TOOLS

2017 Sure-Trac dump trailer, 6'x12', 9900 GVW, '12 Kioti DK 45 SE tractor (500 hrs.) w/ loader '10 Exmark zero turn mower w/60" deck, less than 400 hours on 25hp motor, Herd 3 pt spreader, 3 pt 500# fertilizer spreader, Two 10' culti-packers, 6' bush hog mower, FMC 6x6, 7' Kodiak rear blade, QA 6' dirt bucket w/teeth, 7.5' Meyer Snow Plow (fits Gen 2 Ram trucks), QA 60" grapple, JD, 10' transport disc harrow, 200 gallon field sprayer on wheels-needs pump, QA 42" pallet forks, Log chains, tractor chains, Scrap steel, 10'x 10' chain link dog kennel, dog box, JD #45 loader w/dirt bucket, 75' wire rope cable w/grab hooks, Snatch block, Assorted clevis and draw bar hitches. Lincoln AC 220V Buzz Box welder. Everlast DC welder 200A, Welding cart, Portable welding table, Welding helmets & gloves, welding rods, Saw horses, Craftsman 10" table saw, Wood lathe & wood turning tools, Combo planer & disc sander, Electric motors, power tools, hand tools, 6 drawer rolling tool chest, Web straps, Ratchet straps, Extension cords, Delta drill press, vise, Makita air compressor, Portable air tanks, Spray guns, body shop materials, Ridgid 14 gal. wet/dry vacuum, Toro straight shaft weed wacker, Stihl chain saw MS 261, 18" & 20" bars, Chainsaw chaps, ZT mower jack, Hydaulic jacks, Kerosene heater, Gas, kero & diesel cans, 20' aluminum extension ladder, 7' step ladder, Metal file cabinet, oil, lawn & garden tools,

# GUNS, HUNTING & FISHING SUPPLIES

Model 52 Winchester 22 LR rifle, Ruger Single Six Revolver w/.22 and 22 mag cylinders, Browning Auto 5, 2 3/4" 12 gauge shotgun with choke tubes. Stevens 16 gauge single shot modified shotgun, New England Firearms 20 gauge single shot youth shotgun, Various ammo & brass, 2 Hoyt Compound bows, Mathews compound bow set up for target, Bow Press. Bow accessories. Assorted arrows, 8 x 42 Nikon, Zeiss and Bausch & Lomb binoculars, 17' Grumman aluminum canoe, Camo hunting clothes, tree stands, Screw-in tree steps, Day packs, Camp trails frame backpack, Coleman cook stove, Back pack stove, Turkey calls, 6.5' spinning rod with Mitchell reel, landing net, Minnow bucket, Fly rods, Orvis 10' graphite 3 wt., 3 pc. Nymph rod, St. Croix, 2 pc.,8',5 wt. graphite rod, Orvis, 9'-3", 2 pc., 5 wt., graphite rod, Fenwick7.5', 2 pc.,5 wt. glass rod, Dan Craft, 10', 3 pc., 8 wt. graphite rod.

# GOLD AND SILVER

Gold Coins: (1) 1913 Indian Half Eagle Five Dollar Gold Coin; (1) 1903 Liberty Head Five Dollar Gold Coin; Sterling Silver Flatware: Pattern: Stradavari (Sterling, 1937, no monograms) by Wallace Silver:

(10) Five Piece Place Settings; (10) Teaspoons; (2) Flat handle butter spreaders; (2) Tablespoons/Serving Spoons; (1) Gravy ladle; (1) Sugar Spoon

All information provided is deemed to be accurate but not guaranteed.

# **BOOKS & CAMERAS**

Roy Chandler books - Shattos's Way #608/1000 & Friend Seeker, Archery and Flyfishing books, Beginner's Bible, Home Repair books, Old leather-bound classic novels, Vintage Cameras: 1905 Kodak No. 3A, 1920s Voigtländer AVUS, 1940 Kodak Duaflex II, 1940 Brownie Six-20, 1940 Metro-Cam, 1958 Bilora Bella, 1972 Kodak Instamatic 40, 1978 Canon AT-1; 1990s Nikon Fun•Touch, 1990s Sony Camcorder

### HOUSEHOLD

32 oz Thermos, glass liner, cut glass, china, photo frames, Christmas decor, wrapping paper, tablecloths, flashlights, Pasta Machine, Kichen Aid Mixer Deluxe 4.5 Qt, Rocking chair, assorted scissors, thread, needles, beaded ribbon, yarn, knitting needles, button tin, beads, Polyester flat filling, Raggedy Ann and Andy patterns, costume jewelry, dog Items, RH Baseball glove, Folding walker, Medical 4-wheel rollator walker 300# capacity, Fitness rowing machine, cross country ski machine.

#### MISC

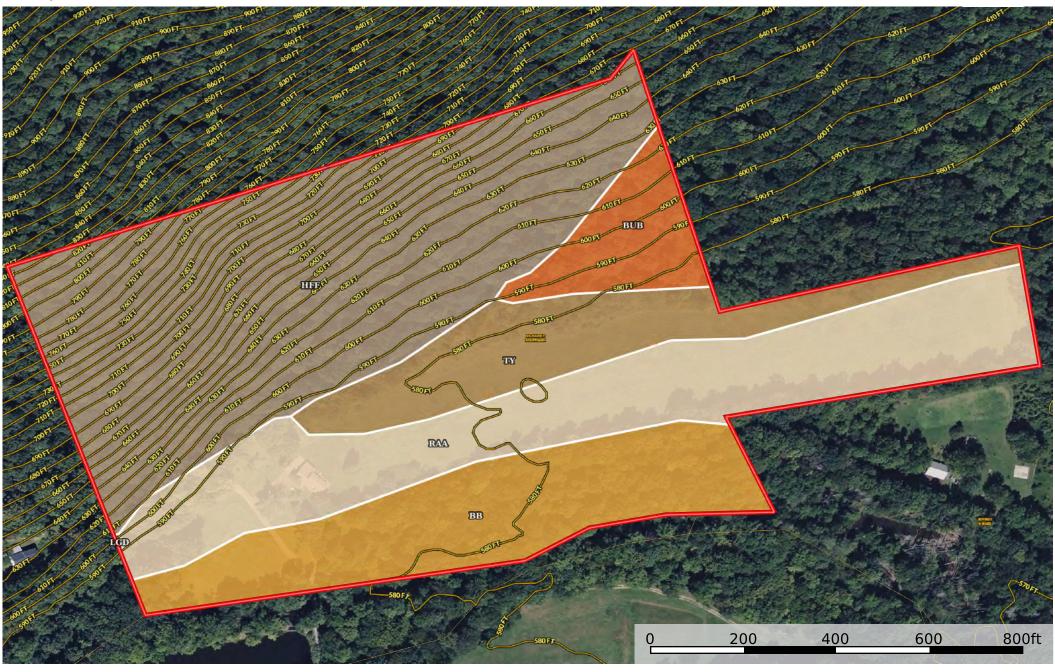
Framed newspapers of end of Vietnam War, resignation of Richard M Nixon, poster & program signed by Musa Smith, Vintage Sawyer's View-Master w/assorted reels, Legos & table, Star Wars action figures & starship, Board games, trumpet w/case, zither

