



BRIAN BURKE
AUCTIONS

3 Bedroom 2 Bathroom Log Home on 6.8 +/- acres

LIVE PUBLIC AUCTION

Sunday, May 4th, 2025

Real Estate being offered at 2PM

Auction will be held during our Sportsman's Auction
at the Wyoming County Fairgrounds

OPEN HOUSE

Sat. April 12 10-11am &

Fri. April 18 4-5pm



638 Church Rd
Laceyville, PA 18623

Escape to tranquility in this beautiful log home, nestled on 6.8 +/- acres of private land, located just 9 miles outside of Laceyville. This 3-bedroom, 2-bathroom home offers the perfect blend of rustic charm and modern comfort, ideal for those seeking peace and privacy while remaining conveniently close to town.

Real Estate Terms: 3% Buyer's Premium/ \$15,000 deposit due at conclusion of bidding
Please contact us at info@BrianBurkeAuctions.com for further details.



Terms: \$15,000 deposit due at conclusion of bidding day of auction. 3% Buyers premium will be added to the final bid price. Announcements day of Auction supersede any advertising and/or all printed material.

Auction Location/Date/Time: Wyoming County Fairgrounds 9141 Route 6, Meshoppen, PA 18630 May 4th, 2025 at 2PM

Closing Location: Agreed upon by the Buyer and Seller.

General Information: Escape to tranquility in this beautiful log home, nestled on 6.8 +/- acres of private land, located just 9 miles outside of Laceyville. This 3-bedroom, 2-bathroom home offers the perfect blend of rustic charm and modern comfort, ideal for those seeking peace and privacy while remaining conveniently close to town.

Key Features:

- **Spacious Log Home:** The home's inviting open floor plan provides ample living space with natural wood accents, large windows, and a cozy ambiance perfect for entertaining or relaxing.
- **3 Bedrooms & 2 Bathrooms:** The three well-sized bedrooms offer plenty of room for family and guests. Two full bathrooms are tastefully designed, making this home both functional and comfortable.
- **Expansive 6.8 +/- Acres:** Enjoy the serene beauty of your expansive property, perfect for gardening, outdoor recreation, or simply soaking in the natural surroundings. The land offers plenty of opportunities for future expansion, animal use, or just a peaceful retreat.
- **2-Car Garage & 2 Outbuildings:** A large 2-car garage provides ample storage space for vehicles or equipment, while two additional outbuildings offer even more room for tools, hobbies, or extra storage needs. With a bonus cold storage area.
- **Convenient Location:** Situated around 9 miles outside of Laceyville and from Procter & Gamble Mehoopany, this property offers the peace of country living while being close enough to enjoy local amenities, schools, shopping, and more. This property is a rare find and offers everything you need for comfortable rural living. Whether you're looking for a peaceful retreat or a property with room to grow, this log home on 6.8 +/- acres is ready to welcome you!

Acreage: Total 6.8 +/- acres

County: Wyoming

Township: Windham Township

Parcel ID/Taxes: 28-067.0-027-00-00-00 /Total Taxes (2024) \$3,253

School District: Wyalusing Area School District





Dear Potential Buyer,

Brian Burke Auctions is grateful to have been selected to offer you this property. For your convenience, we've enclosed the following information.

- Property Information
- How to buy Real Estate at Auction (Below)
- Aerial View
- Assessment Card
- Deed
- Sample Purchase Agreement
- Sellers Disclosure

Please do not hesitate to ask questions or call us.

Thank you,
Brian Burke Auctions Staff

Disclaimer & Absence of Warranties

All information contained in this packet & all related materials are subject to the terms & conditions outlines in the purchase agreement. Information contained in advertisements, information packet, estimated acreages and marked boundaries are based upon the best information available to Brian Burke Auctions at the time of preparation and may not be exact information on the property. Each prospective buyer is responsible for conducting their own independent inspection, investigations, and inquiries pertaining to the real estate prior to auction. No liability for its accuracy, errors or omissions is assumed by seller or Brian Burke Auctions.

Buying Real Estate at auction is easy and great way to buy real estate.

We are dedicated to providing the best possible experience for our buyers.

- Inspect the property and review the information packet. We want you to be comfortable and confident about your purchase.
- Do I need to pre-qualify? No. We normally do not require any pre-qualification to bid. However, if you intend to obtain bank financing, the bank will require you to qualify for their loan. The deposit you make on auction day is not contingent upon financing.
- Down payment as described in the property information section is due and payable at the conclusion of bidding on day of auction.
- The auction will begin promptly at the scheduled time. You should arrive at least 30 minutes early to register with our staff. You will need your driver's license or another form of government issued ID.
- Listen carefully to all announcements made on the day of the auction. Please ask any questions you may have.
- When the auction actually begins, the auctioneer will ask for bids. He will say numbers until a register bidder in the crowd agrees to offer the amount asked for. For example, the auctioneer may ask for \$200,000 and he may need to come down to \$175,000 until somebody agrees to bid. At this point the auction begins and the bidding begins to go up. The auctioneer will call out the next bid he is looking for. If you are willing to pay that amount, raise your hand. There may be several people bidding at first, so don't be afraid raise your hand. If you feel the auctioneer doesn't see you, don't be afraid to wave your hand or call out. Eventually everyone will drop out but one bidder. At this point they will pause the auction to reach out to the seller to see if the approved amount is reached. After this pause the auction will resume and the bidding process will open again.
- If you are the winning bidder, you will then be declared the purchaser and will be directed on how to finalize the sale by signing the purchase agreement and giving required down payment.
- It is the Buyer's responsibility to schedule the settlement with the desired settlement company. If you need assistance in locating one near you, please let us know.





