

HURLEY

REAL ESTATE & AUCTIONS

2800 BUCHANAN TRL E | GREENCASTLE | PA 17225



142 Pleasantwood Ave, St. Thomas, PA 17252

Nice 3-bedroom, 2-bath mobile home in St. Thomas, PA! This home is in a convenient area close to shopping, restaurants, & more!

Online-Only Auction Ends: Wednesday, July 2, 2025 @ 3pm

Open Houses: Thursday, June 26, 2025, 5-6pm
Saturday, June 28, 2025, 12-1pm

AV002056 | Matthew Hurley AU003413L, Broker: PA RM421467; MD 597462; WV WVB230300885; VA 0225271921 | Kaleb Hurley AU006233, Agent: PA RS360491; MD 5009812 | Jacob Hurley AU006421

HURLEYAUCTIONS.COM | 717-597-9100





Dear Prospective Buyer,

Hurley Real Estate & Auctions is pleased to have been chosen to offer you this property. We encourage all potential buyers to inspect the property and the enclosed information prior to bidding. For your convenience, we've included the following:

- General Information
- Deed
- Aerial
- Conditions of Public Sale
- Disclosures
- Methods of Payment
- Financing Available
- Settlement Companies

If you have any questions after reviewing this report, please don't hesitate to call any time.

Sincerely,
The Hurley Team

DISCLAIMER & ABSENCE OF WARRANTIES | *All information contained in this brochure & all related materials are subject to the terms & conditions outlined in the purchase agreement. Information contained in advertisements, information packet, estimated acreages, and marked boundaries are based upon the best information available to Hurley Real Estate and Auctions at the time of preparation & may not depict exact information on the property. **Each potential buyer is responsible for conducting his/her own independent inspection, investigations, and inquiries concerning the real estate. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by seller or Hurley Real Estate and Auctions.***



Terms: \$2,000 in certified funds day of auction. (See Payment & Financing page for detailed info.) Announcements made on the day of sale take precedence over all printed material. (See Payment & Financing page for detailed info.) 10% Buyers premium will be added to final bid price. If the buyer plans to move into the home, the contract will be contingent upon mobile home community approval.

Closing Location: As agreed upon by the Buyer and Seller.

Buyer possession: Buyer will have immediate possession upon closing.

General Information: SPACIOUS 3-BEDROOM, 2-BATH HOME CONVENIENTLY LOCATED OFF ROUTE 30! This well-maintained mobile home offers a generous layout with 3 bedrooms and 2 full bathrooms—ideal for families or anyone looking to downsize without compromising on space. The home features a beautiful kitchen, a cozy dining area, and a welcoming living room, plus a separate family room for added comfort. Additional highlights include a dedicated laundry area and an outdoor storage shed. Located just minutes from Chambersburg, you'll enjoy quick access to shopping, dining, and all the local amenities. Don't miss this excellent opportunity to own a comfortable home in a great location!

This home has the following features:

- 3 Bedrooms:
 - Bedroom 1: 12 x 15
 - Bedroom 2: 11 x 13
 - Bedroom 3: 11 x 12
- Kitchen: 12 x 15
- Dining Room: 9 x 10
- Living Room: 13 x 16
- Family Room: 12 x 26
- Laundry Room: 9 x 12

Year House Built: 1995

County: Franklin

Zoning/Land Use: Please call St. Thomas Township at (717) 369-5268

Taxes: Approximately \$1,395

Tax ID: 20-0M14.-036.-PL0142

Lot Rent: \$525.66, includes lot rent, sewer, and base rate water

Hillside Manor: 717-369-5000

Utilities:

- Water: Public
- Sewer: Public
- Heating: Heat Pump- High Efficiency
- Cooling: Central A/C