**Auctioneer's Note:** good clean items, many more items not listed.



115 Lake Seldom Seen, Landisburg, PA, 17040

Pennsylvania, AC +/-



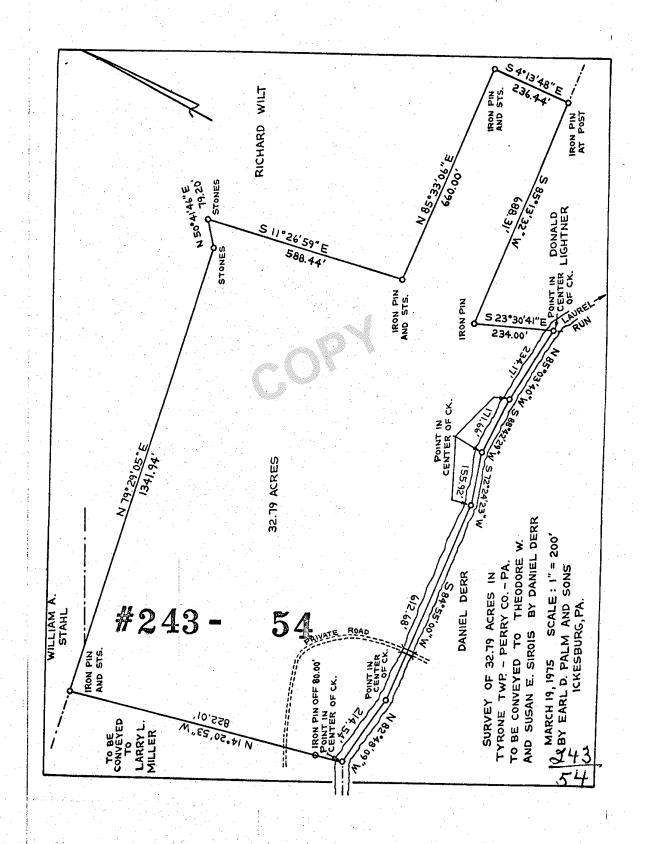


# Boundary 32.19 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	СРІ	NCCPI	CAP
HfF	Hazleton channery sandy loam, 25 to 60 percent slopes, rubbly	13.45	41.78	0	7	7s
RaA	Raritan silt loam, 0 to 5 percent slopes	7.84	24.36	0	56	2w
Bb	Barbour soils	5.37	16.68	0	52	1
Ту	Tyler silt loam	3.77	11.71	0	47	3w
BuB	Buchanan channery loam, 3 to 8 percent slopes	1.75	5.44	0	42	2e
LgD	Laidig very stony loam, 8 to 25 percent slopes	0.01	0.03	0	28	6s
TOTALS		32.19( *)	100%	1	33.04	4.04

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.





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# APPLICATION

Use Value Assessment of Farm Land and Forest Land Under Act 156 of 1998 - Clean and Green

PA Department of Agriculture Form AAO-82

#### OFFICIAL USE ONLY

Agricultural Use
 Agricultural Reserve

Record Book <u>3/0</u> Page <u>529</u>

Forest Reserve

Disapproved

Par Pate Recorded

David I Masee, Recorder
Date 06/12/2001 Time 08:18:15 1 of 2 Ps
No: 2001-00035846 GEN Book 1380 Pase 172

### PERRY COUNTY, PENNSYLVANIA

Any questions regarding the proper completion of this application are to be directed to the Perry County Assessment Office by calling (717) 552-2131, Ext. 4115.

- I. This application must be completed and executed by all owners of the property for which application is being made. Should the property be titled in the name of a corporation, the application must be executed by the individual authorized by corporate resolution to do so. Should the property be titled to an entity other than a corporation, the application must be executed by an individual duly authorized to act on behalf of that entity. A copy of the appropriate corporate resolution or authorization must be attached to this application.
- All signatures on this application must be notarized. This application may be filed in person or by mail with the Perry County
  Assessment Office, County Veterans Memorial Bidg., 25 West Main Street, P. O. Box 37, New Bloomfield, Pennsylvania 17068.
- 3. Act 319 of 1974 was amended by Act 156 of 1998, and requires that this application be RECEIVED by the Assessment Office on or before June 1st of the year immediately preceding the tax year for which the property owner wants to enroll the property. Exception: In a year when a county implements a county-wide reassessment, or a county-wide reassessment of enrolled land, the application deadline shall be extended to either a date 30 days after the final order of the county. Board of Assessment Appeals, or by October 15 of the same year, whichever date is sooner. This deadline is applicable regardless of whether judicial review of the order is sought.
- 4. A one-time application and recording fee of \$65.50 must be remitted with this application, payable to "The County of Perry."
- 5. If the landowner changes the use to an ineligible use, the roll-back tax, plus six percent interest (compounded annually) will be charged against all parcels/deeds included in the application. Landowners who request any portion of their land to be declared ineligible for Use Value assessment must attach a site map showing the location and boundaries of the proposed ineligible land.
- 6. Qualification for enrollment of your property into the Clean and Green preferential assessment program is determined by meeting the minimum requirements established for any one of three land use categories: Agricultural Use, Agricultural Reserve, or Forest Reserve. The specific eligibility requirements are described in the Perry County Clean and Green booklet, "Understanding the Clean and Green Program." The program is administered by the county. ALL QUESTIONS MUST BE ANSWERED. You may attach separate explanatory sheets should you feel your responses require additional detail.

This application compiles with the uniform standards developed for use value assessment applications by the Commonwealth of Pennsylvania. Department of Agriculture - Form AAO-82. For more information, refer to Act 156 of 1998 and the Department of Agriculture's Rules and Regulations. You may obtain these documents from the Department of Agriculture.

	D	<del></del>		
	Property Identification Number (district, map, and par	rcei)		Daytime Telephone 1-800-851-4746 - RICHARD
	370,142.00 -046.000			1717 1 789-3934 - CARD
O	Last Name (individual or entity representative)	First	Initial	Home Telephone
W	KAUFMANN KICHARD F	- 		17171789-3729
·N	Last Name (individual or entity representative)	First	İnitial	Land for which application is being
E	Lautmann (Arc L			made is owned by (/):
R	Last Name (individual or entity representative)	First	Initial	2 Individual
_				Partnership Seconation
I	Last Name (individual or entity representative)	First	760311	2 3 her selen
N			387	☐ Coope Place
F	Parties A. M. Commission of the Commission of th		/ <u>^</u> ^	Other/lexplain)
0	Entity: partnership, corporation, institution, cooperat	ive, or other nam	e (il applicable)	2000 ( 15)
R			100 -	
M	Mailing Address - Street		ASSE2	E RECENCE SMEAR OFFICE
A	D 0 11		/s	المالم المالم
T	PO BOX 64		OE 6>-	441.
Ш	Mailing Address - City, State, ZIP		146.0	3/390.5
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N	LANDISBURG JA 1704	<i>O</i>		
	Location Address - Street, City. Town/Borough		County	School District
	PH2 Raute 333 South	Landis	burg, Re	m. Wast Ferry
		)	0	-7

# 4411

# This Deed

MADE the

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day of actoher

in the year nineteen hundred and eighty-one (1981)

BETWEEN THEODORE W. SIROIS of Camp Hill Borough, Cumberland County, Pennsylvania, and SUSAN E, SIROIS of Tyrone Township, Perry County, Pennsylvania, his wife.

GRANTORS

AND

RICHARD F. KAUFMANN and CAROL L. KAUFMANN, his wife, of RD 9, Carlisle, Cumberland County, Pennsylvania, as tenants by the entireties,

GRANTEES

WITNESSETH, That in consideration of	SIXTY-TWO	THOUSAND		
(\$62,000.00)	,			Dollars,
in hand paid, the receipt whereof is hereb	y acknowledge	ed, the said grantor s	do	hereby grant
and convey to the said grantee S. their	heirs and	assigns.		

ALL that certain piece, parcel and tract of land with improvements thereon situate in Tyrone Township, Perry County, Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point in the center of Laurel Run, which point is located South 14 degrees 20 minutes 53 seconds East 80 feet from an iron pin on line North of the northern side of Laurel Run and which point is the common corner of lands conveyed to Larry L. Miller and Anna L. Miller, his wife; thence perpendicularly through said rum, through said iron pin, across a private road and along lands now or formerly of Larry L. Miller and Anna L. Miller, his wife, North 14 degrees 20 minutes 53 seconds West 822.01 feet to an iron pin at stones at lands now or formerly of William A. Stahl; thence by lands now or formerly of William A. Stahl and lands now or formerly of Richard Wilt, North 79 degrees 29 minutes 05 seconds East 1,341.94 feet to stones; thence continuing by lands now or formerly of Richard Wilt, North 50 degrees 41 minutes 46 seconds East 79.20 feet to stones; thence continuing by the same, South 11 degrees 26 minutes 59 seconds East 588.44 feet to an iron pin and stones; thence continuing by the same, North 85 degrees 33 minutes 06 seconds East 660.00 feet to an iron pin and stones; thence continuing by the same, South 04 degrees 13 minutes 48 seconds East 236.44 feet to an iron pin at post at lands now or formerly of Donald Lightner; thence by lands now or formerly of Donald Lightner, South 85 degrees 13 minutes 32 seconds West 688.31 feet to an iron pin; thence continuing by same, South 23 degrees 30 minutes 41 seconds East 234 feet to a point in the center of Laurel Run; thence by the center of Laurel Rum, North 85 degrees 03 minutes 40 seconds West 234.17 feet to a point in the center of said run; thence continuing by the center of said run, South 88 degrees 42 minutes 29 seconds West 171.66 feet to a point in the center of said run; thence continuing by the center of said run, South 72 degrees 24 minutes 23 seconds West 155.92 feet to a point in the center of said run; thence by the center of said run, South 84 degrees 55 minutes 00 seconds West 612.68 feet to a point in the center of said run; thence continuing by the center of said run, North 82 degrees 48 minutes 09 seconds West 214.54 feet to a point in the center of said run, the place of REGINNING, containing 32.79 acres, more or less, together with all improvements thereon erected, including a 2 1/2 story frame dwelling and outbuildings.

