



BRIAN BURKE
AUCTIONS

2-Bedroom | 1- Bath on the Creek | Nicholson, PA

Online Real Estate Auction

Bid Online now through Tuesday, December 2nd at 6:00pm

OPEN HOUSE

Sunday, November 9th 2-3pm

Saturday, November 22nd 2-3pm

Sunday, November 23rd 1-2pm



841 Vics Ln, Nicholson, PA 18446

Adorable Home Along the Tunkhannock Creek

Enjoy the peaceful setting of this charming 2-bedroom, 1-bath home nestled along the scenic Tunkhannock Creek. Featuring a cozy living area with a fireplace, this property offers comfort and character in a beautiful natural setting. Located within the Lackawanna Trail School District, this home is perfect for those seeking a relaxing retreat or a full-time residence with a country feel.

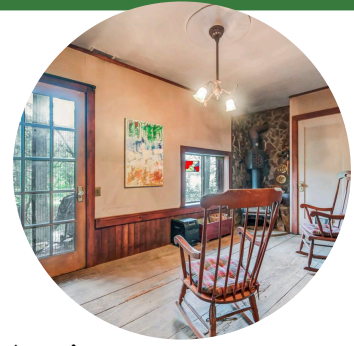
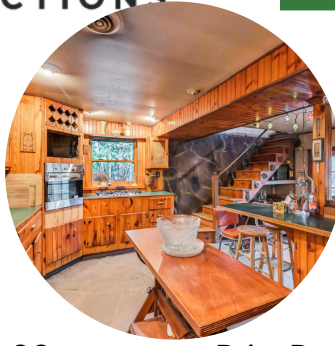
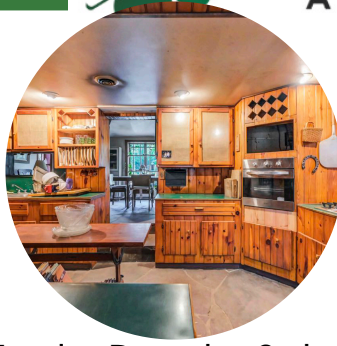
Real Estate Terms: 5% Buyer's Premium/ \$10,000 deposit due at conclusion of bidding
Broker participation available & encouraged. Please contact us at info@BrianBurkeAuctions.com for further details.



138 Trail Road
Meshoppen, PA 18630

570-767-2278

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



Date/Time: Bid now through Tuesday, December 2nd at 6:00pm at www.BrianBurkeAuctions.com

Open House: Sunday, November 9th 2-3pm * Saturday, November 22nd 2-3pm * Sunday, November 23rd 1-2pm

Welcome to your own private retreat along the picturesque Tunkhannock Creek. This charming 2-bedroom, 1-bath home offers the perfect blend of rustic character and modern comfort, set in a peaceful country setting within the Lackawanna Trail School District.

Step inside to find a warm and inviting living space, highlighted by a brick fireplace that creates a cozy atmosphere year-round. The open-concept living and dining area is filled with natural light and features beautiful views of the surrounding landscape, making it a wonderful space for relaxing or entertaining.

The kitchen offers efficient use of space with ample cabinetry and direct access to the backyard — perfect for outdoor dining or morning coffee by the creek. Both bedrooms are comfortably sized, and the full bath is conveniently located for easy access.

Outside, you'll fall in love with the serene outdoor setting. The property sits just steps from the creek, offering opportunities for fishing, kayaking, or simply enjoying the soothing sounds of the water. The spacious yard provides room for gardening, a fire pit area, or future expansion.

This home offers year-round enjoyment — imagine cozy winter nights by the fire, spring mornings with the windows open to the sound of rushing water, and summer afternoons spent relaxing by the creek.

Located just a short drive to Tunkhannock, Factoryville, and Clarks Summit, this home combines the peace of country living with the convenience of nearby shopping, dining, and major routes.

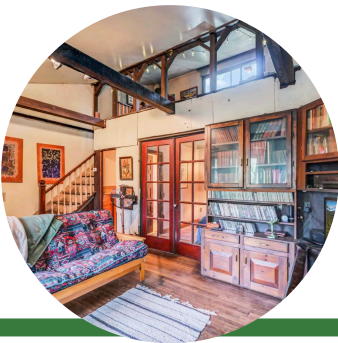
Whether you're searching for a primary residence, a weekend getaway, or a short-term rental opportunity, this creekside gem offers endless charm and potential.

