



**BRIAN BURKE**  
AUCTIONS

3-Bedroom | 2 Bath Home | West Pittston, PA

# ONLINE REAL ESTATE AUCTION

Bid now thru Tuesday, August 26th at 6pm

## OPEN HOUSE

**Tues. August 5th 4-5pm**  
**Tues. August 12th 4-5pm**  
**Sun. August 17th 2-3pm**



**827 Luzerne Ave. West Pittston, PA 18643**

**Opportunity knocks! Up for auction is a well-maintained half-duplex in the heart of West Pittston. This 3-bedroom, 2 bath home offers comfortable living with plenty of charm and practicality.**

**Inside, you'll find an inviting layout featuring an oak cabinet kitchen, spacious living areas, and plenty of natural light. Enjoy relaxing or entertaining on the enclosed porch, and make the most of the nice yard—perfect for gardening, outdoor dining, or pets.**

Real Estate Terms: 5% Buyer's Premium/ \$15,000 deposit due at conclusion of bidding

Broker participation available & encouraged. Please contact us at [info@BrianBurkeAuctions.com](mailto:info@BrianBurkeAuctions.com) for further details.



138 Trail Road  
Meshoppen, PA 18630

570-767-2278

[Info@BrianBurkeAuctions.com](mailto:info@BrianBurkeAuctions.com)  
[www.BrianBurkeAuctions.com](http://www.BrianBurkeAuctions.com)  
Brian Burke, Auctioneer- AU-003255L



**Date/Time:** Bid now thru Tuesday, August 26th at 6pm at [www.BrianBurkeAuctions.com](http://www.BrianBurkeAuctions.com)

**Preview:** Tues. August 5th 4-5pm, Tues. August 12th 4-5pm, & Sun. August 17th 2-3pm

**General Information:** Opportunity knocks! Up for auction is a well-maintained half-duplex in the heart of West Pittston. This 3-bedroom, 2-bath home offers comfortable living with plenty of charm and practicality.

Inside, you'll find an inviting layout featuring an oak cabinet kitchen, spacious living areas, and plenty of natural light. Enjoy relaxing or entertaining on the enclosed porch, and make the most of the nice backyard—perfect for gardening, outdoor dining, or pets.

**Additional features include:**

1-car garage

Storage shed in the backyard

Move in or room to update or personalize

Convenient location near schools, shopping, and major roadways

Whether you're a first-time buyer, downsizer, or investor, this property is a great opportunity to buy in a desirable area.

**Water Source:** Public

**Septic:** Public

**Heat:** Steam Oil Fired

**Acreage:** +/- 0.126

**County:** Luzerne

**Township/Borough/City:** West Pittston

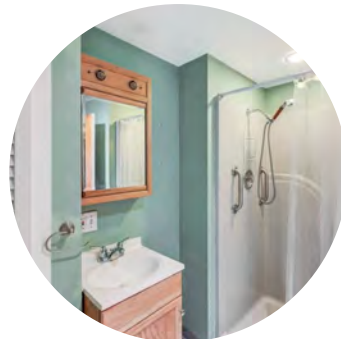
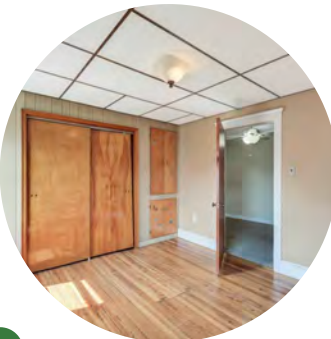
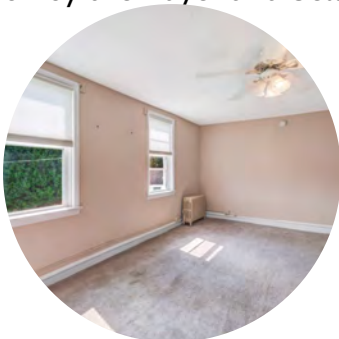
**Parcel ID:** 65-D11SW3-008-001-000

**Total Taxes:** \$1,418 (2024)

**School District:** Wyoming Area School District

**Terms:** \$15,000 deposit due at conclusion of bidding day of auction. 5% Buyers premium will be added to the final bid price. Announcements day of Auction supersede any advertising and/or all printed material. All monies must be wire transferred by 11am on the next business day. **Closing Location:** Agreed upon by the Buyer and Seller.

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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 on [www.BrianBurkeAuctions.com](http://www.BrianBurkeAuctions.com). Please be sure you are logged and able to enter the auction before start time. Please note you will have to submit the bidder registration form to be approved to bid.
- Follow carefully to all announcements made on the day of the auction. Please ask any questions you may have.
- When the online auction begins at the scheduled time, the bidding will open with a starting amount. For **example**, the opening ask might be \$200,000, but the system may automatically adjust down to \$175,000 to encourage the first bid. Once a registered bidder places that first bid, the auction is officially underway. The system will then display the next required bid amount, and bidders can continue placing bids in real time by clicking the bid button. You may see several people bidding at once — this is completely normal. Don't hesitate to place your bid if you're ready. The platform will clearly show whether you're the current high bidder or if someone has outbid you. At a certain point, when bidding slows or pauses, the auction may temporarily stop while the auctioneer contacts the seller to confirm if the current high bid is acceptable. After this brief pause, the auction will either close or resume for final bidding. If you're the highest bidder when the auction ends and the seller approves the price, you'll be declared the winning buyer and contacted to finalize your purchase.
- 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.