School District: Tuscarora

Local Hospital: Wellspan Chambersburg



HURLEY
REAL ESTATE & AUCTIONS

AERIAL





OWNED BY: **Thomas E Gregory**

LOCATED AT: **142 Pleasantwood Ave, St. Thomas, PA 17252**

1. **Nature of Sale** | The Buyer acknowledges and understands that this sale is for the personal property only—specifically, the mobile/manufactured home—and does not include the real estate or land on which the mobile home is currently situated. The Buyer further acknowledges that no ownership interest in the underlying land is being conveyed as part of this transaction. Sale is contingent on mobile home park community approval.
2. **Highest Bidder** | The highest and best bidder shall be the Buyer. The Seller, however, reserves the right to reject any and all bids and to adjourn the sale to a subsequent date. The Auctioneer has the sole discretion of setting bidding increments. If any disputes arise to any bid, the Auctioneer reserves the right to cause the personal property to be immediately put up for sale again.
3. **Taxes/Utilities** | All taxes and utilities shall be pro-rated between the Buyer and Seller to the date of settlement on a fiscal year basis. All taxes for prior years have or will be paid by the Seller.
4. **Transfer Taxes** | Seller shall pay 1/2 of the realty transfer tax and Buyer shall pay 1/2 of the realty transfer tax if applicable, provided, however that the Buyer shall be responsible for any additional transfer taxes imposed if applicable.
5. **Terms** | \$2,000 or — % handmoney, either in the form of cash, cashier's check, certified check, or personal check at the discretion of the Auction Company when the personal property is struck down, and the balance, without interest, on or before **August 18, 2025** when bill of sale will be delivered and actual possession will be given to Buyer. The Buyer shall also sign this agreement and comply with these terms of sale. Buyers Premium of 10 % plus the bid price shall establish purchase price. Buyer understands that they are purchasing the personal property (mobile home) and not the real estate. In the event the buyer intends to occupy the mobile home, this Agreement shall be contingent upon the buyer obtaining written approval from the mobile home community or park management. This Agreement pertains solely to the sale of the mobile home and does not include or convey any interest in real property.
6. **Forfeiture** | The time for settlement shall be of the essence. If the Buyer fails to comply with these terms of sale, Seller shall have the option of retaining all deposit monies or other sums paid by Buyer on account of the purchase price as Seller shall elect: (a) as liquidated damages, in which event Buyer and Seller shall be released from further liability or obligation and this agreement shall be null and void, or (b) on account of the purchase price, or as monies to be applied to Seller's damages as Seller may elect.
7. **Marketable Title** | A good and marketable title will be given free and clear of all liens and encumbrances.
8. **Risk of Loss** | Seller shall maintain the property grounds, fixtures and any personal property specifically sold with the property in its present condition, normal wear and tear excepted. Seller shall bear the risk of loss for fire or other casualties until the time of settlement. In the event of damage by fire or other casualty to any property included in this sale that is not repaired or replaced prior to settlement, Buyer shall have the option of rescinding this agreement and promptly receiving all monies paid on account of the purchase price or of accepting the property in its then condition, together with the proceeds of any insurance obtainable by Seller. Buyer is hereby notified that Buyer may insure Buyer's equitable interest in the property as of the time of execution of this agreement.
9. **Warranty** | The Buyer expressly acknowledges and understands that the Buyer is buying the property in its present condition and that the Seller makes no representation or warranty of any kind whatsoever with regard to the condition of the premises or any components thereof, including but not limited to, the roof, the electrical system, the plumbing system, the heating system, or any other part of the structure, or any of the improvements.
 - A. **Radon** | Seller has no knowledge concerning the presence or absence of radon. The Seller makes no representation or warranty with regard to radon or the levels thereof.
 - B. **Lead-Based Paint** | If the house was built before 1978, the house may have lead-based paint. Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing and has no reports or records pertaining to lead-based paint and/or hazards in the housing. A lead-based pamphlet "Protect Your Family from Lead in Your House" has been given to Buyer. Buyer waives any ten (10) day lead-based paint assessment period.
 - C. **Home Inspection** | Buyer has inspected the property. Buyer understands the importance of getting an independent home inspection and has thought about this before bidding upon the property and signing this agreement.
 - D. **Fixtures and Personal Property** | Included in the sale and purchase price are all existing items permanently attached to the personal property, including but not limited to plumbing, heating, lighting fixtures (including, if present upon the property, chandeliers and ceiling fans; water treatment systems; pool and spa equipment; garage door openers and transmitters; television antennas; wall to wall carpeting; window covering hardware, shades, blinds; built-in air conditioners; built-in appliances; and the range/oven unless otherwise stated). No warranty is given to Buyer as to the working/functional condition of fixtures and/or personal property. All personal property will be removed at Seller's discretion, if items are not removed they become the responsibility of the Buyer.
 - E. **Ventilation/Mold** | The Seller makes no representations or warranties with regard to mold or the absence of mold, adequate or inadequate air exchange or ventilation, or any other matters of home construction wherein mold may be present in the personal property.
 - F. **"AS IS"** | The personal property is being sold "AS IS" at the time of sale and at the time of the settlement. The Fiduciary/Seller herein makes no representations or warranties as to the condition of the mobile/manufactured home. The Purchaser accepts the property "AS IS". The purchaser waives any claims for any liability imposed through any environmental actions. This agreement shall survive closing. A Seller's disclosure has been made available to Buyer prior to the public auction and shall be exchanged by Buyer and Seller upon the signing of this agreement. If the Seller is an estate, the personal representative(s) will not deliver a disclosure to Buyer inasmuch as they are not required by law.
10. **Financing** | Buyer is responsible for obtaining financing, if any, and this contract is in no way contingent upon the availability of financing. The Seller will not pay points, settlement costs, or otherwise render financial assistance to the Buyer in this regard.
11. **Dispute Over Handmonies** | In the event of a dispute over entitlement of handmoney deposits, the agent holding the deposit may either retain the monies in escrow until the dispute is resolved or, if possible, pay the monies into the County Court to be held until the dispute is resolved. In the event of litigation for the return of deposit monies, the agent holding handmoney shall distribute the monies as directed by a final order of the court or a written agreement of the parties. Buyer and Seller agrees that, in the event any agent is joined in the litigation for the return of deposit monies, attorneys fees and costs of the agent will be paid by the party joining the agent.
12. This agreement shall survive closing.
13. This agreement may be signed and transmitted by email.
14. Buyer and Seller agrees that Hurley Auctions and Hurley Real Estate and Auctions may collaborate on any aspect of this contract. The scope of collaboration shall include but is not limited to the negotiation, advertising, execution, sharing of resources, sharing of fees, and performance of any aspect whatsoever of the contract.



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).

1 **PROPERTY** 142 Pleasantwood Ave St. Thomas, PA 17252
2 **SELLER** Thomas E Gregory III

INFORMATION REGARDING THE REAL ESTATE SELLER DISCLOSURE LAW

4 The Real Estate Seller Disclosure Law (68 P.S. §7301, et seq.) requires that before an agreement of sale is signed, the seller in a residential
5 real estate transfer must disclose all known **material defects** about the property being sold that are not readily observable. A **material defect**
6 is a problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or
7 that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is at or beyond the end
8 of its normal useful life is not by itself a material defect.

9 This property disclosure statement ("Statement") includes disclosures beyond the basic requirements of the Law and is designed to assist
10 Seller in complying with disclosure requirements and to assist Buyer in evaluating the property being considered. Sellers who wish to see
11 or use the basic disclosure form can find the form on the website of the Pennsylvania State Real Estate Commission. Neither this Statement
12 nor the basic disclosure form limits Seller's obligation to disclose a material defect.

13 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**
14 **inspections or warranties** that Buyer may wish to obtain. **This Statement is not a warranty of any kind by Seller or a warranty or rep-**
15 **resentation by any listing real estate broker, any selling real estate broker, or their licensees.** Buyer is encouraged to address concerns
16 about the condition of the Property that may not be included in this Statement.

17 The Law provides exceptions (listed below) where a property disclosure statement does not have to be completed. All other sellers
18 are obligated to complete a property disclosure statement, even if they do not occupy or have never occupied the Property.