28-067.0-027-00-00-00 | ACV REALTY LLC
SPEC ID: **CTL:00016269** | R |
TIERBACK: |
School: 5 | Nbhnd: 2800 | 2395 JACKSONVILLE RD
Part Interest of | BETHLEHEM | PA 18017-3612

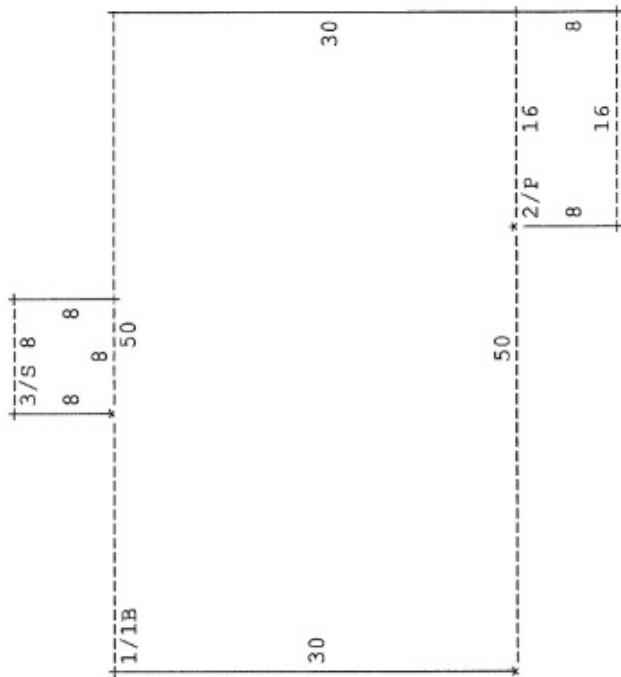
PROPERTY RECORD CARD: WYOMING COUNTY
Fair Market | Clean & Green: NO
Land - 9300 | L -
Bldg - 48690 | B -
Total - 57990 | T -
Assessed - 28995 | A -

RESIDENTIAL INFORMATION: | **GPS**
Building Descript | Lat.:
Stories Group.... 1 | PROPERTY TYPE..... R (101) | Long:
Dwelling Type.... DETACH | Year Built..... 1973 |
Exterior Walls... Wood | Remodeled..... |
Neighborhood Type | Effective Age..... 1973 (2) |
Heating Dist..... Hot Water | Condition (I vs E) G (S) |
Heating Source... Oil | QUALITY GRADE..... C+1 (110) |
Total/Bed Rooms.. 4 / 3 | Perm Stair Attic... NONE |
Full/Half Baths.. 2 / 0 |
Fireplace Count.. 1 |
Central A/C..... NO |
Basement..... 100 % |

Lot Type:
Terrain :
Sewer :
Water :
Road :
AgScrtty: Sdewlk:
GasAval: SpView:
Hstric: WtrFnt:
RailAvl: TreeCv:
Mobile Home Class:
Park: S
Size: X Addn:
Limiting Factors:
FINAL RESIDENTIAL VALUE... = 48692
(% complete)
OUTBUILDING VALUE..... = 0
Other Residential () =
Other Commercial () =
Adjustments..... =
TOTAL IMPROVEMENT VALUE... = 48690

ASSESSED VALUE HISTORY				
DATE	FM LAND	FM BLDG	FM TOTAL -- ST	CG LAND CG BLDG CG TOTAL
06/11/2013	4650	24345	28995	
04/25/2012	4650	25750	30400	
01/08/1999	4650	25750	30400	

Grantee (Buyer)	Instrument	Date	Price
(Most Recent Purchase - Code: 4T	Multiple: N		
ACV REALTY LLC	2013-2635	06/03/2013	60609
SCHNEIDER, KENNETH A	382-1131	11/05/1998	1



[illegible]



Prepared by:

William H. Dayton, Jr., Esquire
Mosebach, Funt, Dayton & Duckworth, P.C.
P.O. Box 20770
Lehigh Valley, PA 18002-0770
(610) 882-9800

Return to:

William H. Dayton, Jr., Esquire
Mosebach, Funt, Dayton & Duckworth, P.C.
P.O. Box 20770
Lehigh Valley, PA 18002-0770
(610) 882-9800