## **REGISTERING FOR AN AUCTION IS EASY! Join the Action at Brian Burke Auctions! Visit [www.brianburkeauctions.com](http://www.brianburkeauctions.com)**

### **How to Register for an Auction:**

#### **Step 1: Visit the Website**

Go to [www.brianburkeauctions.com](http://www.brianburkeauctions.com) on your computer or mobile device.

#### **Step 2: Create an Account**

Click on the "Register" or "Sign Up" button at the top of the page.

Fill in your personal details including your name, email, and contact info.

Set a secure password.

#### **Step 3: Verify Your Email**

Check your inbox for a confirmation email.

Click the verification link to activate your account.

#### **Step 4: Register for the Auction**

Browse the list of upcoming auctions.

Click on the one you're interested in.

Hit "Register to Bid" and accept the terms & conditions.

#### **Step 5: Submit Any Required Info**

Some auctions may require credit card verification or a bidder deposit and/or agree to terms of auction

Follow the on-screen prompts to complete any additional steps.

#### **Step 6: Start Bidding!**

Once approved, you're ready to place your bids and join the excitement!

### **Need Help? Have questions or need assistance?**

Contact us at: [info@brianburkeauctions.com](mailto:info@brianburkeauctions.com)

Or call: 570-767-2278

[www.brianburkeauctions.com](http://www.brianburkeauctions.com)



**TOTAL: 1678 sq. ft**

BELOW GROUND: 0 sq. ft, FLOOR 2: 861 sq. ft, FLOOR 3: 817 sq. ft

EXCLUDED AREAS: BASEMENT: 287 sq. ft, GARAGE: 610 sq. ft, SHED: 64 sq. ft, PORCH: 103 sq. ft, PATIO: 218 sq. ft

WALLS: 237 sq. ft

Size And Dimensions Are Approximate, Actual May Vary





**BRIAN BURKE**  
AUCTIONS

**AERIAL**



138 Trail Road  
Meshoppen, PA 18630

570-767-2278

Info@BrianBurkeAuctions.com  
www.BrianBurkeAuctions.com  
Brian Burke, Auctioneer- AU-003255L



Property Record Card - LUZERNE COUNTY  
 Land MV: 25400 Land CG: Enrolled  
 Impr MV: 19600 Impr CG: in C&G?  
 Totl MV: 45000 Totl CG: NO  
 XPDR MV: 45000 XPDR CG:

PING: 65-D11SW3-008-001-000 ACV REALTY LLC  
 : 00140668 (Spec ID: Tie : )  
 3208 APPLEWOOD CT PA 18020  
 BETHLEHEM

DWELLING DESCRIPTION		SITE DESCRIPTION		DWELLING SKETCH	
Type	: R ( 102 )	( 827 LUZERNE AVE )		LA	: 1508
Stories	: 2	Lot Type: Interior		Open Porch:	: 0
Dwelling	: DUPHLP	Terrain: Level		Unfin LA	: 0
Exterior1	: ALUMINUM	Road : Paved		Att Garage:	: 0
Exterior2	:	Water : Public		LL LA	: 0
Year Built	: 1900	Sewer : Public		Fin Bsmnt:	: 0
Remodeled	: 1990	Utility : GSW		Bsmnt	: 75+
Eff Year	:	Histric : N		Slab	: 0
Grade	:	Railavl : N		Misc	: 0
Cond (Int vs Ext):	F (S )	Sdwalk : Y			
PS Attic	: NONE	Spview : N			
Rooms	: 7	WtrFnt : N			
Bedrooms	: 4	Treecv : 0			
Baths-Pull	: 1	Ag Scrtty: N			
Baths-Half	: 1	Ag Bsmnt:			
Fixtures	:	Zoning :			
Heat Dist	: Hot Water	Perc :			
Heat Srce	: NaturalGas				
Fireplaced	: 0				
Central AC	: NO				
Manuf Home (Park:	)				
Class	:				
VIN	:				
Size addn:	: X				



Code (Label)  
 A: 20 (2017/10)  
 B: 10 (2017/10)  
 C: 10 (2017/10)  
 D: 10 (2017/10)  
 E: 10 (2017/10)  
 F: 10 (2017/10)  
 G: 10 (2017/10)  
 H: 10 (2017/10)  
 I: 10 (2017/10)  
 J: 10 (2017/10)  
 K: 10 (2017/10)  
 L: 10 (2017/10)  
 M: 10 (2017/10)  
 N: 10 (2017/10)  
 O: 10 (2017/10)  
 P: 10 (2017/10)  
 Q: 10 (2017/10)  
 R: 10 (2017/10)  
 S: 10 (2017/10)  
 T: 10 (2017/10)  
 U: 10 (2017/10)  
 V: 10 (2017/10)  
 W: 10 (2017/10)  
 X: 10 (2017/10)  
 Y: 10 (2017/10)  
 Z: 10 (2017/10)

EXCLUSIONS/ABATEMENTS		LIMITING FACTORS	
Homestead/Farmstead:	D		
clean & Green			
ASSESSED VALUE HISTORY		(part interest of )	
Date	Land MV	Impr MV	Totl MV
11/01/2019	25400	19600	45000
01/22/2019	25400	19600	45000
01/03/2018	25400	19600	45000
10/11/2017	25400	19600	45000