- 19 1. Transfers by a fiduciary during the administration of a decedent estate, guardianship, conservatorship or trust.
- 20 2. Transfers as a result of a court order.
- 21 3. Transfers to a mortgage lender that results from a buyer's default and subsequent foreclosure sales that result from default.
- 22 4. Transfers from a co-owner to one or more other co-owners.
- 23 5. Transfers made to a spouse or direct descendant.
- 24 6. Transfers between spouses as a result of divorce, legal separation or property settlement.
- 25 7. Transfers by a corporation, partnership or other association to its shareholders, partners or other equity owners as part of a plan of
26 liquidation.
- 27 8. Transfers of a property to be demolished or converted to non-residential use.
- 28 9. Transfers of unimproved real property.
- 29 10. Transfers of new construction that has never been occupied and:
 - 30 a. The buyer has received a one-year warranty covering the construction;
 - 31 b. The building has been inspected for compliance with the applicable building code or, if none, a nationally recognized model
32 building code; and
 - 33 c. A certificate of occupancy or a certificate of code compliance has been issued for the dwelling.

COMMON LAW DUTY TO DISCLOSE

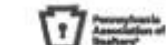
34 Although the provisions of the Real Estate Seller Disclosure Law exclude some transfers from the requirement of completing a disclo-
35 sure statement, the Law does not excuse the seller's common law duty to disclose any known material defect(s) of the Property in order
36 to avoid fraud, misrepresentation or deceit in the transaction. **This duty continues until the date of settlement.**

EXECUTOR, ADMINISTRATOR, TRUSTEE SIGNATURE BLOCK

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

DATE _____

40 **Seller's Initials** ___ / ___ **Date** _____ **SPD Page 1 of 11** **Buyer's Initials** ___ / ___ **Date** _____



Hurley Real Estate and Auctions, 2800 Buchanan Trail East Greencastle PA 17225
Daniel Robinson

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Phone: (717)597-9100 Fax:



44 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
 45 Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

46 **1. SELLER'S EXPERTISE**

47 (A) Does Seller possess expertise in contracting, engineering, architecture, environmental assessment or
 48 other areas related to the construction and conditions of the Property and its improvements?

49 (B) Is Seller the landlord for the Property?

50 (C) Is Seller a real estate licensee?

51 Explain any "yes" answers in Section 1: _____
 52 _____

	Yes	No	Unk	N/A
A		X		
B		X		
C		X		

53 **2. OWNERSHIP/OCCUPANCY**

54 (A) Occupancy

55 1. When was the Property most recently occupied? Jan '25

56 2. By how many people? 2

57 3. Was Seller the most recent occupant?

58 4. If "no," when did Seller most recently occupy the Property? _____

59 (B) Role of Individual Completing This Disclosure. Is the individual completing this form:

60 1. The owner

61 2. The executor or administrator

62 3. The trustee

63 4. An individual holding power of attorney 2016

64 (C) When was the Property acquired? _____

65 (D) List any animals that have lived in the residence(s) or other structures during your ownership: _____
 66 2 dogs

67 Explain Section 2 (if needed): _____
 68 _____

	Yes	No	Unk	N/A
A1				
A2				
A3				
A4				
B1		X		
B2				
B3				
B4				
C				

69 **3. CONDOMINIUMS/PLANNED COMMUNITIES/HOMEOWNERS ASSOCIATIONS**

70 (A) Disclosures for condominiums and cooperatives are limited to Seller's particular unit(s). Disclosures
 71 regarding common areas or facilities are not required by the Real Estate Seller Disclosure Law.

72 (B) Type. Is the Property part of a(n):

73 1. Condominium

74 2. Homeowners association or planned community

75 3. Cooperative

76 4. Other type of association or community Mobile home Community

77 (C) If "yes," how much are the fees? \$ 500, paid Monthly Quarterly Yearly

78 (D) If "yes," are there any community services or systems that the association or community is responsible
 79 for supporting or maintaining? Explain: Sewage, Water

80 (E) If "yes," provide the following information:

81 1. Community Name Franklin Community Mgmt

82 2. Contact Jeanette

83 3. Mailing Address _____

84 4. Telephone Number 217 369 5000

85 (F) How much is the capital contribution/initiation fee(s)? \$ _____

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

91 **4. ROOFS AND ATTIC**

92 (A) Installation

93 1. When was or were the roof or roofs installed? 2017

94 2. Do you have documentation (invoice, work order, warranty, etc.)? _____

95 (B) Repair

96 1. Was the roof or roofs or any portion of it or them replaced or repaired during your ownership?

97 2. If it or they were replaced or repaired, were any existing roofing materials removed?

98 (C) Issues

99 1. Has the roof or roofs ever leaked during your ownership?

100 2. Have there been any other leaks or moisture problems in the attic?

101 3. Are you aware of any past or present problems with the roof(s), attic, gutters, flashing or down-
 102 spouts?

	Yes	No	Unk	N/A
A1				
A2		X		
B1				
B2				
C1	X			
C2		X		
C3		X		

103 Seller's Initials _____ / _____ Date _____ SPD Page 2 of 11 Buyer's Initials _____ / _____ Date _____



104

Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

105

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Explain any "yes" answers in Section 4. Include the location and extent of any problem(s) and any repair or remediation efforts, the name of the person or company who did the repairs and the date they were done: _____

109

5. BASEMENTS AND CRAWL SPACES

110

(A) Sump Pump

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112
113
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- 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?

	Yes	No	Unk	N/A
A1		X		
A2		X		
A3		X		
A4		X		
B1		X		
B2		X		
B3		X		

115

(B) Water Infiltration

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117
118
119
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- Are you aware of any past or present 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 sewer system?

121

Explain any "yes" answers in Section 5. Include the location and extent of any problem(s) and any repair or remediation efforts, the name of the person or company who did the repairs and the date they were done: _____

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6. TERMITES/WOOD-DESTROYING INSECTS, DRYROT, PESTS

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(A) Status

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- Are you aware of past or present dryrot, termites/wood-destroying insects or other pests on the Property?
- Are you aware of any damage caused by dryrot, termites/wood-destroying insects or other pests?

	Yes	No	Unk	N/A
A1		X		
A2		X		
B1		X		
B2		X		

130

(B) Treatment

131
132

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

133
134
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Explain any "yes" answers in Section 6. Include the name of any service/treatment provider, if applicable: _____

136

7. STRUCTURAL ITEMS

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- Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, or other structural components?
- Are you aware of any past or present problems with driveways, walkways, patios or retaining walls on the Property?
- Are you aware of any past or present water infiltration in the house or other structures, other than the roof(s), basement or crawl space(s)?