PARCEL # 28-067.0-027

606.09 State
606.09 Windham
49.00
49.00

SPECIAL WARRANTY DEED

THIS INDENTURE, MADE this 29th day of May, 2013

BETWEEN KENNETH A. SCHNEIDER, single, of the Township of Windham, County of Wyoming and Commonwealth of Pennsylvania (hereinafter called the "Grantor")

AND

ACV REALTY, LLC, a Pennsylvania limited liability company, of the Township of Hanover, County of Northampton and Commonwealth of Pennsylvania (hereinafter called the "Grantee")

Witnesseth, That the said Grantor, for and in consideration of the sum of One (\$1.00) Dollar lawful money of the United States of America, well and truly paid by the said Grantee to the said Grantor, at and before the ensealing and delivery of these presents, the receipt whereof is hereby acknowledged, and intending to be legally bound, has granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed and by these presents does grant, bargain, sell, alien, enfeoff, release, convey and confirm unto the said Grantee, its successors and assigns,

ALL THAT CERTAIN lot, piece or parcel of land situate, lying and being in the Township of Windham, County of Wyoming and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at an iron and cairn found on an old long established northeast and southwest property line, said point being the most northwesterly and northerly corner of this parcel, said point also being a southwesterly and westerly corner of lands of Sharpe, now or



formerly, thence along marked line and along said Sharpe, on the north, South fifty-one degrees fifty-six minutes fifty seconds East (S 51° 56' 50" E), passing over an iron on the west margin of township road, three hundred seventy-two and ninety-seven one-hundredths (372.97) feet to a spike set in the center line and bed of township Road No. 470, said point being the most northeasterly corner of this parcel; thence the following six (6) courses and distances along the center line and bed of Township Road No. 470, South five degrees fifty-nine minutes ten seconds West (S 05° 59' 10" W) fifty-six and one one-hundredths (56.01) feet to an angle point; South eleven degrees fifty-two minutes thirty seconds West (S 11° 52' 30" W) one hundred twelve and seventy one-hundredths (112.70) feet to an angle point; South nineteen degrees forty-two minutes fifty seconds West (S 19° 42' 50" W) one hundred ninety-nine and twenty-nine one-hundredths (199.29) feet to an angle point; South fourteen degrees twenty-three minutes thirty seconds West (S 14° 23' 30" W) fifty-three and ninety-one one-hundredths (53.91) feet to an angle point; South nine degrees fifty-eight minutes fifty seconds West (S 09° 58' 50" W) fifty-seven and sixty-four one-hundredths (57.64) feet to an angle point; and South two degrees twenty-three minutes forty seconds West (S 02° 23' 40" W) seventy-four and forty six one hundredths (74.46) feet to a spike set in the centerline and bed of Township Road No 470, said point being a most southeasterly corner of this parcel, said point also have a call distance of North seven degrees forty-one minutes thirty seconds West (N 07° 41' 30" W) four hundred seventy-nine and fifty-nine one-hundredths (479.59) feet along the center line of said road from a spike set in said center line, a most northeasterly corner of lands about to be retained by Elmer Adams, a 1.5959 acre parcel; thence passing over an iron near a fence post on the westerly side of said township road, along now remaining lands of Elmer on the south, lands of which this parcel was formerly a part, along portion of center line of stone wall, North eighty-seven degrees eight minutes twenty seconds West (N 87° 08' 20" W) two hundred forty-three and twenty one-hundredths (243.20) feet to a slight angle point in center line of same; thence along the same on the south and along the center line of said stone wall, North eighty-seven degrees fifty-seven minutes twenty seconds West (N 87° 57' 20" W) three hundred twenty-three and seventy one-hundredths (323.70) feet to an iron, said point being the most southwesterly corner of this parcel; thence along lands of Marvin and Melvin Adams, or Stowell Farms, now or formerly, on the west, North twenty-seven degrees thirty-six minutes forty seconds East (N 27° 36' 40" E) passing over a huge corner stone, along lands of Wilcox, now or formerly, and along portions of huge drag stone on the west, seven hundred seventy-seven and twelve one-hundredths (777.12) feet to an iron and cairn, the point and place of BEGINNING

CONTAINING 6.7959 acres, Reference Meridian Magnetic 1968. Also being the same lands surveyed and plotted by James Walton, R.S. April 4, 1973.

With the actual consideration being \$60,609.26

BEING THE SAME premises which Kenneth A. Schneider, single, and Katharine Schneider, single, by deed dated November 4, 1998, and recorded November 5, 1998, in the office of the Recorder of Deeds for Wyoming County in Record Book 382, Page 1131, granted and conveyed unto Kenneth A. Schneider, single, Grantor herein.