The above description is made in accordance with the plan of a survey conducted by Earl D. Palm and Sons, Registered Surveyors, on March 19, 1975.



BK.310 PAGE 529

529

GRANTING AND CONVEYING unto the Grantees, their heirs and assigns, a right-of-way as it exists on the ground leading from Traffic Route 233 through other property now or formerly of Daniel W. Derr, et. ux., and through the property hereinbefore described in common with all other persons entitled to use same.

EXCEPTING AND RESERVING herefrom a right-of-way as it existed on the ground over the private woods road leading from lands now or formerly of Daniel W. Derr, et. ux., through the property hereinbefore described to other lands previously owned by the said Daniel W. Derr, et. ux., and conveyed to Joel R. Seitz and Cindy L. Seitz, his wife, by deed dated March 21, 1975, and recorded in Perry County Deed Book 242 at Page 340 and to Larry L. Miller and Anna L. Miller, his wife, by deed dated April 18, 1975, and recorded in Perry County Deed Book 242 at Page 587; each of the said parties being responsible for the maintenance of that section of road that passes through the respective properties, said exception and reservation being more specifically set forth in Perry County Deed Book 243 at Page 53.

FURTHER EXCEPTING AND RESERVING an easement for utilities along the woods road as it presently exists on the ground, said exception and reservation being more particularly set forth in Perry County Deed Book 243 at Page 53.

UNDER AND SUBJECT, NEVERTHELESS, to the covenant running with the land that the property hereinbefore described shall never by subdivided into tracts smaller than ten (10) acres.

BEING that same property conveyed to the Grantors herein by deed of Daniel W. Derr and Shirley R. Derr, his wife, dated April 23, 1975 and recorded in Perry County Deed Book 243 at Page 52.