	Yes	No	Unk	N/A
A		X		
B		X		
C		X		
D1		X		
D2		X		
D3		X		
E		X		
F		X		

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(D) Stucco and Exterior Synthetic Finishing Systems

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144
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- Is any part of the Property constructed with stucco or an Exterior Insulating Finishing System (EIFS) such as Dryvit or synthetic stucco, synthetic brick or synthetic stone?
- If "yes," indicate type(s) and location(s) _____
- If "yes," provide date(s) installed _____

148
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- Are you aware of any fire, storm/weather-related, water, hail or ice damage to the Property?
- Are you aware of any defects (including stains) in flooring or floor coverings?

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151
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Explain any "yes" answers in Section 7. Include the location and extent of any problem(s) and any repair or remediation efforts, the name of the person or company who did the repairs and the date the work was done: _____

153

8. ADDITIONS/ALTERATIONS

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155

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

	Yes	No	Unk	N/A
A				

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157
158
159
160

Addition, structural change or alteration (continued on following page)	Approximate date of work	Were permits obtained? (Yes/No/Unk/NA)	Final inspections/ approvals obtained? (Yes/No/Unk/NA)
Kitchen remodel	2020	NA	NA
Bathroom remodel	2021	NA	NA

161

Seller's Initials _____ / _____ Date _____ SPD Page 3 of 11 Buyer's Initials _____ / _____ Date _____



162 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
163 Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

164	165	166	167	168	169	170	171	172
Addition, structural change or alteration		Approximate date of work	Were permits obtained? (Yes/No/Unk/N/A)	Final inspections/ approvals obtained? (Yes/No/Unk/N/A)				

173 A sheet describing other additions and alterations is attached.
174 (B) Are you aware of any private or public architectural review control of the Property other than zoning
175 codes? If "yes," explain: _____

Yes	No	Unk	N/A

176 *Note to Buyer: The PA Construction Code Act, 35 P.S. §7210 et seq. (effective 2004), and local codes establish standards for building and*
177 *altering properties. Buyers should check with the municipality to determine if permits and/or approvals were necessary for disclosed work*
178 *and if so, whether they were obtained. Where required permits were not obtained, the municipality might require the current owner to up-*
179 *grade or remove changes made by the prior owners. Buyers can have the Property inspected by an expert in codes compliance to determine*
180 *if issues exist. Expanded title insurance policies may be available for Buyers to cover the risk of work done to the Property by previous*
181 *owners without a permit or approval.*

182 *Note to Buyer: According to the PA Stormwater Management Act, each municipality must enact a Storm Water Management Plan for*
183 *drainage control and flood reduction. The municipality where the Property is located may impose restrictions on impervious or semi-per-*
184 *vicious surfaces added to the Property. Buyers should contact the local office charged with overseeing the Stormwater Management Plan*
185 *to determine if the prior addition of impervious or semi-pervious areas, such as walkways, decks, and swimming pools, might affect your*
186 *ability to make future changes.*

187 **9. WATER SUPPLY**

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

- 189 1. Public
- 190 2. A well on the Property
- 191 3. Community water
- 192 4. A holding tank
- 193 5. A cistern
- 194 6. A spring
- 195 7. Other _____
- 196 8. If no water service, explain: _____

	Yes	No	Unk	N/A
A1	X			
A2		X		
A3		X		
A4		X		
A5		X		
A6		X		
A7		X		
B1			X	
B2		X		
B3				
B4		X		
B5		X		
B6				X
C1				X
C2				X
D1				X
D2				X
D3				X
D4				X
D5				X

197 (B) General

- 198 1. When was the water supply last tested? _____
199 Test results: _____
- 200 2. Is the water system shared? _____
- 201 If "yes," is there a written agreement? _____
- 202 4. Do you have a softener, filter or other conditioning system? _____
- 203 5. Is the softener, filter or other treatment system leased? From whom? _____
- 204 6. If your drinking water source is not public, is the pumping system in working order? If "no,"
205 explain: _____

206 (C) Bypass Valve (for properties with multiple sources of water)

- 207 1. Does your water source have a bypass valve?
- 208 2. If "yes," is the bypass valve working?

209 (D) Well

- 210 1. Has your well ever run dry?
- 211 2. Depth of well _____
- 212 3. Gallons per minute: _____, measured on (date) _____
- 213 4. Is there a well that is used for something other than the primary source of drinking water?
214 If "yes," explain _____
- 215 5. If there is an unused well, is it capped?

216 Seller's Initials _____ / _____ Date _____ SPD Page 4 of 11 Buyer's Initials _____ / _____ Date _____



217 **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**
218 **Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.**

219 (E) Issues

	Yes	No	Unk	N/A
220 1. Are you aware of any leaks or other problems, past or present, relating to the water supply, pumping system and related items?				X
221 E1				X
222 2. Have you ever had a problem with your water supply?				X
223 E2				X

223 Explain any problem(s) with your water supply. Include the location and extent of any problem(s) and any repair or remediation efforts, the name of the person or company who did the repairs and the date the work was done: _____

226 **10. SEWAGE SYSTEM**

227 (A) General

	Yes	No	Unk	N/A
228 1. Is the Property served by a sewage system (public, private or community)?	X			
229 A1	X			
230 2. If "no," is it due to unavailability or permit limitations?				X
231 A2				X
232 3. When was the sewage system installed (or date of connection, if public)? _____				X
233 A3				X
234 4. Name of current service provider, if any: <u>Franklin Community Ngwt</u>				X
235 A4				X

236 (B) Type Is your Property served by:

237 1. Public	X			
238 B1	X			
239 2. Community (non-public)		X		
240 B2		X		
241 3. An individual on-lot sewage disposal system		X		
242 B3		X		
243 4. Other, explain: _____		X		
244 B4		X		

245 (C) Individual On-lot Sewage Disposal System. (check all that apply):

246 1. Is your sewage system within 100 feet of a well?				X
247 C1				X
248 2. Is your sewage system subject to a ten-acre permit exemption?				X
249 C2				X
250 3. Does your sewage system include a holding tank?				X
251 C3				X
252 4. Does your sewage system include a septic tank?				X
253 C4				X
254 5. Does your sewage system include a drainfield?				X
255 C5				X
256 6. Does your sewage system include a sand mound?				X
257 C6				X
258 7. Does your sewage system include a cesspool?				X
259 C7				X
260 8. Is your sewage system shared?				X
261 C8				X
262 9. Is your sewage system any other type? Explain: _____				X
263 C9				X
264 10. Is your sewage system supported by a backup or alternate system?				X
265 C10				X