IMPROVEMENT VALUATION SUMMARY	
( % complete )	
Residence	: 34422
Outbuildings	: 240
Other Residential	: 0
Other Commercial	: 0
Adjustments	: -15100
Total Improvements	: 19600

SALES HISTORY	
Grantee (Buyer)	Instrument Date PriceST AN
ACV REALTY LLC	03016-067424 04/12/2016 45000
MANGANIELLO, ALFRED J.	03004-326196 12/28/2004 30000
MANGANIELLO FRED & LOUISE	01991-000356 01/01/1960 0

as of 07/28/2025





Property Record Card - LUZERNE COUNTY  
Wbhd : 6500 - West Pittston General  
Munic : 65 - WEST PITSTON BOROUGH  
School: 4

65-D11SW3-008-001-000

Situs: 827 LUZERNE AVE  
Desc2:  
Desc3:  
Desc4:

**MISCELLANEOUS BUILDINGS**

ID#	Type	Description	Size	SqYsft	Age/Cond	Price Factor	Value
001	M	SHEDS WOOD	8 X10 X 1	80	2003 EX	3.00	240

**PRIMARY IMAGE**



**LAND VALUATION SUMMARY - Market**

	Acres	BaseRate	Index	Slope	Prod	\$/Acre	Value
Sqft	7710	3.294					3.294
Site		25397					25397
open 1							
open 2							
Wooded							
Adjust							
Total	.18						25400

**LOT INFO**

Frontage	Depth
1	
2	
3	
Tru	
FF?	
Avg Slope	/D0

**NOTES**

10/05/20 CHG ADDRESS BY T/C LIST  
09/26/17 2018 BOARD DECISION-REDUCED  
04/22/16 APRIL 2016 TRANSFER  
04/15/16 CHG ADDRESS BY TAX COLLECTORS LIST  
04/26/06 MAILING ADDRESS USPS STANDARDIZED

**LAND VALUATION SUMMARY - Clean and Green**

Enrolled?: NO	BaseRate	Prod	\$/Acre	Value
Site				
Open 1				
Open 2				
Wooded				
Total				0





PREPARED BY:  
ABE Abstract, Inc.  
38 West Market Street  
Bethlehem, PA 18018  
(610) 865-9121

RETURN TO:  
ABE Abstract, Inc.  
38 West Market Street  
Bethlehem, PA 18018  
(610) 865-9121

CERTIFIED PROPERTY IDENTIFICATION NUMBER  
MUNICIPALITY West Pittston, PA  
PIN MAP D11 SW 3 BLOCK 8 LOT 1  
TRANSFER ✓ DIVISION \_\_\_\_\_  
DATE 4-6-16 CS  
MAPPING CLERK

Luzerne County PIN/Parcel No. D11 SW3 B008 L001, 827 Luzerne Avenue

### **SPECIAL WARRANTY DEED**

This Deed, made on the 31st day of March, 2016, between,

Alfred J. Manganiello and Mary Louise Pretti and Barbara A. Bonfanti, as tenants in common, of West Pittston, County of Luzerne and Commonwealth of Pennsylvania, hereinafter called the Grantor(s), Party(ies) of the first part,

AND

ACV Realty LLC, a Pennsylvania Limited Liability Company, hereinafter called the Grantee(s), Party(ies) of the second part.

WITNESSETH, that the Party(ies) of the First Part, for and in consideration of Forty Five Thousand dollars & no cents, (\$45,000.00) in hand paid, the receipt whereof is hereby acknowledged, the said Grantor(s) do(es) hereby grant and convey unto the said Grantee(s), his/her/their heirs and assigns,

ALL THAT CERTAIN piece or parcel of land situated in the Borough of West Pittston, County of Luzerne and the Commonwealth of Pennsylvania, bounded and described as follows to wit:

BEGINNING at a point in the southwesterly line of the Grantors located South 13 degrees 15 minutes West 75.05 feet and South 76 degrees 45 minutes East 44.53 feet from the intersection of the southerly right-of-way of Luzerne Avenue and the southeasterly right-of-way of Tunkhannock Avenue;

REC Book 3016 Page 67425



THENCE South 76 degrees 45 minutes East 47.64 feet to a corner;

THENCE North 32 degrees 30 minutes West 10.56 feet to a corner;

THENCE North 43 degrees 43 minutes East 103.19 feet to a corner on the southerly right-of-way of Luzerne Avenue;

THENCE along said southerly right-of-way North 85 degrees 01 minutes 21seconds West 92.88 feet to a corner;

THENCE through a house South 12 degrees 01 minutes 57 seconds West 81.29 feet to the place of BEGINNING.

CONTAINING 0.126 Acres, more or less of land

The above described premises being improved with one-half of a double block dwelling situate and known as 827 Luzerne Avenue, West Pittston, Pennsylvania

SUBJECT to any and all conditions, reservations, covenants, restrictions and agreements contained in the chain of title.

ALSO KNOWN AS PIN NO.: D11 SW3 B008 L001


BEING THE SAME PREMISES which Louise Manganiello, widow, by Deed dated September 17, 2004 and recorded in the Office of the Recorder of Deeds in and for Luzerne County, Pennsylvania, on December 28, 2004, in Record Book Volume 3004, Page 326196, did grant and convey unto Alfred J. Manganiello and Mary Louise Pretti and Barbara A. Bonfanti, as tenants in common, Grantor(s) herein.