Together with all and singular, the buildings and improvements, woods, ways, rights, liberties, privileges, hereditaments and appurtenances, to the same belonging, or in any wise appertaining, and the reversion and reversions; remainder and remainders, rents, issues, and profits thereof, and of every part and parcel thereof: And also, all the estate, right, title, interest, property, possession, claim and demand whatsoever, both in law and equity, of the said Grantor, of, in, and to the said premises with the appurtenances, as well as all oil, gas, coal and mineral rights in and to the premises.

To have and to hold the said premises, the building and improvements thereon erected with all and singular the appurtenances unto the said Grantee, its successors and assigns, to the only proper use, benefit and behoof of the said Grantee, its successors and assigns forever.

UNDER AND SUBJECT, nevertheless, to certain conditions and restrictions of record, as aforesaid.

UNDER AND SUBJECT to the ultimate width of right-of-way of any public highways, roads, or street, all public utility rights-of-way whether or not of record, as well as to any and all easements or rights-of-way visible upon the said premises hereby conveyed or affecting the same as a matter of record.

And the said Grantor, for himself, his heirs, executors and administrators, does by these presents, covenant, grant and agree, to and with the said Grantee, its successors and assigns forever, that he, the said Grantor, and his heirs, all and singular the hereditaments and premises herein above described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against them, the said Grantor, and his heirs, and against all and every other person or persons, whomsoever lawfully claiming or to claim the same or any part thereof, by, from, through or under him, her, them or any of them SHALL and WILL SPECIALLY WARRANT and forever DEFEND.

IN WITNESS WHEREOF, the said Grantor to these presents has hereunto set his hand and seal. Dated the day and year first above written.

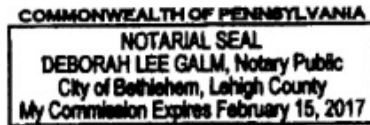
Sealed and Delivered)
In the Presence of Us:)

(SEAL)
Kenneth A. Schneider

COMMONWEALTH OF PENNSYLVANIA)
) :SS
COUNTY OF Lancaster)

On the 24th day of May, 2013, before me, a notary public, the undersigned officer, personally appeared Kenneth A. Schneider known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained, and desired the same might be recorded as such.

IN WITNESS WHEREOF I hereunto set my hand and official seal.



Robert Lee Hale
NOTARY PUBLIC

I hereby certify that the address of the within-named Grantee is:

2395 Jacksonville Road
Bethlehem PA 18017-3612

On Behalf of the Grantee



**138 Trail Road, Meshoppen PA 18630
570-767-2278**

**AUCTIONEER: Brian Burke
E-mail: info@BrianBurkeAuctions.com**

Real Estate Purchase Agreement

THIS AGREEMENT, made under the date of Sunday, May 4th 2025, WITNESSETH, that
Seller, agrees to sell and Buyer _____

_____ agrees to buy the following Real Estate, hereinafter referred to as ("said premises").
Real Estate belonging to ACV Realty, LLC. The property is selling in its "AS IS" condition is
situated at 683 Church Road the City of Laceyville, County of Wyoming and State of
Pennsylvania, Parcel ID 28-067.0-027-00-00-00 for the price of
(\$ _____)

_____ dollars
plus a 3% Buyer's premium of (\$ _____) for a total of
_____ Dollars,

free and clear of all liens and encumbrances, except as may otherwise be stated in this
agreement. The title to said premises shall be subject to all existing restrictions, easements,
recorded agreements and covenants, right of public service companies, easements of roads,
zoning regulations, ordinances, statutes and regulations of any constituted public authority, now
in force or which may be passed prior to final settlement.

1. A deposit is herewithmade in the amount of (\$15,000) Thirty-five Thousand Dollars
toward the purchase price under this agreement. Said deposit shall be held by Brian
Burke, hereinafter referred to as ("The Auctioneer") in his escrow account.
2. The balance of the purchase price shall be paid in cash at the time of final settlement and
delivery of the deed which shall take place on or before 60 days (July 3, 2025) from
above date, with time for settlement agreed to be of the essence of this agreement.
3. Taxes rents and other current charges, if any, shall be pro-rated on a school fiscal basis
to the date of the settlement. County and Township based upon the calendar year.