266 (D) Tanks and Service

267 1. Are there any metal/steel septic tanks on the Property?		X		
268 D1		X		
269 2. Are there any cement/concrete septic tanks on the Property?		X		
270 D2		X		
271 3. Are there any fiberglass septic tanks on the Property?		X		
272 D3		X		
273 4. Are there any other types of septic tanks on the Property? Explain _____		X		
274 D4		X		
275 5. Where are the septic tanks located? _____				X
276 D5				X
277 6. When were the tanks last pumped and by whom? _____				X
278 D6				X

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

280 1. Are you aware of any abandoned septic systems or cesspools on the Property?		X		
281 E1		X		
282 2. If "yes," have these systems, tanks or cesspools been closed in accordance with the municipality's ordinance?				X
283 E2				X

284 (F) Sewage Pumps

285 1. Are there any sewage pumps located on the Property?		X		
286 F1		X		
287 2. If "yes," where are they located? _____				X
288 F2				X
289 3. What type(s) of pump(s)? _____				X
290 F3				X
291 4. Are pump(s) in working order?				X
292 F4				X
293 5. Who is responsible for maintenance of sewage pumps? _____				X
294 F5				X

295 (G) Issues

296 1. How often is the on-lot sewage disposal system serviced? _____				X
297 G1				X
298 2. When was the on-lot sewage disposal system last serviced and by whom? _____				X
299 G2				X
300 3. Is any waste water piping not connected to the septic/sewer system?				X
301 G3				X
302 4. Are you aware of any past or present leaks, backups, or other problems relating to the sewage system and related items?		X		
303 G4		X		

274 Seller's Initials _____ / _____ Date _____ SPD Page 5 of 11 Buyer's Initials _____ / _____ Date _____



275 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
 276 Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

277 Explain any "yes" answers in Section 10. Include the location and extent of any problem(s) and any repair or remediation ef-
 278 ferts, the name of the person or company who did the repairs and the date the work was done: _____
 279

280 **11. PLUMBING SYSTEM**

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

- 282 1. Copper
- 283 2. Galvanized
- 284 3. Lead
- 285 4. PVC
- 286 5. Polybutylene pipe (PB)
- 287 6. Cross-linked polyethylene (PEX)
- 288 7. Other _____

	Yes	No	Unk	N/A
A1		X		
A2		X		
A3		X		
A4		X		
A5	X			
A6	X			
A7		X		
B		X		

289 (B) Are you aware of any past or present problems with any of your plumbing fixtures (e.g., including but
 290 not limited to: kitchen, laundry, or bathroom fixtures; wet bars; exterior faucets; etc.)?

291 If "yes," explain: _____
 292

293 **12. DOMESTIC WATER HEATING**

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

- 295 1. Electric
- 296 2. Natural gas
- 297 3. Fuel oil
- 298 4. Propane
- 299 If "yes," is the tank owned by Seller?
- 300 5. Solar
- 301 If "yes," is the system owned by Seller?
- 302 6. Geothermal
- 303 7. Other _____

	Yes	No	Unk	N/A
A1	X			
A2		X		
A3		X		
A4		X		
A5		X		
A6		X		
A7		X		
B1				
B2				
B3				
C	X			

- 304 (B) System(s)
- 305 1. How many water heaters are there? 1
 - 306 Tanks _____ Tankless 1
 - 307 2. When were they installed? 2018
 - 308 3. Is your water heater a summer/winter hook-up (integral system, hot water from the boiler, etc.)?

309 (C) Are you aware of any problems with any water heater or related equipment?
 310 If "yes," explain: _____
 311

312 **13. HEATING SYSTEM**

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

- 314 1. Electric
- 315 2. Natural gas
- 316 3. Fuel oil
- 317 4. Propane
- 318 If "yes," is the tank owned by Seller?
- 319 5. Geothermal
- 320 6. Coal
- 321 7. Wood
- 322 8. Solar shingles or panels
- 323 If "yes," is the system owned by Seller?
- 324 9. Other: Heat pump

	Yes	No	Unk	N/A
A1	X			
A2		X		
A3		X		
A4	X			
A5		X		
A6		X		
A7		X		
A8		X		
A9	X			
B1		X		
B2		X		
B3	X			
B4		X		
B5		X		
B6		X		
B7		X		

- 325 (B) System Type(s) (check all that apply):
- 326 1. Forced hot air
 - 327 2. Hot water
 - 328 3. Heat pump
 - 329 4. Electric baseboard
 - 330 5. Steam
 - 331 6. Radiant flooring
 - 332 7. Radiant ceiling

333 Seller's Initials _____ / Date _____ SPD Page 6 of 11 Buyer's Initials _____ / Date _____



334 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
 335 Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