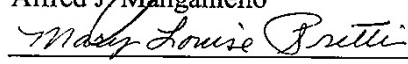
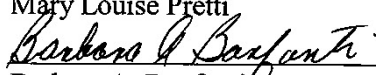


AND the said Grantor(s) do(es) hereby SPECIALLY WARRANT AND FOREVER DEFEND the property hereby conveyed,

IN WITNESS WHEREOF, said Grantor(s) has/have hereunto set his/her/their hand(s) and seal(s) the day and year first above written.

WITNESS:

  
\_\_\_\_\_  
- Witness  
  
\_\_\_\_\_  
- Witness

  
\_\_\_\_\_  
Alfred J. Manganiello - Seller  
  
\_\_\_\_\_  
Mary Louise Pretti - Seller  
  
\_\_\_\_\_  
Barbara A. Bonfanti - Seller

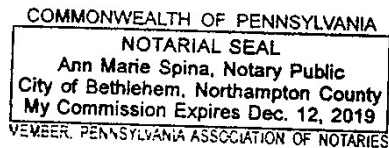
COMMONWEALTH OF PENNSYLVANIA

: SS

COUNTY OF NORTHAMPTON

On the 31st day of March, 2016, before me, the undersigned officer, a Notary Public in and for the said Commonwealth and County, personally appeared Alfred J. Manganiello and Mary Louise Pretti and Barbara A. Bonfanti, as tenants in common, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.

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



  
\_\_\_\_\_  
Notary Public  
My Commission Expires:

I hereby certify that the precise address of the Grantee(s) herein is:  
2395 Jacksonville Road, Bethlehem, Pennsylvania 18017







138 Trail Road, Meshoppen PA 18630  
570-767-2278  
AUCTIONEER: Brian Burke  
E-mail: [info@BrianBurkeAuctions.com](mailto:info@BrianBurkeAuctions.com)

## Real Estate Purchase Agreement

THIS AGREEMENT, made under the date of Tuesday, August 26<sup>th</sup> 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 827  
Luzerne Ave. the City of West Pittston, County of Luzerne and State of Pennsylvania, Parcel ID  
1351302000202 for the price of (\$ ) \_\_\_\_\_

\_\_\_\_\_ dollars  
plus a 5% 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 herewith made 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 (October 25<sup>th</sup> 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 827 Luzerne Ave. West Pittston, PA 18643, County of Luzerne.
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. ACV Realty, LLC will retain all subsurface rights to oil, gas coal and minerals as well as the right to extract the same. Buyer will only obtain surface rights to its real property known as 827 Luzerne Ave. West Pittston, PA 18643, West Pittston Borough, Luzerne County, Pennsylvania.





**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

SPD

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

PROPERTY 827 LUZERNE AVE WEST PITTSBURGH, PA. 15643  
SELLER ACV REALTY LLC

The Real Estate Seller Disclosure Law (68 P.S. §7301 et seq.) requires that a seller of a property must disclose to a buyer all known material defects about the property being sold that are not readily observable. While the Law requires certain disclosures, this statement includes disclosures beyond the basic requirements of the Law in an effort to assist sellers in complying with seller disclosure requirements and to assist buyers in evaluating the property being considered. Sellers who wish to see or use the basic disclosure form can find the form on the Web site of the Pennsylvania State Real Estate Commission.

This Statement discloses Seller's knowledge of the condition of the property as of the date signed by Seller and is **not a substitute for any inspections or warranties** that Buyer may wish to obtain. This Statement is not a warranty of any kind by Seller or a warranty or representation by any listing real estate broker, any selling real estate broker, or their licensees. Buyer is encouraged to address concerns about the conditions of the property that may not be included in this Statement. This Statement does not relieve Seller of the obligation to disclose a material defect that may not be addressed on this form. **Any non-exempt seller is obligated to complete the disclosure form even if the seller does not occupy or has never occupied the property.** For a list of exempt sellers, see Information Regarding the Real Estate Seller's Property Disclosure Law found on the last page of this document.

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

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.

	Yes	No	Unk	N/A
A		<input checked="" type="checkbox"/>		
B	<input checked="" type="checkbox"/>			
C		<input checked="" type="checkbox"/>		

### 1. SELLER'S EXPERTISE

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

Explain any "yes" answers in Section 1: PARTNER IN ACV REALTY LLC

	Yes	No	Unk	N/A
1			<input checked="" type="checkbox"/>	
2		<input checked="" type="checkbox"/>		
3			<input checked="" type="checkbox"/>	
4	<input checked="" type="checkbox"/>			
5				
6				
7	<input checked="" type="checkbox"/>			

### 2. OWNERSHIP/OCCUPANCY

- (A) Occupancy  
1. When was the property most recently occupied?  
2. Was the Seller the most recent occupant? If "no," when did the Seller most recently occupy the property?  
3. How many persons most recently occupied the property?  
(B) Role of Individual Completing This Disclosure. Is the individual completing this form:  
1. The owner  
2. The executor  
3. The administrator  
4. The trustee  
5. An individual holding power of attorney  
(C) When was the property purchased? MARCH 31 - 2016  
(D) Are you aware of any pets having lived in the house or other structures during your ownership?