WEST PERRY SCHOOL DISTRICY R. D. 1, Elifetteburg, Pa. REAL ESTATE TRANSFER TAX

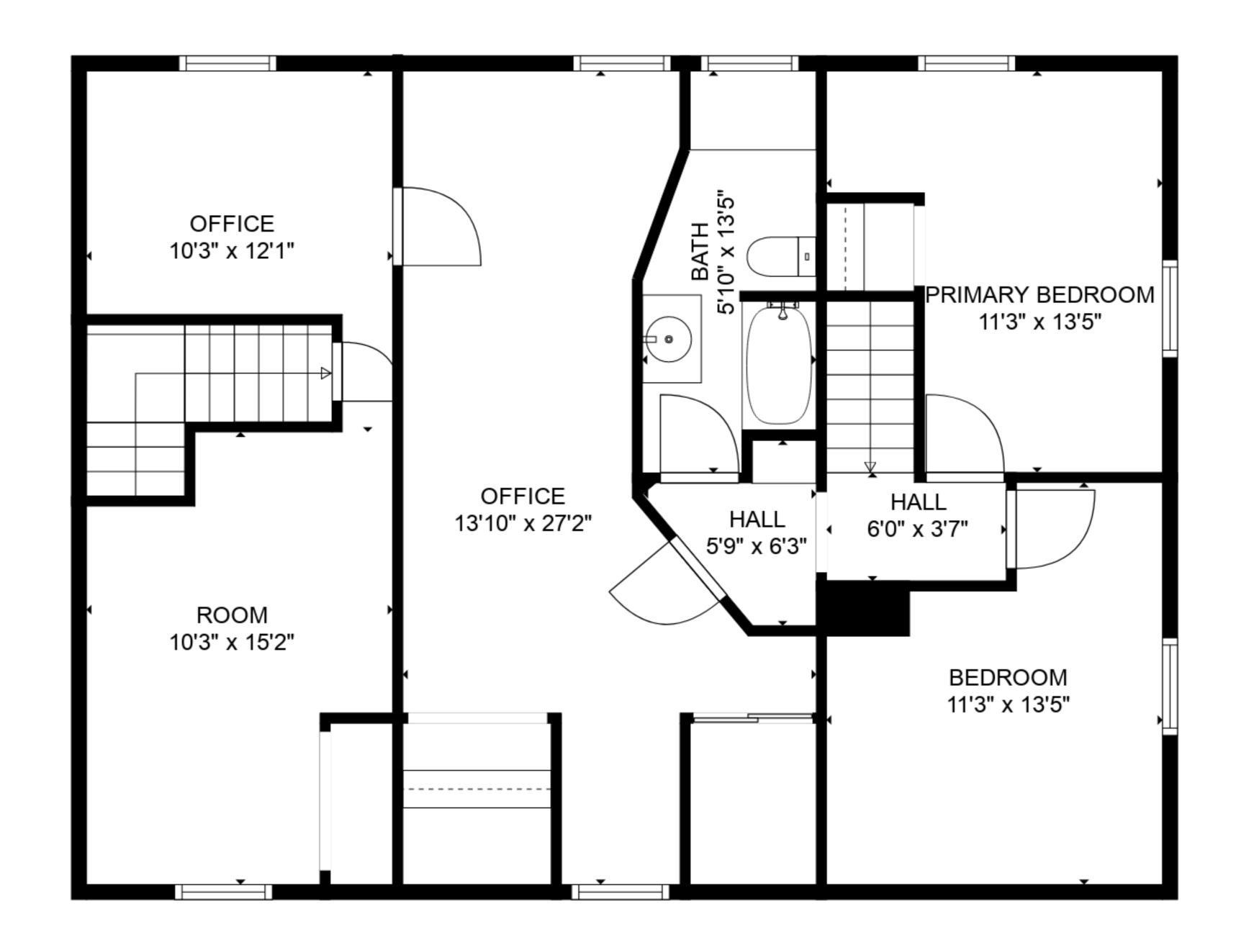
Amount \$ 630.00 Date Oct 19198

COMMOTIVE AITH OF FENNSYLVALIA

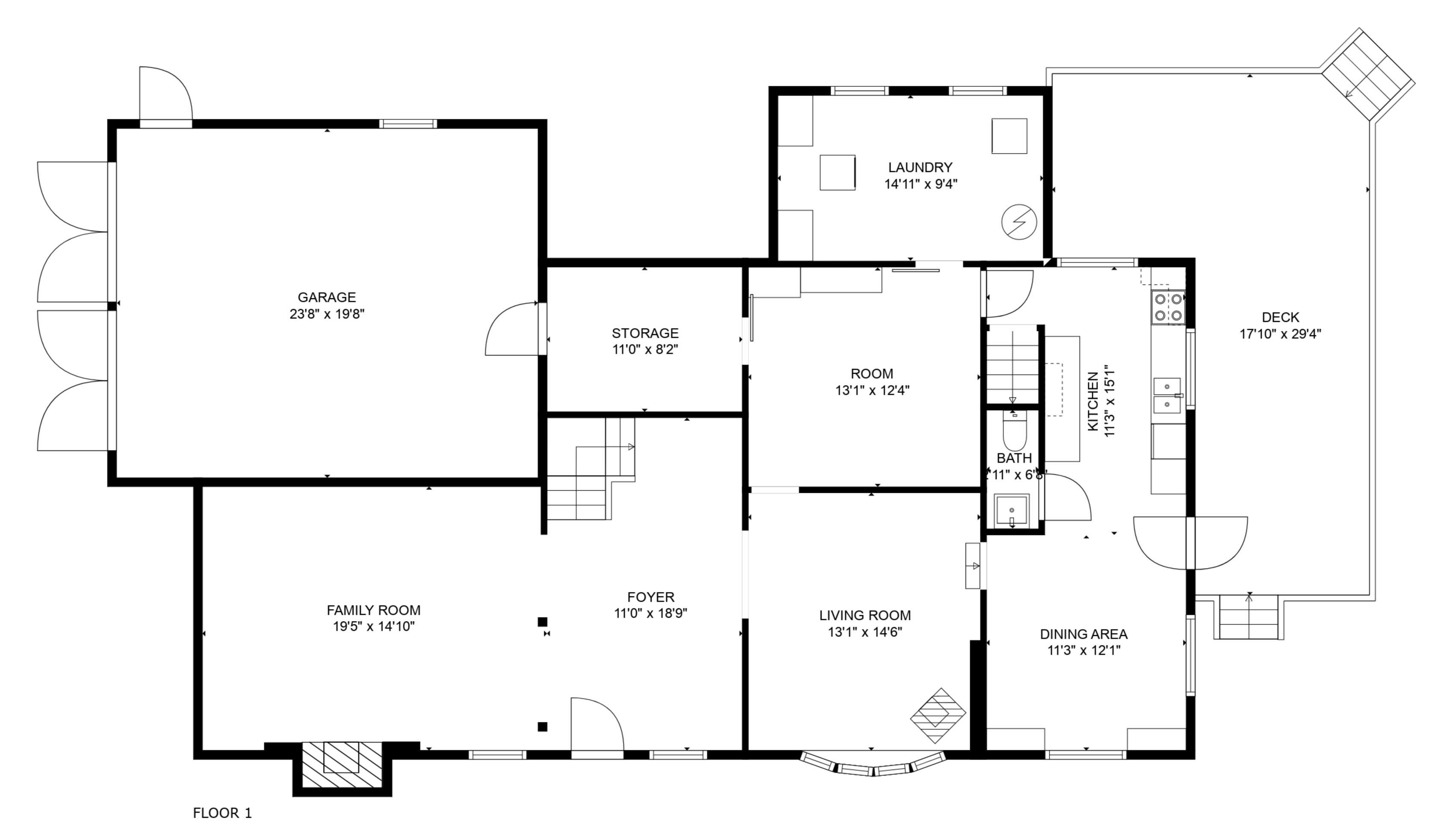
DEFARTMENT OF REVENUE

PEALLY
HANSFER OCT 1-181

PALLY
PAL



FLOOR 2



# TOTAL: 1616 sq. ft

FLOOR 1: 1164 sq. ft, FLOOR 2: 452 sq. ft

EXCLUDED AREAS: ROOM: 276 sq. ft, GARAGE: 466 sq. ft, STORAGE: 89 sq. ft, DECK: 388 sq. ft, FIREPLACE: 12 sq. ft, LOW CEILING: 241 sq. ft,

OFFICE: 175 sq. ft

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

## PROPERTY 115 Lake Seldom Seen Rd, Landisburg, PA 17040

#### SELLER Richard F. Kaufmann, Carol Kaufmann

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#### 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
- 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.
- 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 rep-
- resentation by any listing real estate broker, any selling real estate broker, or their licensees. Buyer is encouraged to address concerns 15
- 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. 19
- 2. Transfers as a result of a court order. 20
- 3. Transfers to a mortgage lender that results from a buyer's default and subsequent foreclosure sales that result from default. 21
- 22 4. Transfers from a co-owner to one or more other co-owners.
- 5. Transfers made to a spouse or direct descendant. 23
- 24 Transfers between spouses as a result of divorce, legal separation or property settlement.
- 25 Transfers by a corporation, partnership or other association to its shareholders, partners or other equity owners as part of a plan of liquidation. 26
- 8. Transfers of a property to be demolished or converted to non-residential use. 27
- 9. Transfers of unimproved real property. 28
  - 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.

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

3	Seller's Initials	外	Date	7/30/25

SPD Page 1 of 11 **Buyer's Initials** Date

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1. SELLER'S EXPERTISE		Yes	No	Unk	_
(A) Does Seller possess expertise in contracting, engineering, architecture, environmental assessment or		168	140	UIK	
other areas related to the construction and conditions of the Property and its improvements?  (B) Is Seller the landlord for the Property?	18		V	-	
(C) Is Seller a real estate licensee?	11	1	V		
Explain any "yes" answers in Section 1:					_
2. OWNERSHIP/OCCUPANCY					
(A) Occupancy		Yes	No	Unk	N/
1. When was the Property most recently occupied? 1981 to present 2. By how many people? 2 presently, 2 aduet children 40 longer 3. Was Seller the most recent occupant?	TV1				
3. Was Seller the most recent occupant?	.1.2	/			
4. If "no," when did Seller most recently occupy the Property?	13				
(B) Role of Individual Completing This Disclosure. Is the individual completing this form:				-	
1. The owner	137	1			
The executor or administrator	(12		~		
3. The trustee	135		-		
4. An individual holding power of attorney (C) When was the Property acquired? 10/1/1981	18.7				
(C) When was the Property acquired?	U				
ladom - 4 deceased 2 necessation					
Ladogs - 4 deceased, 2 presently  Explain Section 2 (if needed):					
2. Homeowners association or planned community 3. Cooperative 4. Other type of association or community  (C) If "yes," how much are the fees? \$	162 163 164 3		7		
(E) If "yes." provide the following information:					
1. Community Name	13				
2. Contact	1/2				-
3. Mailing Address	13.				-
4. Telephone Number	E4				-
나를 가고 있는 것이 되는 것이 모든 이 사람들이 얼마를 가는 것이 없는 것이다.	*	C.1			
Notice to Buyer: A buyer of a resale unit in a condominium, cooperative, or planned community must receive (other than the plats and plans), the by-laws, the rules or regulations, and a certificate of resale issued by the cooperative, or planned community. Buyers may be responsible for capital contributions, initiation fees or sit to regular maintenance fees. The buyer will have the option of canceling the agreement with the return of all tificate has been provided to the buyer and for five days thereafter or until conveyance, whichever occurs first 4. ROOFS AND ATTIC	e assoc milar depos	ciation one-tin	cond	ominiu in ada	di
(A) Installation		Yes	No	Unk	N
When was or were the roof or roofs installed?	AT.			-	9
Do you have documentation (invoice, work order, warranty, etc.)?  (P) Paragin	A2		/		
(B) Repair  1. Was the roof or roofs or any portion of it or them replaced or repaired during your ownership?	0.0	/			
2. If it or they were replaced or repaired, were any existing roofing materials removed?	102	1			
(C) Issues	114				
Has the roof or roofs ever leaked during your ownership?	(0.)		1		
<ol><li>Have there been any other leaks or moisture problems in the attic?</li></ol>	10		~		
그는 사람들은 사람들이 가는 사람들이 되었다면 하는데 그는데 아이들이 살아왔다. 그는 이 그는데 아이들에 되었다면 하는데 그는데 그는데 그는데 그는데 그는데 그는데 그는데 그는데 그는데 그		200		-	THE REAL PROPERTY.
3. Are you aware of any past or present problems with the roof(s), attic. gutters, flashing or down-spouts?			~		