	Yes	No	Unk	N/A
336 8. Pellet stove(s) How many and location? _____		X		
337				
338 9. Wood stove(s) <u>Propane</u> How many and location? <u>1 Living room 1 Den</u>	X			
339				
340 10. Coal stove(s) How many and location? _____		X		
341				
342 11. Wall-mounted split system(s) How many and location? <u>1 Den/Kitchen</u>	X			
343				
344 12. Other: _____		X		
345 13. If multiple systems, provide locations _____				
346				
347 (C) Status				
348 1. Are there any areas of the house that are not heated? If "yes," explain: _____		X		
349				
350 2. How many heating zones are in the Property? _____				X
351 3. When was each heating system(s) or zone installed? <u>2022 Central 2020 Mini</u>				
352 4. When was the heating system(s) last serviced? _____				
353 5. Is there an additional and/or backup heating system? If "yes," explain: <u>Propane</u> <u>fireplaces</u>				
354				
355 6. Is any part of the heating system subject to a lease, financing or other agreement? If "yes," explain: _____				
356				
357 (D) Fireplaces and Chimneys				
358 1. Are there any fireplaces? How many? <u>2 propane 1 w/ flue 1 vent less</u>	X			
359 2. Are all fireplaces working? _____	X			
360 3. Fireplace types (wood, gas, electric, etc.): <u>Propane</u>				
361 4. Was the fireplace(s) installed by a professional contractor or manufacturer's representative?	X			
362 5. Are there any chimneys (from a fireplace, water heater or any other heating system)?	X			
363 6. How many chimneys? <u>1</u>				
364 7. When were they last cleaned? <u>UNK</u>			X	
365 8. Are the chimneys working? If "no," explain: _____	X			
366				
367 (E) Fuel Tanks				
368 1. Are you aware of any heating fuel tank(s) on the Property?		X		
369 2. Location(s), including underground tank(s): _____				X
370 3. If you do not own the tank(s), explain: _____				X
371 (F) Are you aware of any problems or repairs needed regarding any item in Section 13? If "yes," explain: _____				
372 14. AIR CONDITIONING SYSTEM				
373 (A) Type(s). Is the air conditioning (check all that apply):				
374 1. Central air	X			
375 a. How many air conditioning zones are in the Property? <u>2</u>				
376 b. When was each system or zone installed? <u>2022 Central 2020 Mini</u>				
377 c. When was each system last serviced? <u>2025</u>				
378 2. Wall units How many and the location? <u>2 Den/Kitchen</u>	X	X		
379				
380 3. Window units How many? _____		X		
381				
382 4. Wall-mounted split units How many and the location? <u>1 Den/Kitchen mini split</u>	X			
383				
384 5. Other _____		X		
385 6. None _____				
386 (B) Are there any areas of the house that are not air conditioned? If "yes," explain: _____		X		
387				
388 (C) Are you aware of any problems with any item in Section 14? If "yes," explain: _____		X		
389				

390 Seller's Initials _____ / _____ Date _____ SPD Page 7 of 11 Buyer's Initials _____ / _____ Date _____



391 **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
 392 **Property.** Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

393 **15. ELECTRICAL SYSTEM**

394 **(A) Type(s)**

- 395 1. Does the electrical system have fuses?
 396 2. Does the electrical system have circuit breakers?
 397 3. Is the electrical system solar powered?
 398 a. If "yes," is it entirely or partially solar powered? _____
 399 b. If "yes," is any part of the system subject to a lease, financing or other agreement? If "yes,"
 400 explain: _____

	Yes	No	Unk	N/A
A1		X		
A2	X			
A3		X		
3a				X
3b		X		
B				
C		X		
D		X		

- 401 **(B)** What is the system amperage? 200
 402 **(C)** Are you aware of any knob and tube wiring in the Property?
 403 **(D)** Are you aware of any problems or repairs needed in the electrical system? If "yes," explain: _____
 404

405 **16. OTHER EQUIPMENT AND APPLIANCES**

406 **(A) THIS SECTION IS INTENDED TO IDENTIFY PROBLEMS OR REPAIRS** and must be completed for each item that
 407 will, or may, be included with the Property. The terms of the Agreement of Sale negotiated between Buyer and Seller will deter-
 408 mine which items, if any, are included in the purchase of the Property. **THE FACT THAT AN ITEM IS LISTED DOES NOT**
 409 **MEAN IT IS INCLUDED IN THE AGREEMENT OF SALE.**

410 **(B)** Are you aware of any problems or repairs needed to any of the following:

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

431 **(C)** Explain any "yes" answers in Section 16: _____
 432

433 **17. POOLS, SPAS AND HOT TUBS**

434 **(A)** Is there a swimming pool on the Property? If "yes,"

- 435 1. Above-ground or in-ground? _____
 436 2. Saltwater or chlorine? _____
 437 3. If heated, what is the heat source? _____
 438 4. Vinyl-lined, fiberglass or concrete-lined? _____
 439 5. What is the depth of the swimming pool? _____
 440 6. Are you aware of any problems with the swimming pool?
 441 7. Are you aware of any problems with any of the swimming pool equipment (cover, filter, ladder,
 442 lighting, pump, etc.)?

	Yes	No	Unk	N/A
A		X		
A1				X
A2				X
A3				X
A4				X
A5				X
A6				X
A7				X
B				
B1				X
B2				X

443 **(B)** Is there a spa or hot tub on the Property?

- 444 1. Are you aware of any problems with the spa or hot tub?
 445 2. Are you aware of any problems with any of the spa or hot tub equipment (steps, lighting, jets,
 446 cover, etc.)?

447 **(C)** Explain any problems in Section 17: _____
 448

449 Seller's Initials _____ / Date _____ SPD Page 8 of 11 Buyer's Initials _____ / Date _____



450 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
 451 Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

452 **18. WINDOWS**

- 453 (A) Have any windows or skylights been replaced during your ownership of the Property?
 454 (B) Are you aware of any problems with the windows or skylights?

	Yes	No	Unk	N/A
A		X		
B		X		

455 Explain any "yes" answers in Section 18. Include the location and extent of any problem(s) and any repair, replacement or
 456 remediation efforts, the name of the person or company who did the repairs and the date the work was done: _____
 457

458 **19. LAND/SOILS**

459 (A) Property

- 460 1. Are you aware of any fill or expansive soil on the Property?
 461 2. Are you aware of any sliding, settling, earth movement, upheaval, subsidence, sinkholes or earth
 462 stability problems that have occurred on or affect the Property?
 463 3. Are you aware of sewage sludge (other than commercially available fertilizer products) being
 464 spread on the Property?
 465 4. Have you received written notice of sewage sludge being spread on an adjacent property?
 466 5. Are you aware of any existing, past or proposed mining, strip-mining, or any other excavations on
 467 the Property?