Water Source: Private **Septic:** Private **Heat:** Oil/Wood **Acreage:** 2.40 +/- **County:** Wyoming

Township/Borough/City: Nicholson Township **Tax Map:** 27-071.0-186-00-00-00

Total Taxes: Approx. \$2,000.00 **School District:** Lackawanna Trail School District

Terms: \$10,000 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.





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. 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

How to Register for an Auction:

Step 1: Visit the Website

Go to 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!

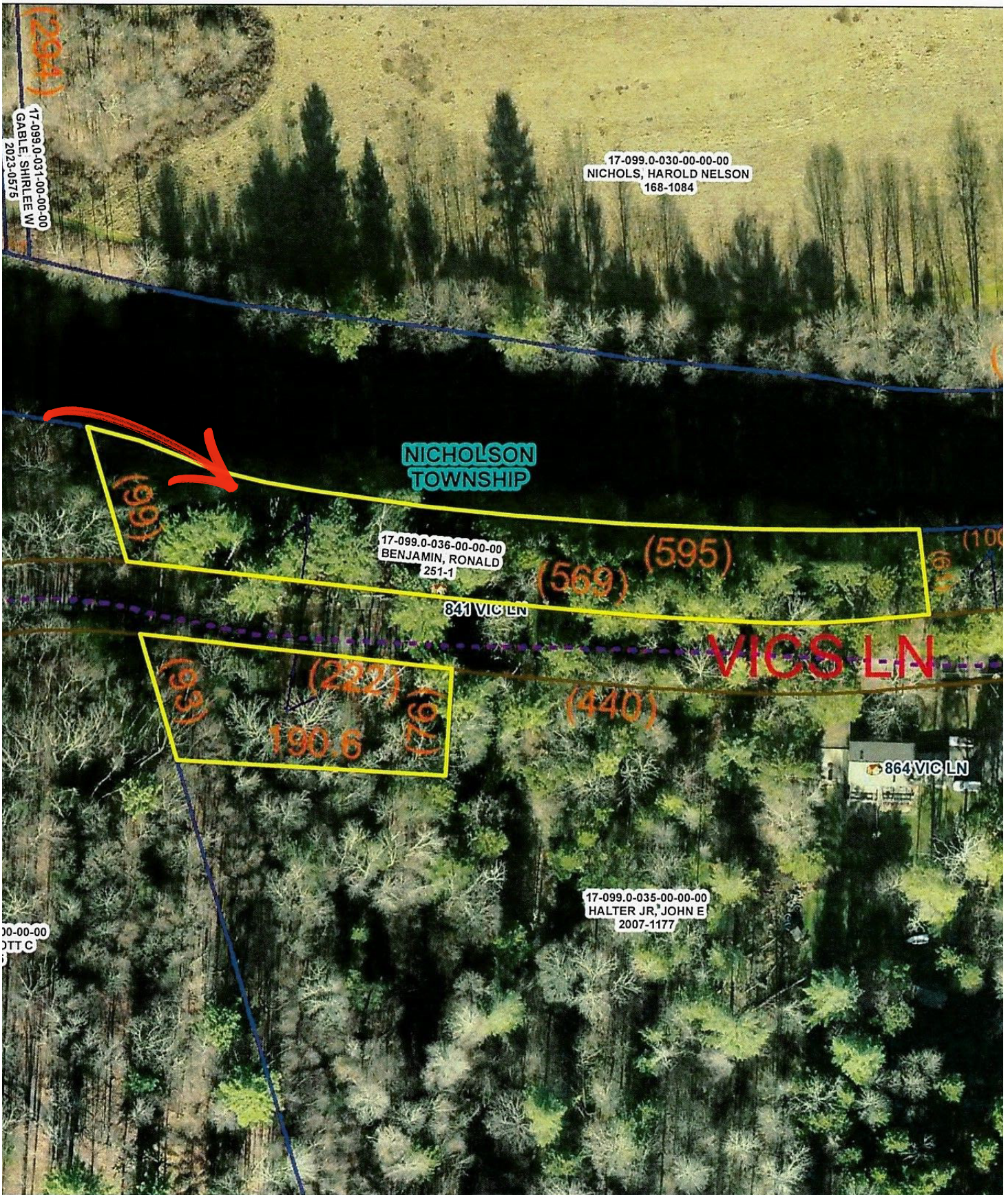
Once approved, you're ready to place your bids and join the excitement!

Need Help? Have questions or need assistance?