	Explain any "yes" answers in Section 4. Include the location and the name of the person or company who did the repairs and to			pair	or rer	-		
5.	BASEMENTS AND CRAWL SPACES							
	(A) Sump Pump				Yes	No	Unk	
	1. Does the Property have a sump pit? If "yes," how many?			AL		1		ŀ
	<ol> <li>Does the Property have a sump pump? If "yes," how man</li> <li>If it has a sump pump, has it ever run?</li> </ol>	у:		13	-	1		f
	4 If it has a sump pump, is the sump pump in working orde	r?		14				t
	(B) Water Infiltration			9				
	<ol> <li>Are you aware of any past or present water leakage, accumment or crawl space?</li> </ol>	ulation, or dampness	within the base-			1		
	Do you know of any repairs or other attempts to control a basement or crawl space?	iny water or dampnes	s problem in the	111		~		-
	3. Are the downspouts or gutters connected to a public sewe	er system?		13		1		ì
	Explain any "yes" answers in Section 5. Include the location and the name of the person or company who did the repairs and to			pair	or rer	media	tion eff	fo
6.	TERMITES/WOOD-DESTROYING INSECTS, DRYROT, I	PESTS						_
	Are you aware of past or present dryrot, termites/wood-de-		han master on the		Yes	No	Unk	
	Property?	estroying insects or of	ner pesis on the			1	FI BI	1
	Are you aware of any damage caused by dryrot, termites/w	and destroying insect	e or other necte?	11		1		f
	(B) Treatment	ood-desiroying mseer	s of other pests:	1.2				H
	I. Is the Property currently under contract by a licensed pest	t control company?		131		1		H
	Are you aware of any termite/pest control reports or treating		?	152		1		i
7.	STRUCTURAL ITEMS				T-1			Ι
	(A) Are you aware of any past or present movement, shifting, deter	Color Towns Color Color			Yes	No	Unk	
	foundations, or other structural components?			1	Yes	No	Unk	
	foundations, or other structural components?  (B) Are you aware of any past or present problems with driveways, with Property?	walkways, patios or ret	aining walls on	ı u	Yes		Unk	
	foundations, or other structural components?  (B) Are you aware of any past or present problems with driveways, with Property?  (C) Are you aware of any past or present water infiltration in the horizon roof(s), basement or crawl space(s)?	walkways, patios or ret	aining walls on	v u	Yes	1	Onk	
	foundations, or other structural components?  (B) Are you aware of any past or present problems with driveways, with Property?  (C) Are you aware of any past or present water infiltration in the horoof(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 Synthetic Finishing Systems	walkways, patios or ret ouse or other structure Exterior Insulating Fir	aining walls on	ť	Yes	1	Onk	
	foundations, or other structural components?  (B) Are you aware of any past or present problems with driveways, with Property?  (C) Are you aware of any past or present water infiltration in the horoof(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 Synthetic stucco, synthetic brick	walkways, patios or ret ouse or other structure Exterior Insulating Fir	aining walls on	E:	Yes	1	Unk	
	foundations, or other structural components?  (B) Are you aware of any past or present problems with driveways, with Property?  (C) Are you aware of any past or present water infiltration in the horoof(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 Synthetic stucco, synthetic brick  2. If "yes," indicate type(s) and location(s)	walkways, patios or ret ouse or other structure Exterior Insulating Fir	aining walls on	() 1)1 1)2	Yes	1	Unk	
	foundations, or other structural components?  (B) Are you aware of any past or present problems with driveways, with Property?  (C) Are you aware of any past or present water infiltration in the horoof(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 Synthetic stucco, synthetic brick	walkways, patios or ret ouse or other structure Exterior Insulating Fir or synthetic stone?	aining walls on s, other than the hishing System	E:	Yes	1	Unk	
	foundations, or other structural components?  (B) Are you aware of any past or present problems with driveways, with Property?  (C) Are you aware of any past or present water infiltration in the horoof(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 E (EIFS) such as Dryvit or synthetic stucco, synthetic brick  2. If "yes," indicate type(s) and location(s)  3. If "yes," provide date(s) installed	walkways, patios or ret ouse or other structure Exterior Insulating Fir or synthetic stone?	aining walls on s, other than the hishing System	() 1)1 1)2	Yes	V V V V	Unk	
	foundations, or other structural components?  (B) Are you aware of any past or present problems with driveways, with Property?  (C) Are you aware of any past or present water infiltration in the horoof(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 E (EIFS) such as Dryvit or synthetic stucco, synthetic brick  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	walkways, patios or retouse or other structure Exterior Insulating Fir or synthetic stone?  or ice damage to the leftoor coverings?	aining walls on s, other than the hishing System Property?	C Di Di E F	or rec	V V V	tion eff	OIX
8.	foundations, or other structural components?  (B) Are you aware of any past or present problems with driveways, with Property?  (C) Are you aware of any past or present water infiltration in the horoof(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 E (EIFS) such as Dryvit or synthetic stucco, synthetic brick  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 (F) Are you aware of any defects (including stains) in flooring or Explain any "yes" answers in Section 7. Include the location and	walkways, patios or retouse or other structure Exterior Insulating Fir or synthetic stone?  or ice damage to the leftoor coverings?	aining walls on s, other than the hishing System Property?	C Di Di E F	or rec	V V V	tion eff	1
8.	foundations, or other structural components?  (B) Are you aware of any past or present problems with driveways, with Property?  (C) Are you aware of any past or present water infiltration in the horoof(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 Synthetic stucco, synthetic brick  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  (F) Are you aware of any defects (including stains) in flooring or Explain any "yes" answers in Section 7. Include the location and the name of the person or company who did the repairs and the standard of the structure of t	exalkways, patios or retouse or other structure Exterior Insulating Fir or synthetic stone?  or ice damage to the leftoor coverings? Indextent of any problem of the date the work was accluding remodeling)	aining walls on s, other than the hishing System Property? lem(s) and any re s done: Kitch	C Di Di E F	or ren	V V V media	tion eff	OIX
8.	foundations, or other structural components?  (B) Are you aware of any past or present problems with driveways, with Property?  (C) Are you aware of any past or present water infiltration in the horoof(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 Synthetic stucco, synthetic brick  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  (F) Are you aware of any defects (including stains) in flooring or Explain any "yes" answers in Section 7. Include the location and the name of the person or company who did the repairs and the name of the person or company	exalkways, patios or retouse or other structure Exterior Insulating Fir or synthetic stone?  or ice damage to the leafloor coverings? Indextent of any problem of the date the work was accluding remodeling)	aining walls on s, other than the hishing System Property?  lem(s) and any re s done: Kitch	101 102 103 E F	or ren Floor Yes	nedia hec	tion eff	on
	foundations, or other structural components?  (B) Are you aware of any past or present problems with driveways, with Property?  (C) Are you aware of any past or present water infiltration in the horoof(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 E (EIFS) such as Dryvit or synthetic stucco, synthetic brick  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 (F) Are you aware of any defects (including stains) in flooring or Explain any "yes" answers in Section 7. Include the location and the name of the person or company who did the repairs and the name of the person or company who did the repairs and the name of the person or company who did the all addition of the property during your ownership? Itemize and date all addition and the name of the person or company who did the repairs and the property during your ownership? Itemize and date all additions.	walkways, patios or return ouse or other structure Exterior Insulating Fir or synthetic stone?  or ice damage to the left of floor coverings?  Indextent of any problem date the work was reluding remodeling)  ins/alterations below.	aining walls on s, other than the hishing System Property?  lem(s) and any re s done: Kitch been made to the  Were permit obtained?	101 102 103 E F	or ren Floor Yes	nedia hec	Unk Unk/Inspection	on

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. Were permits Final inspections/ Approximate date approvals obtained? obtained? (Yes/No/Unk/NA) (Yes/No/Unk/NA) Addition, structural change or alteration of work Renovated and floor bathroom 1986 No Replaced roof ragtus, roof deck ? 1994 Shingles All windows replaced = front doors NO NO boilt deck on south side of house NO No Unk N/A A sheet describing other additions and alterations is attached. Yes (B) Are you aware of any private or public architectural review control of the Property other than zoning codes? If "yes," explain: 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 (A) Source. Is the source of your drinking water (check all that apply): No Unk N/A Yes U 2. A well on the Property 12 3. Community water 13 A holding tank 14 5. A cistern 6. A spring / 7. Other 8. If no water service, explain: (B) General 1. When was the water supply last tested? whimate 1996 Test results: passed test but installed UV light for precaution 2. Is the water system shared? 112 If "yes," is there a written agreement? 143 4. Do you have a softener, filter or other conditioning system? Wlight 1 144 5. Is the softener, filter or other treatment system leased? From whom? V 104 6. If your drinking water source is not public, is the pumping system in working order? If "no," His (C) Bypass Valve (for properties with multiple sources of water) 1. Does your water source have a bypass valve? **C3** 2. If "yes," is the bypass valve working? (D) Well Has your well ever run dry? 131 2. Depth of well strate 50 (32 3. Gallons per minute: 1st 4 aal . measured on (date) 533 4. Is there a well that is used for something other than the primary source of drinking water? If "yes," explain