4. Possession shall be delivered at the time of final settlement by special warranty deed.
The Seller shall deliver a fully executed special warranty deed at the time of the settlement. The Buyer will receive possession of the property at the time of settlement.
5. All state, county or school transfer taxes imposed upon this sale shall be divided equally between the Buyer and Seller.
6. The obligation of Buyer under this Agreement of Sale shall not be excused, limited, altered by or conditioned upon Buyer obtaining mortgage financing. Should Buyer fail to make settlement, as herein provided, the sum or sums paid on account of the purchase price, at the option of the Seller, may be retained by the Seller, either on account of the purchase price, the resale price or as liquidated damages. In the latter case, the contract shall become null and void. In the latter event, all monies paid on account shall be divided equally between the Seller and the Auctioneer, but in no event shall the sum paid to the Auctioneer be in excess of the rate of commission due to him.
7. Buyer acknowledges that lot sizes, acres of lots and plan set forth in any circular and other advertising may not be totally accurate. In signing this agreement Buyer has not relied on the description set forth or referred to in this agreement, the Buyer should make an independent determination of the same.
8. It is understood and agreed that Brian Burke, of Brian Burke Auctions is acting as agent for the Seller, not the Buyer, and he shall in no case whatsoever be held liable by either party for the performance of any term or covenant of this agreement for the damages for non-performance thereof.
Buyer's initials _____ Seller's initials _____
9. Buyer acknowledges that he has **INSPECTED THE PREMISES**, The Seller's Property Disclosure Statement and enters into this agreement to purchase as a result of said inspections and not as a result of any advertising or announcement made by the seller and/or the auction company or their selling agents. The property is being sold "**AS IS**" condition.
10. If any buildings on these premises were built prior to 1978, they may contain lead paint.
This property may contain wet lands.
11. This agreement shall extend and be binding upon the heirs, administrators, successors and assigns of the parties hereto.



12. Buyer has been advised that said premises are located at 638 Church Road, Laceyville, PA, 18623, County of Wyoming.
13. Buyer agrees that Seller shall not be required to present (tender) to Buyer a deed for said premises if Buyer defaults in paying the balance of the purchase price in order to enforce the provisions of this agreement against Buyer. Buyer agrees not to present this agreement to the Recorder of Deeds to be recorded.
14. Buyer acknowledges that under the terms and conditions of the auction Sale during which said premises were offered at auction that among the conditions announced was that this agreement is subject to the approval of Seller. Pending such approval Buyer shall be bound by this agreement with the same force and effect as if no such approval were required. If this agreement is not approved by Seller, the deposit money paid on account hereof will be returned to Buyer, without interest, and agreement shall become null and void.
15. The Seller shall not be obligated to survey the property even if a survey is required by the Buyer's title insurance company or the Buyer's lender. The Buyer may survey the property at his own expense.
16. The sale of this property is not conditioned on any testing or inspections by the Buyer.
17. This agreement and the sale shall be governed by the laws of the Commonwealth of Pennsylvania.
18. This agreement contains the entire agreement between the parties. No prior agreement of representation of any kind, and no contemporaneous or subsequent oral agreement or representation and no course of dealing between the parties or custom shall be permitted to contradict, vary or add to the terms of this agreement.
19. No Gas, Oil, and/or Mineral rights convey in the sale of this property.



IN WITNESS WHEREOF: the parties have hereunto set their hand and seals, the day and year first written above.

Signed, Sealed and Delivered in the presence of Brian Burke, Brian Burke Auctions, Auctioneer.

By: _____
Auctioneer

Witness:

_____ (SEAL)
_____ (SEAL)
_____ (SEAL)

NOW this _____ day of _____, 2025, I do hereby approve and accept the above offer and agreement.

Sellers: _____ (SEAL)

_____ (SEAL)
_____ (SEAL)



SELLER'S PROPERTY DISCLOSURE STATEMENT

Property address: 683 Church Road, Laceyville, PA 18623

Seller: ACV REALTY LLC

A seller must disclose to a buyer all known material defects about property being sold that are not readily observable. This disclosure statement is designed to assist the seller in complying with disclosure requirements and to assist the buyer in evaluating the property being considered.

This statement discloses the seller's knowledge of the condition of the property as of the date signed by the seller and is not a substitute for any inspections or warranties that the buyer may wish to obtain. This statement is not a warranty of any kind by the seller or a warranty or representation by any listing real estate broker, any selling real estate broker or their agents. The buyer is encouraged to address concerns about the conditions of the property that may not be included in this statement. This statement does not relieve the seller of the obligation to disclose a material defect that may not be addressed on this form.

If an item of information is unknown or not available to Seller and Seller has made an effort to ascertain it, Seller may make a disclosure based on the best information available provided it is identified as a disclosure based on an incomplete factual basis.

A material defect is a problem with the property or any portion of it that would have a significant adverse impact on the value of the residential real property or that involves an unreasonable risk to people on the land.

(1) Seller's expertise. The seller does not possess expertise in contracting, engineering, architecture or other areas related to the construction and conditions of the property and its improvements, except as follows: _____

(2) Occupancy

(A) Do you, the seller, currently occupy this property? _____ Yes ☒ No

If "no," when did you last occupy the property? Never occupied property

Is the Property zoned for single family residential use? _____ Yes _____ No _____ Unknown

(3) Roof.

(A) Date roof was installed: _____

Documented? _____ Yes _____ No ☒ Unknown

(B) Has the roof been replaced or repaired during your ownership? _____ Yes ☒ No

If "yes," were the existing shingles removed?

_____ Yes _____ No _____ Unknown

(C) Has the roof ever leaked during your ownership? _____ Yes ☒ No

(D) Do you know of any problems with the roof, gutters or downspouts? _____ Yes ☒ No



Explain any "yes" answers that you give in this section: _____

(4) Basements, Garages and Crawl Spaces (Complete only if applicable).