Explain section 2 (if needed):

	Yes	No	Unk	N/A
1		<input checked="" type="checkbox"/>		
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7			<input checked="" type="checkbox"/>	

### 3. CONDOMINIUMS/PLANNED COMMUNITIES/OTHER HOMEOWNERS ASSOCIATIONS

- (A) Type. Is the Property part of a(n):  
1. Condominium  
2. Homeowners association or planned community  
3. Cooperative  
4. Other type of association or community  
(B) If "yes," how much are the fees? \$ \_\_\_\_\_, paid (☐ Monthly)(☐ Quarterly)(☐ Yearly)  
(C) If "yes," are there any community services or systems that the association or community is responsible for supporting or maintaining? Explain: \_\_\_\_\_

Seller's Initials BM Date 5/30/2025 SPD Page 1 of 9

Buyer's Initials \_\_\_\_\_ Date \_\_\_\_\_



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Condo/Townhouse Realty, ChdsFd, 6 Hillock Lane Chadds Ford, PA 19317  
Phone: (610)459-8074 Fax: \_\_\_\_\_

Donald Weiss

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	Yes	No	Unk	N/A
1)				2

(D) How much is the capital contribution/initiation fee? \$

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

	Yes	No	Unk	N/A
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#### 4. ROOF AND ATTIC

##### (A) Installation

- When was the roof installed? 6-2019
- Do you have documentation (invoice, work order, warranty, etc.)?

##### (B) Repair

- Has the roof or any portion of it been replaced or repaired during your ownership?
- If it has been replaced or repaired, was the existing roofing material removed?

##### (C) Issues

- Has the roof ever leaked during your ownership?
- Are you aware of any current/past problems with the roof, gutters, flashing or downspouts?

Explain any "yes" answers in section 4, including the location and extent of any problem(s) and any repair or remediation efforts: Complete New Roof

	Yes	No	Unk	N/A
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#### 5. BASEMENTS AND CRAWL SPACES

##### (A) Sump Pump

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

##### (B) Water Infiltration

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

Explain any "yes" answers in this section, including the location and extent of any problem(s) and any repair or remediation efforts:

	Yes	No	Unk	N/A
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#### 6. TERMITES/WOOD-DESTROYING INSECTS, DRYROT, PESTS

##### (A) Status

- Are you aware of any termites/wood-destroying insects, dryrot, or pests affecting the property?
- Are you aware of any damage caused by termites/wood-destroying insects, dryrot, or pests?

##### (B) Treatment

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

Explain any "yes" answers in section 6, including the name of any service/treatment provider, if applicable:

	Yes	No	Unk	N/A
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#### 7. STRUCTURAL ITEMS

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

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

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

##### (D) Stucco and Exterior Synthetic Finishing Systems

- Is your property constructed with stucco?
- Is your property constructed with an Exterior Insulating Finishing System (EIFS), such as Dryvit or synthetic stucco, synthetic brick or synthetic stone?
- If "yes," when was it installed?

(E) Are you aware of any fire, storm, water or ice damage to the property?

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

Explain any "yes" answers in section 7, including the location and extent of any problem(s) and any repair or remediation efforts:

Seller's Initials AM / 5-30-2025 Date 5-30-2025

SPD Page 2 of 9

Buyer's Initials \_\_\_\_\_ / \_\_\_\_\_ Date \_\_\_\_\_







	Yes	No	Unk	N/A
A		<input checked="" type="checkbox"/>		
B		<input checked="" type="checkbox"/>		

## 8. ADDITIONS/ALTERATIONS

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

(B) Are you aware of any private or public architectural review control of the property other than zoning codes?

*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 changed 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.*

Addition, structural change, or alteration	Approximate date of work	Were permits obtained? (Yes/No/Unknown)	Final inspections/ approvals obtained? (Yes/No/Unknown)

☐ A sheet describing other additions and alterations is attached.

## 9. WATER SUPPLY

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

- Public
- A well on the property
- Community water
- A holding tank
- A cistern
- A spring
- Other \_\_\_\_\_
- No water service (explain): \_\_\_\_\_

(B) **Bypass Valve** (for properties with multiple sources of water)

- Does your water source have a bypass valve?
- If "yes," is the bypass valve working?

(C) **Well**

- Has your well ever run dry?
- Depth of Well \_\_\_\_\_
- Gallons per minute \_\_\_\_\_, measured on (date) \_\_\_\_\_
- Is there a well used for something other than the primary source of drinking water?
- If there is an unused well, is it capped?

(D) **Pumping and Treatment**

- If your drinking water source is not public, is the pumping system in working order? If "no," explain: \_\_\_\_\_
- Do you have a softener, filter, or other treatment system?
- Is the softener, filter, or other treatment system leased? From whom? \_\_\_\_\_

(E) **General**

- When was your water last tested? \_\_\_\_\_ Test results: \_\_\_\_\_
- Is the water system shared? With whom? \_\_\_\_\_

Seller's Initials AA

Date 5-30-2025

SPD Page 3 of 9

Buyer's Initials \_\_\_\_\_

Date \_\_\_\_\_





	Yes	No	Unk	N/A
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(F) Issues

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

Explain any "yes" answers in section 9, including the location and extent of any problem(s) and any repair or remediation efforts: \_\_\_\_\_

	Yes	No	Unk	N/A
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## 10. SEWAGE SYSTEM

(A) General

1. Is your property served by a sewage system (public, private or community)?
2. If no, is it due to availability or permit limitations?
3. When was the sewage system installed (or date of connection, if public)?