5. If there is an unused well, is it capped?

Pro	perty. C	no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question unknown when the question does apply to the Property but you are not sure of the answer. All question does apply to the Property but you are not sure of the answer.	estions m	ust be	answe	red.
	(E) Iss	sues	Yes	No	Unk	N/A
	1.	Are you aware of any leaks or other problems, past or present, relating to the water supply, pumping system and related items?	1			
	2.	Have you ever had a problem with your water supply?	2	/	14.	
	tion e	in any problem(s) with your water supply. Include the location and extent of any problem(s) ar fforts, the name of the person or company who did the repairs and the date the work was done to was distributed and fixed in vor3	d any re	pair o	Sup.	dia-
10.	SEWA	AGE SYSTEM				
	(A) Ge	eneral	Yes	No	Unk	N/A
			IV			
			2			-
		. 마시크리아스 그런 아무리에 이렇게 그렇게 하다면 하는데	.3.		~	
			4			1
		rpe Is your Property served by:			-	
			31	7		
			32	-		
		0.1	3			
		Other, explain:	34		-	
		1 100 6 4 6 110		1		
			1	-		
		B	2	V	V	
		December 1 in the december 1 i	3 V	-		+-
		D				-
		December 2015 and the december 2015 and the second 2015 and the se	5	1		
			11	~		
		7 10	w .	V		
		And the state of t	9	V		
		Is your saving system supported by a backup or obtamota system?		1		
		anks and Service	10.1			
	1400	1 d D D D	13	V		-
		4 - 1 - 1 - 1 - D 2	2 /			
		and the second of the second o	3	1		
		4 d P 3 F 1	4	V		1
		WH 4	5			
	6.	When were the tanks last pumped and by whom? MArch 2025	11.			
	(E) Al	pandoned Individual On-lot Sewage Disposal Systems and Septic				T.
	1.	Are you aware of any abandoned septic systems or cesspools on the Property?	1	/		
	2.	If "yes," have these systems, tanks or cesspools been closed in accordance with the municipality's ordinance?	2			~
	(F) Se	wage Pumps	-			
	1.	Are there any sewage pumps located on the Property?	1	/	111	
	2.	If "yes," where are they located?	1			V
		What to a stay of a second of	3			~
			1			/
	5.	Who is responsible for maintenance of sewage pumps?				~
	(C) Inc		F.			
	(G) Iss	How often is the on-lot sew and disposal system serviced? Fully 84 Months				
	2.	When was the on-lot sewage disposal system last serviced and by whom? March 2025				
	3	The second secon	Z .	-		
		Are you aware of any past or present leaks, backups, or other problems relating to the sewage	4	~		~

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:

	PLUMBING SYSTEM					
• • • •	(A) Material(s). Are the plumbing materials (check all that apply):		Yes	No	Unk	N/A
	1. Copper	AI	1			
	2. Galvanized	12			1	
	3. Lead	13			V	
	4. PVC	14	1	(5-1)		
	5. Polybutylene pipe (PB)	15			~	
	Cross-linked polyethyline (PEX)	16		1		
	7. Other	A7			V	
	(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:	В		~		
12.	DOMESTIC WATER HEATING					
	(A) Type(s). Is your water heating (check all that apply):		Yes	No	Unk	N/A
	1. Electric	AI	/	-		
	2. Natural gas	1.I	I mail	1		
	3. Fuel oil	\ā	ma	/		-
	4. Propane	1,4		1		
	If "yes," is the tank owned by Seller?					V
	5. Solar	15		V		
	If "yes," is the system owned by Seller?			120		V
	6. Geothermal	Atr		/		
	7. Other	1-			/	
	(B) System(s)			-		1
	1. How many water heaters are there?	Rt				
	Tanks Tankless  2. When were they installed?	82				
	3. Is your water heater a summer/winter hook-up (integral system, hot water from the boiler, etc.)?	1G		1		1033
	(C) Are you aware of any problems with any water heater or related equipment?	6		1		
	If "ves," explain:					
13.	HEATING SYSTEM					
	(A) Fuel Type(s). Is your heating source (check all that apply):		Yes	B.T.	Unk	N/A
			1.00	No		
	1. Electric		1	No		-
		41	1			
	<ol> <li>Electric</li> <li>Natural gas</li> <li>Fuel oil</li> </ol>	12	7	<b>L</b>		
	<ul><li>2. Natural gas</li><li>3. Fuel oil</li></ul>	13	/			
	<ul><li>2. Natural gas</li><li>3. Fuel oil</li><li>4. Propane</li></ul>	12	/	<b>L</b>		
	<ul><li>2. Natural gas</li><li>3. Fuel oil</li></ul>	13	7	<b>L</b>		~
	<ol> <li>Natural gas</li> <li>Fuel oil</li> <li>Propane         If "yes," is the tank owned by Seller?     </li> <li>Geothermal</li> </ol>	13 14	/	V /		
	<ol> <li>Natural gas</li> <li>Fuel oil</li> <li>Propane         If "yes," is the tank owned by Seller?     </li> <li>Geothermal</li> <li>Coal</li> </ol>	13 14 15	7	V /		/
	<ol> <li>Natural gas</li> <li>Fuel oil</li> <li>Propane         If "yes," is the tank owned by Seller?     </li> <li>Geothermal</li> <li>Coal</li> <li>Wood</li> </ol>	13 14 15 16 17	/	V / / /		V
	<ol> <li>Natural gas</li> <li>Fuel oil</li> <li>Propane         If "yes," is the tank owned by Seller?     </li> <li>Geothermal</li> <li>Coal</li> <li>Wood</li> <li>Solar shingles or panels</li> </ol>	13 14 15	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	V /		
	<ol> <li>Natural gas</li> <li>Fuel oil</li> <li>Propane         If "yes," is the tank owned by Seller?     </li> <li>Geothermal</li> <li>Coal</li> <li>Wood</li> <li>Solar shingles or panels         If "yes," is the system owned by Seller?     </li> </ol>	12 13 14 15 16 17	/	V / / /		
	<ol> <li>Natural gas</li> <li>Fuel oil</li> <li>Propane         <ul> <li>If "yes," is the tank owned by Seller?</li> </ul> </li> <li>Geothermal</li> <li>Coal</li> <li>Wood</li> <li>Solar shingles or panels         <ul> <li>If "yes," is the system owned by Seller?</li> </ul> </li> <li>Other:</li> </ol>	13 14 15 16 17	\( \times \)	V / / /		
	<ol> <li>Natural gas</li> <li>Fuel oil</li> <li>Propane         <ul> <li>If "yes," is the tank owned by Seller?</li> </ul> </li> <li>Geothermal</li> <li>Coal</li> <li>Wood</li> <li>Solar shingles or panels         <ul> <li>If "yes," is the system owned by Seller?</li> </ul> </li> <li>Other:         <ul> <li>(B) System Type(s) (check all that apply):</li> </ul> </li> </ol>	13 14 15 16 17 18	\rangle \rangl	V / / / / / / / / / / / / / / / / / / /		
	<ol> <li>Natural gas</li> <li>Fuel oil</li> <li>Propane         <ul> <li>If "yes," is the tank owned by Seller?</li> </ul> </li> <li>Geothermal</li> <li>Coal</li> <li>Wood</li> <li>Solar shingles or panels         <ul> <li>If "yes," is the system owned by Seller?</li> </ul> </li> <li>Other:         <ul> <li>(B) System Type(s) (check all that apply):</li> <li>Forced hot air</li> </ul> </li> </ol>	13 14 15 16 17 18 18 19	\( \times \)	V / / / / V		~
	<ol> <li>Natural gas</li> <li>Fuel oil</li> <li>Propane         If "yes," is the tank owned by Seller?     </li> <li>Geothermal</li> <li>Coal</li> <li>Wood</li> <li>Solar shingles or panels         If "yes," is the system owned by Seller?     </li> <li>Other:         (B) System Type(s) (check all that apply):         1. Forced hot air         2. Hot water     </li> </ol>	12 13 14 15 16 17 18 18 18 18 18	\( \times \)	V / / / / / / / / / / / / / / / / / / /		V
	<ol> <li>Natural gas</li> <li>Fuel oil</li> <li>Propane         If "yes," is the tank owned by Seller?     </li> <li>Geothermal</li> <li>Coal</li> <li>Wood</li> <li>Solar shingles or panels         If "yes," is the system owned by Seller?     </li> <li>Other:         (B) System Type(s) (check all that apply):         <ol> <li>Forced hot air</li> <li>Hot water</li> <li>Heat pump</li> </ol> </li> </ol>	\2 \3 \4 \5 \6 \6 \7 \8 \8 \8 \8 \8 \8 \8 \8 \8 \8 \8 \8 \8		V / / / / V		~
	<ol> <li>Natural gas</li> <li>Fuel oil</li> <li>Propane         If "yes," is the tank owned by Seller?     </li> <li>Geothermal</li> <li>Coal</li> <li>Wood</li> <li>Solar shingles or panels         If "yes," is the system owned by Seller?     </li> <li>Other:         (B) System Type(s) (check all that apply):         <ol> <li>Forced hot air</li> <li>Hot water</li> <li>Heat pump</li> <li>Electric baseboard</li> </ol> </li> </ol>	12 13 14 15 14 15 14 15 15 15 15 15 15 15 15 15 15 15 15 15		V 1 1 1 1 V 1 V 1 V 1 V 1 V 1 V 1 V 1 V		V
	<ol> <li>Natural gas</li> <li>Fuel oil</li> <li>Propane         If "yes," is the tank owned by Seller?     </li> <li>Geothermal</li> <li>Coal</li> <li>Wood</li> <li>Solar shingles or panels         If "yes," is the system owned by Seller?     </li> <li>Other:         (B) System Type(s) (check all that apply):         <ol> <li>Forced hot air</li> <li>Hot water</li> <li>Heat pump</li> <li>Electric baseboard</li> <li>Steam</li> </ol> </li> </ol>	12 13 14 15 14 15 14 15 15 15 15 15 15 15 15 15 15 15 15 15		V / / / / / / / / / / / / / / / / / / /		V
	<ol> <li>Natural gas</li> <li>Fuel oil</li> <li>Propane         If "yes," is the tank owned by Seller?     </li> <li>Geothermal</li> <li>Coal</li> <li>Wood</li> <li>Solar shingles or panels         If "yes," is the system owned by Seller?     </li> <li>Other:         (B) System Type(s) (check all that apply):         <ol> <li>Forced hot air</li> <li>Hot water</li> <li>Heat pump</li> <li>Electric baseboard</li> </ol> </li> </ol>	12 13 14 15 14 15 14 15 15 15 15 15 15 15 15 15 15 15 15 15		V 1 1 1 1 V 1 V 1 V 1 V 1 V 1 V 1 V 1 V		V