(A) Does the property have a sump pump or grinder pump?

_____ yes _____ no ☒ unknown

(B) Are you aware of any water leakage, accumulation or dampness within the basement, garage or crawl space?

_____ Yes _____ No

If "yes," describe in detail: _____

(C) Do you know of any repairs or other attempts to control any water or dampness problem in the basement, garage or crawl space?

☒ Yes _____ No

If "yes," describe the location, extent, date and name of the person who did the repair or control effort:
Extended downspouts

(5) Termites/wood destroying insects, dry rot, pests.

(A) Are you aware of any termites/wood destroying insects, dry rot or pests affecting the property?

☒ Yes _____ No

(B) Are you aware of any damage to the property caused by termites/wood destroying insects, dry rot or pests?

_____ Yes ☒ No

(C) Is your property currently under contract by a licensed pest control company?

_____ Yes ☒ No

(D) Are you aware of any termite/pest control reports or treatments for the property in the last five years?

☒ Yes _____ No

Explain any yes answers that you give in this section: Bees: Treated logs with boiled linseed oil

(6) Structural items.

(A) Are you aware of any past or present water leakage in the house or other structures?

_____ Yes ☒ No

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

_____ Yes ☒ No

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

_____ Yes ☒ No



(D) Have there been any repairs or other attempts to remedy or control the cause or effect of any defects or conditions described above? ☐ Yes ☒ No

(E) Are you are aware of any problem with the use or operation of the windows? ☒ Yes ☐ No

Explain any "yes" answers that you give in this section. When explaining efforts to control or repair, please describe the location and extent of the problem and the date and person by whom the work was done, if known: One bedroom window where there was an A/C Unit mounted. Window is shut currently

(F) Has there ever been fire damage to the property?
☐ yes ☐ no ☒ unknown

(7) Additions/remodeling.

(A) Have you made any additions, structural changes or other alterations to the property? ☐ Yes ☒ No

If "Yes", please describe: _____

(B) Did you obtain all necessary permits and approvals and was all work in compliance with building codes?

☐ yes ☐ no ☐ unknown

(C) Did any former owners of the Property make any additions, structural changes or other alterations to the Property?

☐ yes ☐ no ☐ unknown

If "Yes", to the best of your knowledge did they obtain all necessary permits and approvals, and was all work in compliance with building codes?

☐ yes ☐ no ☐ unknown

(8) Water and sewage.

(A) What is the source of your drinking water?

☐ public ☐ community system
☒ well on property ☐ other

If "other," please explain: _____

(B) If your drinking water source is not public:

when was your water last tested? 8/20218



what was the result of the test? _____
Is the pumping system in working order?

☒ yes ☐ no

If "no," please explain: _____

(C) Do you have a softener, filter or other purification system?

☒ Yes ☐ No

☒ Filter ☐ yes ☐ no

If "yes," is the system: ☐ leased ☒ owned

(D) What is the type of sewage system?

☐ public sewer ☒ private sewer

☐ septic tank ☐ cesspool ☐ other

If "other," please explain: _____

NOTE TO SELLER AND BUYER: If this Property is NOT serviced by a community sewage system, The Pennsylvania Sewage Facilities Act requires disclosure of this fact and compliance with provisions of the Act. A Sewage Facilities Disclosure Rider should be attached to any Agreement of Sale and Purchase.

(E) Is there a sewage pump?

☐ Yes ☐ No

If "yes," is it in working order?

☐ Yes ☐ No

(F) When was the septic system or cesspool last serviced? ☐ Unknown _____

(G) Is either the water or sewage system shared?

☐ Yes ☒ No

If "yes," please explain: _____

(H) Are you aware of any leaks, backups or other problems relating to any of the plumbing, water and sewage-related items?

☐ Yes ☒ No

If "yes," please explain: _____

(9) Plumbing system.

(A) Type of plumbing:

☒ copper ☐ galvanized ☐ lead
☐ PVC ☐ unknown ☐ other

If "other," please explain: _____



(B) Are you aware of any problems with any of your plumbing fixtures (including, but not limited to: kitchen, laundry or bathroom fixtures, wet bars, hot water heater, etc.)?

____ Yes ☒ No

If "yes," please explain: _____

(10) Heating and air conditioning.

(A) Type of air conditioning: ____ central electric

____ central gas ☒ wall ____ none

Number of window units included in sale: _____

Location: Mini Split located in great room and primary suite

(B) List any areas of the house that are not air conditioned: _____

(C) Type of heating: ____ electric ☒ fuel oil Circulating hot water thermostat in every room

____ natural gas ____ other

If "other," please explain: Heat Pump and Wood burning fireplace insert

(D) List any areas of the house that are not heated: _____

(E) Type of water heating: ☒ electric ____ gas

solar other

If "other," please explain: _____

(F) If there are fireplaces in the Property, are they operational? ☒ Yes ____ No

(G) Are you aware of any underground fuel tanks on the property? ____ Yes ☒ No

If yes, please describe: _____

(H) Are you aware of any problems with any item in this section? ____ Yes ☒ No

If yes, please explain: _____

(11) Electrical system.