Contact us at: info@brianburkeauctions.com

Or call: 570-767-2278

www.brianburkeauctions.com



Property Record Card

Wyoming County Assessment Office

PROVIDED WITHOUT WARRANTY OF ANY KIND

General Information

Control Number	00009424
Tax Map	17-099.0-036-00-00-00
Situs Address	841 VIC LN
City, State and Zip	NICHOLSON, PA 18446
School District	2 LACKAWANNA TRAIL SD
Municipality	NICHOLSON TOWNSHIP
Neighborhood	1700

Legal Information

Tax Status	T
Property Type	R
Land Use Type:	101
Acres:	2.40

Current Ownership Information

Owner Name	Owner Address
BENJAMIN, RONALD	8308 FRAIRS HILL RD

Value Data

BASE YEAR: 1988

Taxable Assessed Value

[illegible]

Status
(Note: 0=No & 1=Yes)

Clean & Green:	0	Homestead:	N	Farmstead:	N
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Sales History

Instrument Number	Sale Date	Sale Price	Grantee
251-1	10-05-1988	30,000	BENJAMIN, RONALD



Property Record Card

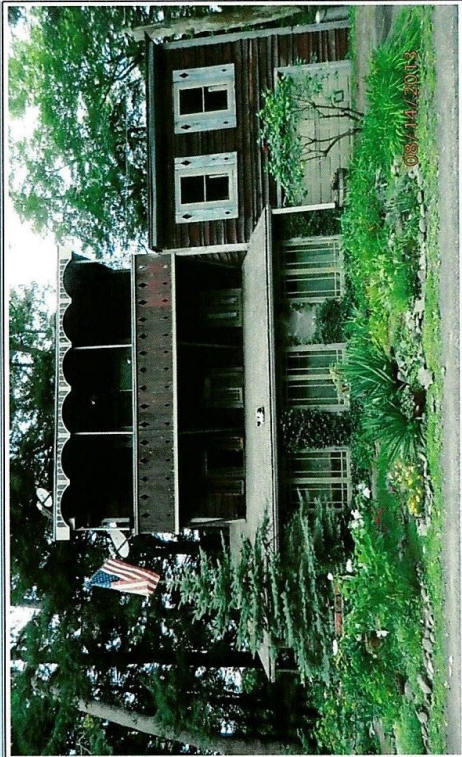
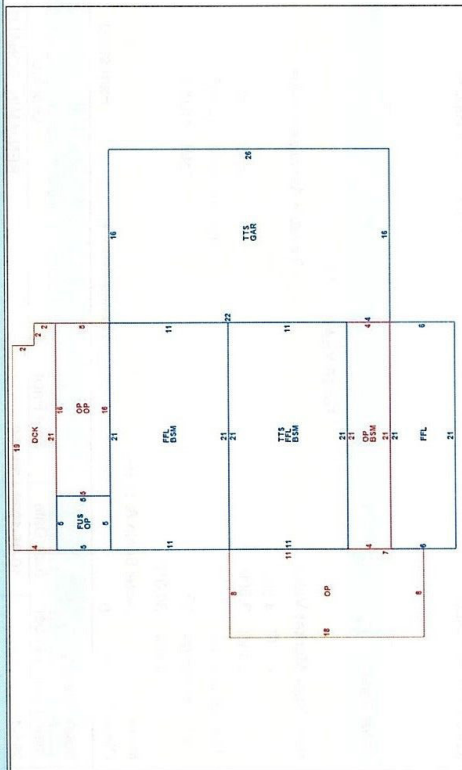
Wyoming County Assessment Office
PROVIDED WITHOUT WARRANTY OF ANY KIND

BENJAMIN, RONALD

SITUS:
841 VIC LN

Building Information				Manufactured Home	
Stories: 1.5	Stories (UI): 8	Attic Type: Central Air:	Finished (Est): None (EST: N)	Building Use Code: Int Vs Ext: Basement:	RESIDENTIAL 1 FAMILY Interior Superior Overall (E): 76-100% (Est. 100)
Total Rooms: 2	Bed Rooms: 1	Heating Type: Heat Source: Wood (Est: W)	None	Year Built: 1977	Market Building Value: 23318
Full Baths: 0	Half Baths: 0	Exterior Wall 1: Exterior Wall 2:	Wood (Est: W)	Effective Age: 1977	# of Car Bsmt Garage: 0
Total Living Area: 1046				House Grade: C-5	Finished Basement: 231
				Mobile Home Park:	MH Class: 0
					MH Manufacturer:
					MH Title:
					MH VIN:

