

INFORMATION SHEET

2477 Ridge Rd/2487 Ridge Rd

Richfield, PA 17086

There are no known defects with any of the structures.

Major renovation of main house completed 2014. Included new build of 2 car garage and breezeway. Extensive new build addition and upgrades to existing house. New foundation for addition. All foundations are in good condition. All new plumbing and electric during renovation.

ADDRESS:

Guesthouse has separate USPS provided address – 2487 Ridge Rd. It has separate electric service/meter/billing.

Another site on property – 30 years ago, trailer located here. Separate septic system – not currently in use. Serviced by well that services main house. Previously had separate electric service not currently in use. Buyer could put a rental property here to generate rental income.

LAND SURVEY:

Survey completed March 2025 by D. Allen Hornberger Surveying. All property boundaries are clearly/freshly marked.

No easements. No land use restrictions.

SEPTIC SYSTEM

Main House system-location – front yard - cleanout

Guesthouse system-driveway-manhole cover

Both systems are in good balanced working order. No need to pump out as long as balance is maintained. No problems with septic systems.

WATER – Well and Spring

Well services main house. Water was tested during 2014 reno. All good.

Spring services guesthouse and patio.

Been using these sources since we bought property 1996. No problems.

HVAC-MAIN HOUSE

Heat - furnace – located in utility room on front porch – propane. 500 gallon propane tank located underground between garage and main road. Local delivery as needed.

Sensenig/Koppy's Propane

3 fireplaces – propane

Hot water – tankless – on demand – propane

4 minisplits – electric – air conditioning (backup heating if needed). 1 – living room, 1 – kitchen, 1-main floor master bedroom, 1-master bathroom.

Main House – upstairs – 3 bedrooms and 1 bathroom, electric baseboard heating units – use as needed

HVAC-GUESTHOUSE

Heat and air conditioning – minisplit-electric

Hot Water – tankless-on demand-electric

Fireplace – propane

Backup electric baseboard heat

ROOF

Metal Roof on everything as of 2014

PEST CONTROL

Regular scheduled pest control twice per year – most recent service date scheduled – April 30, 2025. Stoner Pest Control.