(A) Are you aware of any problems or repairs needed in the electrical system?

____ Yes ☒ No



If yes, please explain: _____

(12) Other equipment and appliances included in sale (complete only if applicable).

(A) ☒ Electric garage door opener/Number of transmitters: _____
Are they in working order? ☒ Yes ☐ No

(B) ☐ Smoke detectors How many? _____

Location: _____

(C) ☐ Security alarm system

☐ owned ☐ leased

Lease information: Not hooked up

(D) ☐ Lawn sprinkler

Number _____ Automatic timer _____

In working order? ☐ Yes ☐ No

(E) ☐ Swimming pool ☐ Pool heater ☐ Spa/hot tub

List all pool/spa equipment: _____

(F) ☒ Refrigerator ☒ Range ☐ Microwave Oven

☒ Dishwasher ☒ Trash Compactor

☐ Garbage Disposal

(G) ☐ Washer ☐ Dryer

(H) ☐ Intercom

(I) ☒ Ceiling Fans 3 Number

Location: Two in Great Room One in primary suite

(J) Other: _____

Are any items in this section in need of repair or replacement?

☐ yes ☐ no ☒ unknown

If yes, please explain: _____



(13) Land (soils, drainage and boundaries).

(A) Are you aware of any fill or expansive soil on the property? ☐ Yes ☒ No

(B) Are you aware of any sliding, settling, earth movement, upheaval, subsidence or earth stability problems that have occurred on or that affect the property? ☐ Yes ☒ No

NOTE TO BUYER: YOUR PROPERTY MAY BE SUBJECT TO MINE SUBSIDENCE DAMAGE. MAPS OF THE COUNTIES AND MINES WHERE MINE SUBSIDENCE DAMAGE MAY OCCUR AND MINE SUBSIDENCE INSURANCE ARE AVAILABLE THROUGH:

DEPARTMENT OF ENVIRONMENTAL PROTECTION
MINE SUBSIDENCE INSURANCE FUND
3913 WASHINGTON ROAD
MCMURRAY, PA 15317

724/941-7100

(C) Are you aware of any existing or proposed mining, strip mining or any other excavations that might affect this property? ☐ Yes ☒ No

(D) To your knowledge, is this property, or part of it, located in a flood zone or wetlands area? ☐ Yes ☒ No

(E) Do you know of any past or present drainage or flooding problems affecting the property or adjacent properties? ☐ Yes ☒ No

(F) Do you know of any encroachments, boundary line disputes or easements? ☐ Yes ☒ No

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 the 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.

(G) Are you aware of any shared or common areas (for example, driveways, bridges, docks, walls, etc.) or maintenance agreements? ☐ Yes ☒ No

Explain any yes answers that you give in this section: _____

(H) Do you have an existing survey of the Property? ☐ Yes ☒ No

If yes, has the survey been made available to the Listing Real Estate Broker? ☐ Yes ☐ No

(I) Does the Property abut a public road? ☒ Yes ☐ No



If not, is there a recorded right-of-way and maintenance agreement to a public road?

____ Yes ____ No

(14) Hazardous substances.

(A) Are you aware of any underground tanks or hazardous substances present on the property (structure or soil), including, but not limited to, asbestos, polychlorinated biphenyls (PCBs), radon, lead paint, urea-formaldehyde foam insulation (UFFI), etc.?

____ Yes ☒ No

(B) To your knowledge, has the property been tested for any hazardous substances?

____ Yes ☒ No

(C) Do you know of any other environmental concerns that might impact upon the property?

____ Yes ☒ No

Explain any "yes" answers that you give in this section: _____

(D) Lead-based Paint Hazard Reduction Act.

(1) Was this house constructed prior to 1978?

____ yes ____ no ☒ unknown

(2) Is Seller aware of the presence of any lead-based paint hazards in the Property?

____ Yes ☒ No

NOTE: If the house was built prior to 1978, Seller and Seller's Agent must disclose any lead-based paint information which they have, furnish a Lead Hazard Information Pamphlet to any prospective Buyer and Advise Buyer of his rights under the Act.

(15) Condominiums and other homeowners associations (complete only if applicable).