	Yes	No	Unk	N/A
A1		X		
A2		X		
A3		X		
A4		X		
A5		X		

468 *Note to Buyer: The Property may be subject to mine subsidence damage. Maps of the counties and mines where mine subsidence*
 469 *damage may occur and further information on mine subsidence insurance are available through Department of Environmental*
 470 *Protection Mine Subsidence Insurance Fund, (800) 922-1678 or ra-epmsi@pa.gov.*

471 (B) Preferential Assessment and Development Rights

472 Is the Property, or a portion of it, preferentially assessed for tax purposes, or subject to limited devel-
 473 opment rights under the:

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

	Yes	No	Unk	N/A
B1		X		
B2		X		
B3		X		
B4		X		

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

481 (C) Property Rights

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

- 484 1. Timber
 485 2. Coal
 486 3. Oil
 487 4. Natural gas
 488 5. Mineral or other rights (such as farming rights, hunting rights, quarrying rights) Explain:
 489 _____

	Yes	No	Unk	N/A
C1		X		
C2		X		
C3		X		
C4		X		
C5		X		

490 *Note to Buyer: Before entering into an agreement of sale, Buyer can investigate the status of these rights by, among other means,*
 491 *engaging legal counsel, obtaining a title examination of unlimited years and searching the official records in the county Office of*
 492 *the Recorder of Deeds, and elsewhere. Buyer is also advised to investigate the terms of any existing leases, as Buyer may be subject*
 493 *to terms of those leases.*

494 Explain any "yes" answers in Section 19: _____
 495

496 **20. FLOODING, DRAINAGE AND BOUNDARIES**

497 (A) Flooding/Drainage

- 498 1. Is any part of this Property located in a wetlands area?
 499 2. Is the Property, or any part of it, designated a Special Flood Hazard Area (SFHA)?
 500 3. Do you maintain flood insurance on this Property?
 501 4. Are you aware of any past or present drainage or flooding problems affecting the Property?
 502 5. Are you aware of any drainage or flooding mitigation on the Property?
 503 6. Are you aware of the presence on the Property of any man-made feature that temporarily or per-
 504 manently conveys or manages storm water, including any basin, pond, ditch, drain, swale, culvert,
 505 pipe or other feature?
 506 7. If "yes," are you responsible for maintaining or repairing that feature which conveys or manages
 507 storm water for the Property?

	Yes	No	Unk	N/A
A1		X		
A2		X		
A3		X		
A4		X		
A5		X		
A6		X		
A7		X		

508 Seller's Initials _____ / _____ Date _____ SPD Page 9 of 11 Buyer's Initials _____ / _____ Date _____



509 **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**
 510 **Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.**

511 **Explain any "yes" answers in Section 20(A). Include dates, the location and extent of flooding and the condition of any man-**
 512 **made storm water management features:** _____
 513

514 **(B) Boundaries**

	Yes	No	Unk	N/A
515 1. Are you aware of encroachments, boundary line disputes, or easements affecting the Property?	B1	<input checked="" type="checkbox"/>		
516 2. Is the Property accessed directly (without crossing any other property) by or from a public road?	B2	<input checked="" type="checkbox"/>		
517 3. Can the Property be accessed from a private road or lane?	B3	<input checked="" type="checkbox"/>		
518 a. If "yes," is there a written right of way, easement or maintenance agreement?	3a	<input checked="" type="checkbox"/>		
519 b. If "yes," has the right of way, easement or maintenance agreement been recorded?	3b	<input checked="" type="checkbox"/>		
520 4. Are you aware of any shared or common areas (driveways, bridges, docks, walls, etc.) or mainte-				
521 nance agreements?	B4	<input checked="" type="checkbox"/>		

522 *Note to Buyer: Most properties have easements running across them for utility services and other reasons. In many cases, the ease-*
 523 *ments do not restrict the ordinary use of the property, and Seller may not be readily aware of them. Buyers may wish to determine*
 524 *the existence of easements and restrictions by examining the property and ordering an Abstract of Title or searching the records in*
 525 *the Office of the Recorder of Deeds for the county before entering into an agreement of sale.*

526 **Explain any "yes" answers in Section 20(B):** _____
 527

528 **21. HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES**

529 **(A) Mold and Indoor Air Quality (other than radon)**

	Yes	No	Unk	N/A
530 1. Are you aware of any tests for mold, fungi, or indoor air quality in the Property?	A1	<input checked="" type="checkbox"/>		
531 2. Other than general household cleaning, have you taken any efforts to control or remediate mold or				
532 mold-like substances in the Property?	A2	<input checked="" type="checkbox"/>		

533 *Note to Buyer: Individuals may be affected differently, or not at all, by mold contamination. If mold contamination or indoor air*
 534 *quality is a concern, buyers are encouraged to engage the services of a qualified professional to do testing. Information on this*
 535 *issue is available from the United States Environmental Protection Agency and may be obtained by contacting IAQ INFO, P.O. Box*
 536 *37133, Washington, D.C. 20013-7133, 1-800-438-4318.*

537 **(B) Radon**

	Yes	No	Unk	N/A
538 1. Are you aware of any tests for radon gas that have been performed in any buildings on the Property?	B1	<input checked="" type="checkbox"/>		
539 2. If "yes," provide test date and results _____	B2			<input checked="" type="checkbox"/>
540 3. Are you aware of any radon removal system on the Property?	B3	<input checked="" type="checkbox"/>		

541 **(C) Lead Paint**

542 If the Property was constructed, or if construction began, before 1978, you must disclose any knowl-
 543 edge of, and records and reports about, lead-based paint on the Property on a separate disclosure form.

	Yes	No	Unk	N/A
544 1. Are you aware of any lead-based paint or lead-based paint hazards on the Property?	C1	<input checked="" type="checkbox"/>		
545 2. Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on				
546 the Property?	C2	<input checked="" type="checkbox"/>		

547 **(D) Tanks**

	Yes	No	Unk	N/A
548 1. Are you aware of any existing underground tanks?	D1	<input checked="" type="checkbox"/>		
549 2. Are you aware of any underground tanks that have been removed or filled?	D2	<input checked="" type="checkbox"/>		

550 **(E) Dumping.** Has any portion of the Property been used for waste or refuse disposal or storage?