(B) Type Is your property served by:

1. Public (if "yes," continue to D through G below)
2. Community (non-public)
3. An individual on-lot sewage disposal system
4. Other, explain: \_\_\_\_\_

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

1. Within 100 feet of a well
2. Subject to a ten-acre permit exemption
3. A holding tank
4. A drainfield
5. Supported by a backup or alternate drainfield, sandmound, etc.
6. A cesspool
7. Shared
8. Other, explain: \_\_\_\_\_

(D) Tanks and Service

1. Are there any metal/steel septic tanks on the Property?
2. Are there any cement/concrete septic tanks on the Property?
3. Are there any fiberglass septic tanks on the Property?
4. Are there any other types of septic tanks on the Property?
5. Where are the septic tanks located?
6. How often is the on-lot sewage disposal system serviced?
7. When was the on-lot sewage disposal system last serviced?

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

1. Are you aware of any abandoned septic systems or cesspools on your property?
2. Have these systems or cesspools been closed in accordance with the municipality's ordinance?

(F) Sewage Pumps

1. Are there any sewage pumps located on the property?
2. What type(s) of pump(s)?
3. Are pump(s) in working order?
4. Who is responsible for maintenance of sewage pumps?

(G) Issues

1. Is any waste water piping not connected to the septic/sewer system?
2. Are you aware of any past or present leaks, backups, or other problems relating to the sewage system and related items?

Explain any "yes" answers in section 10, including the location and extent of any problem(s) and any repair or remediation efforts: \_\_\_\_\_

	Yes	No	Unk	N/A
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## 11. PLUMBING SYSTEM

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

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

(B) Are you aware of any 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: \_\_\_\_\_

Seller's Initials AM

Date 5-30-2025

SPD Page 4 of 9

Buyer's Initials \_\_\_\_\_

Date \_\_\_\_\_





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## 12. DOMESTIC WATER HEATING

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

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

8. Is your water heating a summer-winter hook-up (integral system, hot water from the boiler, etc.)? \_\_\_\_\_

(B) How many water heaters are there? 1 When were they installed? Not Sure

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

If "yes," explain: No

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## 13. HEATING SYSTEM

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

1. Electric
2. Natural gas
3. Fuel oil
4. Propane
5. Geothermal
6. Coal
7. Wood
8. Other: \_\_\_\_\_

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

1. Forced hot air
2. Hot water
3. Heat pump
4. Electric baseboard
5. Steam
6. Radiant
7. Wood stove(s) How many? \_\_\_\_\_
8. Coal stove(s) How many? \_\_\_\_\_
9. Other: \_\_\_\_\_

(C) Status

1. When was your heating system(s) installed? \_\_\_\_\_
2. When was the heating system(s) last serviced? 2024
3. How many heating zones are in the property? \_\_\_\_\_
4. Is there an additional and/or backup heating system? Explain: \_\_\_\_\_

(D) Fireplaces

1. Are there any fireplace(s)? How many? \_\_\_\_\_
2. Are all fireplace(s) working? \_\_\_\_\_
3. Fireplace type(s) (wood, gas, electric, etc.): \_\_\_\_\_
4. Were the fireplace(s) installed by a professional contractor or manufacturer's representative? \_\_\_\_\_
5. Are there any chimney(s) (from a fireplace, water heater or any other heating system)? \_\_\_\_\_
6. How many chimney(s)? \_\_\_\_\_ When were they last cleaned? \_\_\_\_\_
7. Are the chimney(s) working? If "no," explain: \_\_\_\_\_

(E) List any areas of the house that are not heated: \_\_\_\_\_

(F) Heating Fuel Tanks

1. Are you aware of any heating fuel tank(s) on the property? \_\_\_\_\_
2. Location(s), including underground tank(s): Basement
3. If you do not own the tank(s), explain: \_\_\_\_\_

Are you aware of any problems or repairs needed regarding any item in section 13? If "yes," explain: \_\_\_\_\_

	Yes	No	Unk	N/A
1				
2	✓			
3	✓			
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## 14. AIR CONDITIONING SYSTEM

(A) Type(s). Is the air conditioning (check all that apply):

1. Central air
2. Wall units
3. Window units
4. Other: \_\_\_\_\_
5. None

Seller's Initials AM / Date 5-30-2025 SPD Page 5 of 9 Buyer's Initials \_\_\_\_\_ / Date \_\_\_\_\_







	Yes	No	Unk	N/A
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### (B) Status

1. When was the central air conditioning system installed? \_\_\_\_\_
2. When was the central air conditioning system last serviced? \_\_\_\_\_
3. How many air conditioning zones are in the property? \_\_\_\_\_

(C) List any areas of the house that are not air conditioned: \_\_\_\_\_

Are you aware of any problems with any item in section 14? If "yes," explain: \_\_\_\_\_

	Yes	No	Unk	N/A
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### 15. ELECTRICAL SYSTEM

#### (A) Type(s)

1. Does the electrical system have fuses? \_\_\_\_\_
2. Does the electrical system have circuit breakers? \_\_\_\_\_

(B) What is the system amperage? \_\_\_\_\_

(C) Are you aware of any knob and tube wiring in the home? \_\_\_\_\_

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

### 16. OTHER EQUIPMENT AND APPLIANCES

This section must be completed for each item that will or may be sold with the property. The fact that an item is listed does not mean it is included in the Agreement of Sale. Terms of the Agreement of Sale negotiated between Buyer and Seller will determine which items, if any, are included in the purchase of the Property.