(A) Type:

____ condominium ____ cooperative

____ homeowners association ____ other

If "other," please explain: _____

***NOTICE REGARDING CONDOMINIUMS AND COOPERATIVES:**

ACCORDING TO SECTION 3407 OF THE UNIFORM CONDOMINIUM ACT (68 PA.C.S. § 3407 (RELATING TO RESALES OF UNITS) AND 68 PA.C.S. § 4409 (RELATING TO RESALES OF COOPERATIVE INTERESTS) A BUYER OF A RESALE UNIT IN A CONDOMINIUM OR COOPERATIVE MUST RECEIVE A CERTIFICATE OF RESALE ISSUED BY THE ASSOCIATION IN THE CONDOMINIUM OR COOPERATIVE. THE BUYER WILL HAVE THE OPTION OF CANCELING THE AGREEMENT WITH RETURN OF ALL



DEPOSIT MONEYS UNTIL THE CERTIFICATE HAS BEEN PROVIDED TO THE BUYER AND FOR FIVE DAYS THEREAFTER OR UNTIL CONVEYANCE, WHICHEVER OCCURS FIRST.

(B) Do you know of any defect, damage or problem with any common elements or common areas which could affect their value or desirability?

_____ yes ☒ no _____ unknown

(C) Do you know of any condition or claim which may result in an increase in assessments or fees?

_____ yes ☒ no _____ unknown

If your answer to (B) or (C) is "Yes", explain in detail: _____

(16) Miscellaneous.

(A) Are you aware of any existing or threatened legal action affecting the property? _____ yes ☒ no

(B) Do you know of any violations of Federal, State or local laws or regulations relating to this property? _____ yes ☒ no

(C) 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 that remain uncorrected?

_____ yes ☒ no

(D) Are you aware of any judgment, encumbrance, lien (for example, comaker or equity loan) or other debt against this property that cannot be satisfied by the proceeds of this sale?

_____ yes ☒ no

(E) Are you aware of any reason, including a defect in title, that would prevent you from giving a warranty deed or conveying title to the property?

_____ yes ☒ no

(F) Are you aware of any material defects to the property, dwelling or fixtures which are not disclosed elsewhere on this form?

_____ yes ☒ no

A material defect is a problem with the property or any portion of it that would have a significant adverse impact on the value of the residential real property or that INVOLVES AN UNREASONABLE RISK TO PEOPLE ON THE LAND.

Explain any "yes" answers that you give in this section: _____



(G) Is there any additional information that you feel you should disclose to the prospective Buyer because it may materially and substantially affect the value or desirability of the Property, e.g., zoning violations, zoning changes, road changes, pending municipal improvements, pending tax assessment appeals, etc.?

_____ yes ☒ no _____ unknown

If your answers in this section are "Yes", explain in detail: _____

The undersigned seller represents that the information set forth in this disclosure statement is accurate and complete to the best of the seller's knowledge. The seller hereby authorizes any agent for the seller to provide this information to prospective buyers of the property and to other real estate agents. The seller alone is responsible for the accuracy of the information contained in this statement. The seller shall cause the buyer to be notified in writing of any information supplied on this form which is rendered inaccurate by a change in the condition of the property following the completion of this form.

SELLER _____ DATE _____

SELLER _____ DATE _____

SELLER _____ DATE _____



EXECUTOR, ADMINISTRATOR, TRUSTEE, COURT
APPOINTED GUARDIAN, RECORDED POWER OF ATTORNEY

The undersigned has never occupied the property and lacks the personal knowledge necessary to complete this disclosure statement.

Name and Capacity/Title of person
signing plus include documentation

Date

CORPORATE LISTING

The Undersigned has never occupied the property. Any information contained in this Disclosure Statement was obtained from Third Party sources and Buyer should satisfy himself or herself as to the condition of the Property.

ACU REALTY LLC PARTNER

Name and Capacity/Title of person
signing, plus include documentation

3-5-2025

Date

RECEIPT AND ACKNOWLEDGMENT BY BUYER

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

BUYER _____ DATE _____

BUYER _____ DATE _____

Delivery of disclosure form

(a) Method of delivery.--The seller's delivery of the property disclosure statement to the buyer as prescribed by this act shall be by personal delivery; ordinary mail; certified mail, return receipt requested; or facsimile transmission to the buyer or the buyer's agent.

(b) Parties to whom delivered. --For purposes of this act, delivery to one prospective buyer or buyer's agent is deemed delivery to all persons intending to take title as co-tenants, joint tenants or as a tenant by the entireties with the buyer. Receipt may be acknowledged on the statement, in an agreement for the



conveyance of the residential real property or shown in any other verifiable manner.

Information unavailable to seller

If at the time the disclosures are required to be made, an item of information required to be disclosed is unknown or not available to the seller and the seller has made an effort to ascertain it, the seller may make a disclosure based on the best information available to the seller, provided it is identified as a disclosure based on an incomplete factual basis.

Information subsequently rendered inaccurate.

If information disclosed in accordance with this act is subsequently rendered inaccurate as a result of any act, occurrence or agreement subsequent to the delivery of the required disclosures, the seller shall notify the buyer of the inaccuracy.

Affirmative duty of seller

The seller is not obligated by this act to make any specific investigation or inquiry in an effort to complete the disclosure statement. In completing the disclosure statement, the seller shall not make any representations which he or his agent know or have reason to know are false, deceptive or misleading, and shall not fail to disclose a known material defect.