Sketch Area



Building Sketch Summary

Code	Description	Living Area	Gross Area
BSM	Basement	0	546
DCK	Deck	0	80
FFL	First Floor	588	588
FUS	Finished Upper Story	25	25
GAR	Garage	0	416
OP	Open Porch	0	413
TTS	Two-Thirds Story	433	647
Sketch Area Totals		1,046	2,715

Miscellaneous Structures

OB I	Type of Outbuilding	Condition	Construction	Stories	Year	Length	Width	Total Area	Building Value
001	FINISHED AREA OVER A GARAGE	AV	FRAME	1	1977	16	26	416	1,407
002	DECK	AV	FRAME	1	2000	1	80	80	380

Wyoming County Assessment Office, 1 Courthouse Square, Tunkhannock, PA 18657



This Deed,

Made the 5th day of October in the year of our
Lord one thousand nine hundred and eighty eight

Between THOMAS H. BELL and GAIL L. BELL, his wife, of 284 James Heckler
Road, Harleyville, Pennsylvania

GRANTORS

A
N
D

RONALD BENJAMIN, of 628 Moosic St., Scranton, Pa.

GRANTEE

Witnesseth, that in consideration of THIRTY THOUSAND and 00/100 (\$30,000.00)

-----Dollars,
in hand paid, the receipt whereof is hereby acknowledged; the Grantors do
hereby grant and convey to the said Grantee, his Heirs and Assigns.

ALL
PARCEL ONE:
All that certain lot, piece or parcel of land situate, lying and being in the
Township of Nicholson, County of Wyoming, State of Pennsylvania, bounded and
described as follows, to wit: BEGINNING at a corner in the center of dirt township
road leading from Victor Choplosky's to Tracy Wescott's, this corner being in
line of land owned by Spoor; thence along one hundred eighteen and five tenths
(118.5) feet to corner in center of creek; thence along center of said creek North
seventy-one degrees West (N. 71° W.) six hundred (600') feet to corner in center
of creek; thence along right of way of Telephone Company South five degrees thirty
minutes East (S. 5° 30' E.) one hundred forty (140') feet to corner in center
of township road; thence along center of said road South sixty-nine degrees forty-five
minues East (S. 69° 45' E.) seventy-five and six tenths (75.6') feet to an iron
pin corner in center of road; thence along center of road South seventy-seven
degrees East (S. 77° E.) five hundred forty-three (543') feet to an iron pin corner
in center of road, place of beginning. Containing 1.9 acre of land be the same
more or less.

Being the same premises conveyed to Thomas H. Bell and Gail L. Bell by Lydia
B. Hughes, a/k/a Lydia W. Hughes on May 22, 1984, and recorded in Wyoming County
Deed Book No. 232, at page 178.

PARCEL TWO:
All that certain piece, parcel and lot of land situate and being in the Township
of Nicholson, County of Wyoming and State of Pennsylvania, bounded and described
as follows:

BEGINNING at a point in the center of the Township Road passing through said
lands now or formerly of Irion and others, said point of beginning being the inter-
section of a power line with the center of said Township Road and being the most
westerly corner of lands herein described and being of the southerly line of lands

251 1



now or formerly of Hughes; thence along the center of said Township Road and lands now or formerly of Hughes the following two (2) courses and distances: (1) South seventy-two degrees sixteen minutes East (S. 72° 16' E.) one hundred thirteen and two-tenths (113.2') feet to a point; (2) South seventy-nine degrees seven minutes East (S. 79° 7' E.) one hundred ten (110.00) feet to a point on line of lands now or formerly of Irion being a thirteen acre parcel of land; thence leaving the center of said Township Road and along lands now or formerly of Irion the following two (2) courses and distances: (1) South ten degrees fifty-three minutes West (S. 10° 53' W.) ninety-six (96') feet to a stake and stones; (2) North seventy nine degrees seven minutes West (N. 79° 7' W.) one hundred ninety and six-tenths (190.6) feet to a stake and stones on the center of said power line; thence along the center of said power line North eight degrees thirty-seven minutes West (N. 8° 37' W.) one hundred seventeen and eleven hundredths (117.11') feet to the point of beginning. Containing fifty-four hundredths (0.54) acre of land more or less.

Excepting and reserving out of the above-described premises any and all easements, rights-of-ways and agreements for public utilities and public highways making up the chain of title.

BEING the same premises conveyed to Thomas H. Bell and Gail L. Bell, his wife, from Lydia B. Hughes, a/k/a Lydia W. Hughes, on May 22, 1984 and recorded in the Wyoming County Court House Deed book 232 page 178.

Hazardous waste is not being disposed of, nor has it ever been disposed of on the property conveyed herein by the Grantor or to the Grantor's actual knowledge.