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

	Yes	No	Unk	N/A
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Are you aware of any problems or repairs needed regarding any item in section 16? If "yes," explain: \_\_\_\_\_

	Yes	No	Unk	N/A
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### 17. LAND/SOILS

#### (A) Property

1. Are you aware of any fill or expansive soil on the property? \_\_\_\_\_
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, or have you received written notice of sewage sludge being spread on an adjacent property? \_\_\_\_\_

Seller's Initials AB / Date 5-30-2025 SPD Page 6 of 9 Buyer's Initials \_\_\_\_\_ / Date \_\_\_\_\_

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4. Are you aware of any existing, past or proposed mining, strip-mining, or any other excavations that might affect this 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 mine subsidence insurance are available through: Department of Environmental Protection, Mine Subsidence Insurance Fund, 25 Technology Drive, California Technology Park, Coal Center, PA 15423 (800) 922-1678 (within Pennsylvania) or (724) 769-1100 (outside Pennsylvania).*

**(B) Preferential Assessment and Development Rights**

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

1. Farmland and Forest Land Assessment Act - 72 P.S. §5490.1 et seq. (Clean and Green Program)
2. Open Space Act - 16 P.S. §11941 et seq.
3. Agricultural Area Security Law - 3 P.S. §901 et seq. (Development Rights)
4. Any other law/program:

*Note to Buyer: Pennsylvania has enacted the Right to Farm Act (3 P.S. § 951-957) in an effort to limit the circumstances under which agricultural operations may be subject to nuisance suits or ordinances. Buyers are encouraged to investigate whether any agricultural operations covered by the Act operate in the vicinity of the property.*

**(C) Property Rights**

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

1. Timber
2. Coal
3. Oil
4. Natural gas
5. Other minerals or 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 17: \_\_\_\_\_

**18. FLOODING, DRAINAGE AND BOUNDARIES**

**(A) Flooding/Drainage**

1. Is any part of this property located in a wetlands area?
2. Is the property, or any part of it, designated a Special Flood Hazard Area (SFHA)?
3. Do you maintain flood insurance on this property?
4. Are you aware of any past or present drainage or flooding problems affecting the property?
5. Are you aware of any drainage or flooding mitigation on the property?
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?

Explain any "yes" answers in section 18(A), including dates and extent of flooding and the condition of any man-made storm water management features: \_\_\_\_\_

**(B) Boundaries**

1. Are you aware of any encroachments, boundary line disputes, or easements affecting the property?

*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.*

Seller's Initials AB / Date 5-30-25 SPD Page 7 of 9 Buyer's Initials \_\_\_\_\_ / Date \_\_\_\_\_





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4. Are you aware of any existing, past or proposed mining, strip-mining, or any other excavations that might affect this 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 mine subsidence insurance are available through: Department of Environmental Protection, Mine Subsidence Insurance Fund, 25 Technology Drive, California Technology Park, Coal Center, PA 15423 (800) 922-1678 (within Pennsylvania) or (724) 769-1100 (outside Pennsylvania).*

#### (B) Preferential Assessment and Development Rights

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

1. Farmland and Forest Land Assessment Act - 72 P.S. §5490.1 et seq. (Clean and Green Program)
2. Open Space Act - 16 P.S. §11941 et seq.
3. Agricultural Area Security Law - 3 P.S. §901 et seq. (Development Rights)
4. Any other law/program:

*Note to Buyer: Pennsylvania has enacted the Right to Farm Act (3 P.S. § 951-957) in an effort to limit the circumstances under which agricultural operations may be subject to nuisance suits or ordinances. Buyers are encouraged to investigate whether any agricultural operations covered by the Act operate in the vicinity of the property.*

#### (C) Property Rights

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

1. Timber
2. Coal
3. Oil
4. Natural gas
5. Other minerals or 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 17: \_\_\_\_\_

### 18. FLOODING, DRAINAGE AND BOUNDARIES

#### (A) Flooding/Drainage

	Yes	No	Unk	N/A
1		<input checked="" type="checkbox"/>		
2		<input checked="" type="checkbox"/>		
3		<input checked="" type="checkbox"/>		
4		<input checked="" type="checkbox"/>		
5		<input checked="" type="checkbox"/>		
6		<input checked="" type="checkbox"/>		
7				

1. Is any part of this property located in a wetlands area?
2. Is the property, or any part of it, designated a Special Flood Hazard Area (SFHA)?
3. Do you maintain flood insurance on this property?
4. Are you aware of any past or present drainage or flooding problems affecting the property?
5. Are you aware of any drainage or flooding mitigation on the property?
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?

Explain any "yes" answers in section 18(A), including dates and extent of flooding and the condition of any man-made storm water management features: \_\_\_\_\_

	Yes	No	Unk	N/A
1		<input checked="" type="checkbox"/>		

#### (B) Boundaries

1. Are you aware of any encroachments, boundary line disputes, or easements affecting the property?

*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.*

Seller's Initials AB / Date 5-30-2025 SPD Page 7 of 9 Buyer's Initials \_\_\_\_\_ / Date \_\_\_\_\_







	Yes	No	Unk	N/A
1		<input checked="" type="checkbox"/>		
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4. Natural gas
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*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 17: \_\_\_\_\_

### 18. FLOODING, DRAINAGE AND BOUNDARIES

#### (A) Flooding/Drainage

	Yes	No	Unk	N/A
1		<input checked="" type="checkbox"/>		
2		<input checked="" type="checkbox"/>		
3		<input checked="" type="checkbox"/>		
4		<input checked="" type="checkbox"/>		
5		<input checked="" type="checkbox"/>		
6		<input checked="" type="checkbox"/>		
7				

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2. Is the property, or any part of it, designated a Special Flood Hazard Area (SFHA)?
3. Do you maintain flood insurance on this property?
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5. Are you aware of any drainage or flooding mitigation on the property?
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?