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. No N/A 8. Pellet stove(s) How many and location? 9. Wood stove(s) V How many and location? (1) in LR, 10. Coal stove(s) How many and location? (1) in FR 11. Wall-mounted split system(s) 111/1 How many and location? 13. If multiple systems, provide locations (C) Status 1. Are there any areas of the house that are not heated? If "yes." explain: Garage 2. How many heating zones are in the Property? 12 3. When was each heating system(s) or zone installed? 13 4. When was the heating system(s) last serviced? 04 5. Is there an additional and/or backup heating system? If "yes," explain: \_ 6. Is any part of the heating system subject to a lease, financing or other agreement? 16 If "yes," explain: (D) Fireplaces and Chimneys 1. Are there any fireplaces? How many? 2. Are all fireplaces working? 3. Fireplace types (wood, gas, electric, etc.):

	2	2.50	THE RESERVE AND ADDRESS OF THE PARTY OF THE	
	4. Was the fireplace(s) installed by a professional contractor or manufacturer's representative?	D4		V
	5. Are there any chimneys (from a fireplace, water heater or any other heating system)?	ns /	1	
	6. How many chimneys? 2	De I		
	7. When were they last cleaned? 2012			
	8. Are the chimneys working? If "no," explain:	D8 .		
	(E) Fuel Tanks			
	<ol> <li>Are you aware of any heating fuel tank(s) on the Property?</li> </ol>	EI		
	Location(s), including underground tank(s):	V2		
	If you do not own the tank(s), explain:	£3		
	(F) Are you aware of any problems or repairs needed regarding any item in Section 13? If "yes," explain:	V	1	
14.	AIR CONDITIONING SYSTEM			
	(A) Type(s). Is the air conditioning (check all that apply):			
	1. Central air	M	1	
	How many air conditioning zones are in the Property?	La		1
	b. When was each system or zone installed?	1b		1
	c. When was each system last serviced?	12		1
	2. Wall units	1/2	1	
	How many and the location?			
	3. Window units How many? (1) 2ND F1 Bedroom	A.3 6		
	4. Wall-mounted split units	14	V	
	How many and the location?	A		
	5. Other	15		
	6. None	35		
	(B) Are there any areas of the house that are not air conditioned?	BV		
	If "yes." explain: Only one room has Ac - wall unit			
	(C) Are you aware of any problems with any item in Section 14? If "yes," explain:		1	
		0	V	
Sell	er's Initials CL RFK Date 1/30/25 SPD Page 7 of 11 Buyer's Initials	<u>/</u> I	Date	
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Proper	ty. Check unknown when the que				ch question. Be sure to check N/A voperty but you are not sure of the ans						
	LECTRICAL SYSTEM						,				
(A	A) Type(s)							Yes	No	Unk	N/A
	<ol> <li>Does the electrical system I</li> </ol>						41	1	5-0		
	<ol><li>Does the electrical system l</li></ol>			eakers?			1,2	~	-		
	<ol><li>Is the electrical system sola</li></ol>						1,3		V		
	<ol> <li>a. If "yes," is it entirely or</li> </ol>						Ja				-
	explain:		_	ect to a leas	ise, financing or other agreement? If	"yes."	3h				-
(E	3) What is the system amperage?	SUDI	?)				В			1	
	C) Are you aware of any knob and			n the Prope	arty?		(:		/	1000	
(I	)) Are you aware of any problems	s or repai	irs nee	ded in the	electrical system? If "yes," explain:	-			~		
16 0	THER EQUIPMENT AND AP	PILIAN	CES				17. [				
	40 PM 1. 10 TM THE			TIEV PR	OBLEMS OR REPAIRS and must	t ba com	alated :	for ea	ala iter	m that	
(1					of the Agreement of Sale negotiated l						er-
					f the Property. THE FACT THAT						
	MEAN IT IS INCLUDED IN										
(F	3) Are you aware of any problems	s or repa	irs nee	ded to any	of the following:						
	Item	Yes	No	N/A	Item	Yes	No	N/A			
	A/C window units		1		Pool/spa heater			V	-		
	Attic fan(s)			1	Range/oven		/				
	Awnings				Refrigerator(s)		V				
	Carbon monoxide detectors		V		Satellite dish		V				
	Ceiling fans	10		/	Security alarm system	10 1		1			
	Deck(s)		V		Smoke detectors		1				
	Dishwasher			V	Sprinkler automatic timer	dir.		V			
	Dryer		V		Stand-alone freezer			V			
	Electric animal fence			/	Storage shed	174		1			
	Electric garage door opener			1	Trash compactor			V	-		
	Garage transmitters			V	Washer		1	1			
	Garbage disposal			1	Whirlpool/tub			V	7		
	In-ground lawn sprinklers			1	Other:	100		1			
	Intercom			1	1.						
	Interior fire sprinklers			V	2.						
	Keyless entry			V	3.						
	Microwave oven		1		4.	PLE					
	Pool/spa accessories			1	5.						
	Pool/spa cover			1	6.				T		
((	C) Explain any "yes" answers in	Section	16:			_		-	_		
, -	,, Dap an, ,										
17. P	OOLS, SPAS AND HOT TUBS						T	Yes	No	Unk	N/A
	A) Is there a swimming pool on the		tv? If	"ves.":			,		1	-	
							AI				
	2. Saltwater or chlorine?						1.2				
	3. If heated, what is the heat se						13				
	4 Vinvl-lined fiberglass or co	oncrete-l	ined?				14	223			
	5 What is the depth of the sw	imming	nool?				15				
	6. Are you aware of any probl						16				
					nming pool equipment (cover, filter,	ladder	100				
	lighting, pump, etc.)?	Cliis with	l diry c	A the smin	ming poor equipment (cover, mer,	lauder,	\				
(P	B) Is there a spa or hot tub on the l	Property	9				B		/	*	
,	Are you aware of any probl			na or hot to	ab <sup>9</sup>		BI			-	
				pa us mes			E3 2	,	, ,	1	4

Seller's Initials CX 730 2 Date SPD Page 8 of 11 Buyer's Initials / Date Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com 115 Lake Seldom

cover, etc.)?