LIBER 251 . 2



And the said Grantor Will Warrant generally

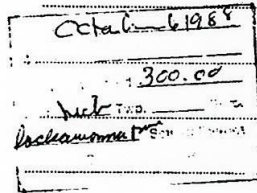
the property hereby conveyed

In Witness Whereof, the Grantors have hereunto set their hands and seal the day and year first above written.

Signed, Sealed and Delivered
in the presence of

Thomas H. Bell
THOMAS H. BELL

Gail L. Bell
GAIL L. BELL



Commonwealth of Pennsylvania

County of Lackawanna

On this, the 5th day of October, A. D. 1988, before me
a Notary Public, the undersigned Officer, personally

appeared Thomas H. Bell and Gail L. Bell, his wife known to me (or satisfactorily
proven) to be the person whose names are subscribed to the within instrument, and
acknowledged that they executed the same for the purposes therein contained.

In Witness Whereof, I hereunto set my hand and official seal.

Notary Public

Title of Officer

Commonwealth of Pennsylvania

County of

On this, the day of

appeared

known to me, (or satisfactorily
proven) to be the person whose name subscribed to the within instrument, and
acknowledged that he executed the same for the purposes therein contained.

In Witness Whereof, I hereunto set my hand and official seal.

Title of Officer



State of _____ } ss.
County of _____ }
On this, the _____ day of _____, A.D. 19____, before me
appeared _____ the undersigned officer, personally
known to me, (or satisfactorily
proven) to be the person whose name subscribed to the within instrument, and
acknowledged that he executed the same for the purposes therein contained.
In Witness Whereof, I hereunto set my hand and official seal.

Title of Officer

I Hereby Certify, that the precise residence of the Grantee

628 Moosic St.
Scranton, PA.

Attorney for... Grantee

Warranty Deed

Act 1909

From

THOMAS H. BELL, ET UX

To

RONALD BENJAMIN

FILED
REGISTER & RECORDER
WYOMING CO., PA.

OCT 6 9 22 AM '88

300 - PA Tax
300 - Mich Tax
14th

CHARLES J. ALIANO
Attorney at Law
224 Public Ave.
Montrose, PA 18801

Form No. 208 - Legal Blank Printers, Leesport, Pa.

Commonwealth of Pennsylvania } ss.
County of _____ }

Recorded on this _____ day of _____, A. D. 19____, in the
Recorder's Office of the said County in Deed Book _____ Volume _____ Page _____
Given under my hand and the seal of the said Office, the date above written.

Recorder

DEED 251 4



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 Tuesday, December 2nd, 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 The Estate of Ronald Benjamin. The property is selling in its "AS IS"
condition is situated at 841 Vics Lane in the City of Nicholson, County of Wyoming and State of
Pennsylvania, Tax Map Number: 17-099.0-036-00-00-00 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 herewithmade in the amount of (\$10,000) Ten 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 (January 30, 2026) 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 841 Vics Lane, Nicholson, PA 18446, 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. All Individual G.O.M. 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 2ND day of December, 2025, I do hereby approve and accept the above offer and agreement.

Sellers: _____ (SEAL)

(SEAL)
(SEAL)



SELLER'S PROPERTY DISCLOSURE STATEMENT

Property address: 841 VIC LANE, NICHOLSON PA 18446

Seller: THE ESTATE OF RONALD BRUCE BENJAMIN

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? 09/17/2024

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:

(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: _____

(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:

(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? UNKNOWN _____



what was the result of the test? UNKNOWN

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

☐ 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: PEX



(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: _____

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

(C) Type of heating: ____ electric ☒ fuel oil

____ natural gas ____ other

If "other," please explain: _____

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

(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? ⁰ _____

Location: _____

(C) _____ Security alarm system

_____ owned _____ leased

Lease information: _____

(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 _____ Number

Location: _____

(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: _____

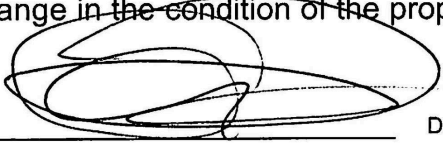


(G) Is there any additional information that you feel you should disclose to the prospective Buyer because it may materially and substantially affect the value or desirability of the Property, e.g., zoning violations, zoning changes, road changes, pending municipal improvements, pending tax assessment 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 10-15-2025

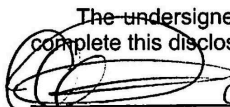
SELLER _____ DATE _____

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.

 administrator 10-15-2025
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.

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