Explain any "yes" answers in section 18(A), including dates and extent of flooding and the condition of any man-made storm water management features: \_\_\_\_\_

	Yes	No	Unk	N/A
1		<input checked="" type="checkbox"/>		

#### (B) Boundaries

1. Are you aware of any encroachments, boundary line disputes, or easements affecting the property?

*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.*

Seller's Initials AB / Date 5-30-2025 SPD Page 7 of 9 Buyer's Initials \_\_\_\_\_ / Date \_\_\_\_\_



	Yes	No	Unk	N/A
1		<input checked="" type="checkbox"/>		
2		<input checked="" type="checkbox"/>		
3		<input checked="" type="checkbox"/>		
4		<input checked="" type="checkbox"/>		
5		<input checked="" type="checkbox"/>		
6		<input checked="" type="checkbox"/>		
7		<input checked="" type="checkbox"/>		
8		<input checked="" type="checkbox"/>		
9		<input checked="" type="checkbox"/>		
10		<input checked="" type="checkbox"/>		

#### (B) Financial

1. Are you aware of any public improvement, condominium or homeowner association assessments against the property that remain unpaid or of any violations of zoning, housing, building, safety or fire ordinances or other use restriction ordinances that remain uncorrected?
2. Are you aware of any mortgage, judgment, encumbrance, lien, overdue payment on a support obligation, or other debt against this property or Seller that cannot be satisfied by the proceeds of this sale?
3. Are you aware of any insurance claims filed relating to the property?

#### (C) Legal

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

#### (D) Additional Material Defects

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

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

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

Explain any "yes" answers in section 20: \_\_\_\_\_

#### 21. ATTACHMENTS

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

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

☐

☐

☐

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

SELLER ALV REALTY LLC

DATE 5-30-2025

SELLER \_\_\_\_\_

DATE \_\_\_\_\_

SELLER \_\_\_\_\_

DATE \_\_\_\_\_

#### EXECUTOR, ADMINISTRATOR, TRUSTEE SIGNATURE BLOCK

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

DATE \_\_\_\_\_

#### RECEIPT AND ACKNOWLEDGEMENT BY BUYER

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

BUYER \_\_\_\_\_

DATE \_\_\_\_\_

BUYER \_\_\_\_\_

DATE \_\_\_\_\_

BUYER \_\_\_\_\_

DATE \_\_\_\_\_





## BIDDER REGISTRATION REAL ESTATE AUCTION

### Auction Information

ONLINE REAL ESTATE AUCTION WEST PITTSTON, PA

Tuesday, August 26th, 2025 at 6pm held at the 827 Luzerne Ave. West Pittston, PA 18643

Luzerne County Parcel ID: 65-D11SW3-008-001-000

Online bidding for Real Estate [www.BrianBurkeAuctions.com](http://www.BrianBurkeAuctions.com)

Auction is subject to the seller's confirmation.

Real Estate Terms: 5% Buyer's Premium/\$15,000 deposit due at conclusion of bidding .

Register to bid online no later than 3pm on Tuesday, August 26th, 2025.

Forms can be Hand Delivered to: Brian Burke Auctions, 138 Trail Road, Meshoppen, PA 18630

Or

Electronically Sign and email to [Info@BrianBurkeAuctions.com](mailto:Info@BrianBurkeAuctions.com)

Bidder must be available on Auction Day, by telephone, to confirm their winning bid and deposit. If Brian Burke Auctions is not able to contact you immediately upon your bid being considered the winning bid, your bid will be declined and the property will be offered to the next highest bidder with seller's confirmation.

I hereby certify that I have read, understand, and agree to bid subject to the Terms & Conditions of Sale relating to the Sale of 827 Luzerne Ave.

West Pittston, PA 18643 Luzerne County Parcel ID: 65-D11SW3-008-001-000 00 as provided to me by Brian Burke Auctions, Brian Burke Auctioneer AU003255L. I further acknowledge that I have received a copy of the same. By registering to bid with Brian Burke Auctions Brian Burke Auctioneer AU003255L for the Sale of 827 Luzerne Ave. West Pittston, PA 18643 Luzerne County Parcel ID: 65-D11SW3-008-001-000

00 I the undersigned accept and agree to the Terms and Conditions of Sale, as stated, with the intention to be legally bound thereby.

Name: \_\_\_\_\_

Street Address: \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Phone Number: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Email: \_\_\_\_\_

Abstract Company/Attorney Name: \_\_\_\_\_

Abstract Company/Attorney Phone Number: \_\_\_\_\_

Witnessed and registered by: Auctioneer's signature It's Representative: \_\_\_\_\_

138 Trail Road, Meshoppen, PA 18630 ● 570-767-2278 ● [Info@BrianBurkeAuctions.com](mailto:Info@BrianBurkeAuctions.com)

[www.BrianBurkeAuctions.com](http://www.BrianBurkeAuctions.com)

Brian Burke Auctioneer AU003255L