(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 No Yes (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? 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: 5ky lights installed in 1994 when roof windows replaced in 2019 19. LAND/SOILS (A) Property Yes No Unk N/A 1. Are you aware of any fill or expansive soil on the Property? 51 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? 3. 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? 4 5. Are you aware of any existing, past or proposed mining, strip-mining, or any other excavations on the Property? 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 devel-Yes No Unk N/A opment rights under the: 1. Farmland and Forest Land Assessment Act - 72 P.S. \$5490.1, ct seq. (Clean and Green Program) R Open Space Act - 16 P.S. §11941, et seg. 107 3. Agricultural Area Security Law - 3 P.S. §901, et seq. (Development Rights) 113 4. Any other law/program: 134 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 muisance 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 11.3 2. Coal 17 3. Oil V 13 4. Natural gas 14 Mineral or other rights (such as farming rights, hunting rights, quarrying rights) Explain: 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 No Unk N/A (A) Flooding/Drainage Yes 1. Is any part of this Property located in a wetlands area? AT 2. Is the Property, or any part of it, designated a Special Flood Hazard Area (SFHA)? V 12 V Do you maintain flood insurance on this Property? 13 4. Are you aware of any past or present drainage or flooding problems affecting the Property? 5.4 5. Are you aware of any drainage or flooding mitigation on the Property? 15 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? 7. If "yes," are you responsible for maintaining or repairing that feature which conveys or manages storm water for the Property? Seller's Initials / RFK Date //90 /28 SPD Page 9 of 11 Date **Buyer's Initials** 

Check ves, 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 manmade 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? 2. Is the Property accessed directly (without crossing any other property) by or from a public road? TET 3. Can the Property be accessed from a private road or lane? 113 a. If "ves," is there a written right of way, easement or maintenance agreement? b. If "yes." has the right of way, easement or maintenance agreement been recorded? 4. Are you aware of any shared or common areas (driveways, bridges, docks, walls, etc.) or maintenance agreements? 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): Deed ed ROW w | 119 Lake Deldom Seen Dr. bridge over haurelkun 21. HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES (A) Mold and Indoor Air Quality (other than radon) No Unk N/A Yes 1. Are you aware of any tests for mold, fungi, or indoor air quality in the Property? 2. Other than general household cleaning, have you taken any efforts to control or remediate mold or mold-like substances in the Property? 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 IAO INFO, P.O. Box 37133, Washington, D.C. 20013-7133, 1-800-438-4318. No Unk N/A (B) Radon 1. Are you aware of any tests for radon gas that have been performed in any buildings on the Property? 111 2. If "ves," provide test date and results 102 3. Are you aware of any radon removal system on the Property? U 113 (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. 1. Are you aware of any lead-based paint or lead-based paint hazards on the Property? 13 2. Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on the Property? 12 (D) Tanks 1. Are you aware of any existing underground tanks? 158 V 2. Are you aware of any underground tanks that have been removed or filled? V 152 1 (E) Dumping. Has any portion of the Property been used for waste or refuse disposal or storage? If "ves." location: (F) Other 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)? 2. Are you aware of any other hazardous substances or environmental concerns that may affect the Property? 12 3. If "yes," have you received written notice regarding such concerns? 1 113 4. Are you aware of testing on the Property for any other hazardous substances or environmental 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 N/A Yes No Unk 1. Are there any deed restrictions or restrictive covenants that apply to the Property? 2. Are you aware of any historic preservation restriction or ordinance or archeological designation \* Cannot subdivide for 1855 than Dacres Seller's Initials / SPD Page 10 of 11 Buyer's Initials

			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?			1		
(B) Fin	nancial	13				-
	Are you aware of any public improvement, condominium or homeowner association assessments	1				
	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?	Bi		/		
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?	RZ		V		
3.	Are you aware of any insurance claims filed relating to the Property during your ownership?	163	112	V		
(C) Le						
1.	Are you aware of any violations of federal, state, or local laws or regulations relating to this Property?	F1		/		
	Are you aware of any existing or threatened legal action affecting the Property?	12		/		
	dditional Material Defects					
1.	Are you aware of any material defects to the Property, dwelling, or fixtures which are not dis- closed elsewhere on this form?	pt		1		
	Note to Buyer: A material defect is a problem with a residential real property or any portion of it adverse impact on the value of the property or that involves an unreasonable risk to people on the structural element, system or subsystem is at or beyond the end of the normal useful life of such a subsystem is not by itself a material defect.	prop	erty. T	he fa	ct that	I
4			inch	ding	throne	
2.	After completing this form, if Seller becomes aware of additional information about the Pro inspection reports from a buyer, the Seller must update the Seller's Property Disclosure States					
	inspection reports from a buyer, the Seller must update the Seller's Property Disclosure Statinspection report(s). These inspection reports are for informational purposes only.	temer	nt and	or at	tach th	ie
	inspection reports from a buyer, the Seller must update the Seller's Property Disclosure Stat	temer	nt and	or at	tach th	ie
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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.

# Article of Agreement,

MADE THE 4<sup>th</sup> day of October in the year two thousand twenty-five (2025)

BETWEEN RICHARD F. KAUFMANN and CAROL L. KAUFMANN, his wife, Sellers

		1	
a	m	А	

		Buyer
WITNESSETH, that the said Sellers, in consideration of the coverent contained, on the part of the said Buyer to be kept and hereby agree to sell and convey unto the said Buyer, his heirs an premises hereinafter mentioned and fully described, for the sum	d performed ha d assigns, all th	s agreed and does
	(\$	) Dollars,
to be paid as follows:		

- \$25,000.00 down on signing of this Agreement, receipt of which is hereby acknowledged, and the balance of the purchase price to be paid at settlement to be held on or before December 4, 2025.
- The property that is subject to this Agreement is described as follows: All that certain tract of land situate in Tyrone Township, Perry County, Pennsylvania, containing 32.79 acres having thereon a 2-1/2 story frame dwelling and outbuildings with an address of 115 Lake Seldom Seen Road, Landisburg, PA 17040 and a Tax Parcel No. 270,142.00-046.000. Being described in deed recorded in Perry County Record Book 310 at Page 529.
- Real Estate taxes shall be pro-rated on the date of settlement.
- Realty transfer taxes shall be paid by Buyer.
- Time is of the Essence in this Agreement.
- It is agreed, by and between the said parties, that possession of said premises shall be delivered to the Buyer, his heirs, or assigns, on the day of settlement until which time the Sellers shall be entitled to have and receive the rents, issues and profits thereof.
- In the event of default in the terms of this Agreement by Buyer, all monies paid shall be considered as liquidated damages.
- Pursuant to the Pennsylvania Sewage Facilities Act, Buyer understands that there is no existing community sewage system available to said property.
- Upon the payment of the said sum, the said Sellers will, at settlement when all monies are paid make, execute and deliver to the Buyer, a good and sufficient Deed for the proper conveying and assuring of the said premises in fee simple, free from all encumbrance and dower, or right of dower, such conveyance to contain the usual covenants of special warranty. The title is to be good and marketable and such as will be insured by any responsible title insurance company at its regular rates and in the full amount of the purchase price. The Buyer accepts title subject to enrollment in the Clean and Green Program.

- Risk of loss from fire or other casualty shall remain in the Sellers until final settlement. In case of fire or other casualty prior to settlement, the Buyer shall have the option of rescinding the agreement or of settling and obtaining an assignment of the insurance proceeds.
- The Real Estate Disclosure Act, if applicable, has been complied with prior to the signing of this Agreement.
- Buyer hereto waives all rights to disclosure and inspection for lead paint.
- Included in the sale are the following items of personal property: any personal property left on the date of closing.
- This document contains the entire agreement between the parties; there are no representations, warranties, covenants, terms or conditions, except as specifically set forth herein.
- The Buyer represents that he has inspected the premises subject to this Agreement and are satisfied with the condition, quality and quantity thereof and further agrees to accept the premises "as is."
- This Agreement shall be binding on the parties, their heirs, successors and assigns.

Signed, Sealed and Delivered in the Presence of

IN WITNESS WHEREOF, the said parties to this Agreement have hereunto set their hands and seals the day and year first above written.

RICHARD F. KAUFMANN

CAROL L. KAUFMANN



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**Realtor/Auctioneer** 717-629-6036 merylstoltzfus@gmail.com

## **GERALD NOLT**

**Realtor** 717-582-6589 geraldhnolt@gmail.com

Office 888-209-6160