	Yes	No	Unk	N/A
551 If "yes," location: _____	E	<input checked="" type="checkbox"/>		

552 **(F) Other**

	Yes	No	Unk	N/A
553 1. Are you aware of any past or present hazardous substances on the Property (structure or soil)				
554 such as, but not limited to, asbestos or polychlorinated biphenyls (PCBs)?	F1	<input checked="" type="checkbox"/>		
555 2. Are you aware of any other hazardous substances or environmental concerns that may affect the				
556 Property?	F2	<input checked="" type="checkbox"/>		
557 3. If "yes," have you received written notice regarding such concerns?	F3			<input checked="" type="checkbox"/>
558 4. Are you aware of testing on the Property for any other hazardous substances or environmental				
559 concerns?	F4	<input checked="" type="checkbox"/>		

560 **Explain any "yes" answers in Section 21. Include test results and the location of the hazardous substance(s) or environmental**
 561 **issue(s):** _____

562 **22. MISCELLANEOUS**

563 **(A) Deeds, Restrictions and Title**

	Yes	No	Unk	N/A
564 1. Are there any deed restrictions or restrictive covenants that apply to the Property?	A1	<input checked="" type="checkbox"/>		
565 2. Are you aware of any historic preservation restriction or ordinance or archeological designation				
566 associated with the Property?	A2	<input checked="" type="checkbox"/>		

567 **Seller's Initials** _____ / _____ **Date** _____ **SPD Page 10 of 11 Buyer's Initials** _____ / _____ **Date** _____



568 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
569 Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

570 3. Are you aware of any reason, including a defect in title or contractual obligation such as an option
571 or right of first refusal, that would prevent you from giving a warranty deed or conveying title to the
572 Property?

	Yes	No	Unk	N/A
A3		X		
B1		X		
B2		X		
B3		X		
C1		X		
C2		X		
D1		X		

573 (B) Financial

574 1. Are you aware of any public improvement, condominium or homeowner association assessments
575 against the Property that remain unpaid or of any violations of zoning, housing, building, safety or
576 fire ordinances or other use restriction ordinances that remain uncorrected?

577 2. Are you aware of any mortgages, judgments, encumbrances, liens, overdue payments on a support
578 obligation, or other debts against this Property or Seller that cannot be satisfied by the proceeds of
579 this sale?

580 3. Are you aware of any insurance claims filed relating to the Property during your ownership?

581 (C) Legal

582 1. Are you aware of any violations of federal, state, or local laws or regulations relating to this Prop-
583 erty?

584 2. Are you aware of any existing or threatened legal action affecting the Property?

585 (D) Additional Material Defects

586 1. Are you aware of any material defects to the Property, dwelling, or fixtures which are not dis-
587 closed elsewhere on this form?

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

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

595 Explain any "yes" answers in Section 22: _____
596 _____

597 23. ATTACHMENTS

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

- 599 Seller's Property Disclosure Statement Addendum (PAR Form SDA)
- 600 _____
- 601 _____
- 602 _____

603 The undersigned Seller represents that the information set forth in this disclosure statement is accurate and complete to the best
604 of Seller's knowledge. Seller hereby authorizes the Listing Broker to provide this information to prospective buyers of the prop-
605 erty and to other real estate licensees. **SELLER ALONE IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMA-**
606 **TION CONTAINED IN THIS STATEMENT.** If any information supplied on this form becomes inaccurate following comple-
607 tion of this form, Seller shall notify Buyer in writing.

608 SELLER _____ DATE 6/13/25
 609 SELLER _____ DATE _____
 610 SELLER _____ DATE _____
 611 SELLER _____ DATE _____
 612 SELLER _____ DATE _____
 613 SELLER _____ DATE _____

614 RECEIPT AND ACKNOWLEDGEMENT BY BUYER

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

619 BUYER _____ DATE _____
 620 BUYER _____ DATE _____
 621 BUYER _____ DATE _____



Acceptable Methods of Payment

1. **Cash** (payments of \$10,000 and above require completion of IRS Form 8300).
2. **Certified or Cashier's Check** payable to Hurley Auctions.
3. **Personal Check** accompanied by a **Bank Letter of Guarantee** (see sample below). Letter must read as follows and must be signed by an officer of the bank.
4. **Wire Transfer** | There is a \$30.00 wire fee added to all transactions paid by buyer. Please call our office for additional information.

Example Bank Letter of Guarantee:

Date: (Date of letter)

To: Hurley Real Estate and Auctions
2800 Buchanan Trail East
Greencastle, PA 17225

Re: (Full name of customer requesting Letter of Guarantee)

This letter will serve as your notification that the (Name of Financial Institution) will honor/guarantee payment of any check(s) written by (Customer), up to the amount of \$_____.

Drawn on account # (Customer's account number).

This guarantee will apply only to Hurley Real Estate and Auctions for purchases made on (Date of Sale) only. **NO STOP PAYMENTS WILL BE ISSUED.**

If further information is required, please feel free to contact this office.

Sincerely,

Name of Officer
Title
Bank & Location
Office Phone #



Purchasing a property at auction has never been easier!

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HURLEY
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SETTLEMENTS

The following settlement companies are familiar with the auction process and have representatives available to assist you in all your real estate auction settlement needs.



Nathan C. Bonner — Title Agent

2021 E Main St, Waynesboro, PA 17268
983 Lincoln Way E, Suite 1, Chambersburg, PA 17201
(717) 762-1415 or (717) 263-5001
nathan@buchanansettlements.com
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HURLEY
REAL ESTATE & AUCTIONS

SETTLEMENTS



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9 East Main Street, Waynesboro, PA 17268

Phone	717-762-3374
Fax	717-762-3395
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19 Fifth Avenue
Chambersburg, PA 17201

717-446-0739
717-446-0791 fax
info@keystonesettlements.net

Visit our website at www.keystonesettlements.net



HURLEY
REAL ESTATE & AUCTIONS

ABOUT US

Thank you for inquiring about our services. We appreciate your interest in our company and the auction method of marketing.

Hurley Real Estate and Auctions is a full-service auction company offering real estate and personal property auctions. We specialize in farm, land, and home real estate auctions. We also handle personal property auctions, farm sales, and estate and/or business liquidations. Having sold over 3,000 properties, Hurley Real Estate and Auctions has vast experience selling real estate and is the first choice for the Mid-Atlantic region.

Hurley Real Estate and Auctions is a family company built on the main mantra: helping hands for all lands. We are proud to extend our personal touch service, regional focus, and diverse experience as we earn the right to be your trusted auction partner.

Our mission is to provide a better way to sell and buy real estate. We lead with integrity, experience, and transparency to deliver excellent results with every auction.



*Matthew Hurley AU003413L • Kaleb Hurley AU006233 • AY002056
Matthew Hurley, Broker: PA RM421467; MD 597462; WV WVB230300885
Kaleb Hurley, Agent: PA RS360491; MD 5009812*