

# PUBLIC REAL ESTATE AUCTION

12.4 Acres w/Home  
Friday Sept. 13, 2024 @ 6:30 P.M.

101 Roddy Lane, Ickesburg, PA 17037- Perry Co.



**Directions:** From Rt 74 intersection in Ickesburg, take the Rt 17 West. Go .3 of a mile and sight right onto Liberty Valley Rd. Go 1.1 mile and turn right onto Dobyns Rd. Go .2 mile and then a slight left onto Reisinger Rd. Go .6 of a mile and turn right onto Roddy Lane.

**Property Description:** 12.4 Acres with 3-bedroom home with views. This property has two parcels consisting of 2.86 and 9.54 acres and is a mix of woods, pasture and fields. Situated at the foot of the Tuscarora Mountain, it has picturesque views of the surrounding farmland of western Perry County. The house has a roomy kitchen, 2 full baths, and a huge living room with big picture windows and a wood stove. Most of the house was freshly painted and flooring is ready to finish to your personal preference. A 10 x 16 two story barn, a 12 x 70 open shed, and a concrete floor and foundation are all additional outside bonuses that can be put to various uses. A small creek runs through the woods just off the new back deck. With a little bit of TLC, you could turn this into a delightful farmette where your family can enjoy year-round panoramic scenery.

**Open House Dates:** Sat. Aug. 17, 11 A.M.-12 P.M. & Wed. Aug. 28, 6-7 P.M. For more details or a private showing call Gerald @ 717-582-6589 or Meryl @ 717-629-6036. **Terms:** \$30,000 down payment the day of the auction. Settlement on or before November 12, 2024. 2% transfer tax to be paid by the buyer. Real Estate taxes to be prorated from settlement day. Contact us for quick, convenient financing options, including down payment and bridge loans.

**Annual Property Taxes:** \$3,909.54

**Attention Realtors:** Broker Participation offered to Realtors with a buyer, your buyers must be preregistered.

All information provided is deemed to be accurate but not guaranteed.

For additional pictures go to [www.beiler-campbellauctions.com](http://www.beiler-campbellauctions.com) or [www.GoToAuction.com](http://www.GoToAuction.com) or [www.auctionzip.com](http://www.auctionzip.com) ID# 23383

**BEILER-CAMPBELL**  
AUCTION SERVICES



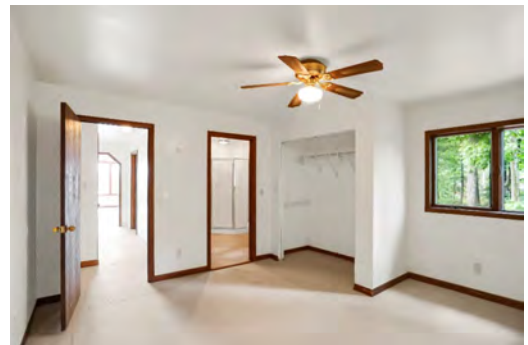
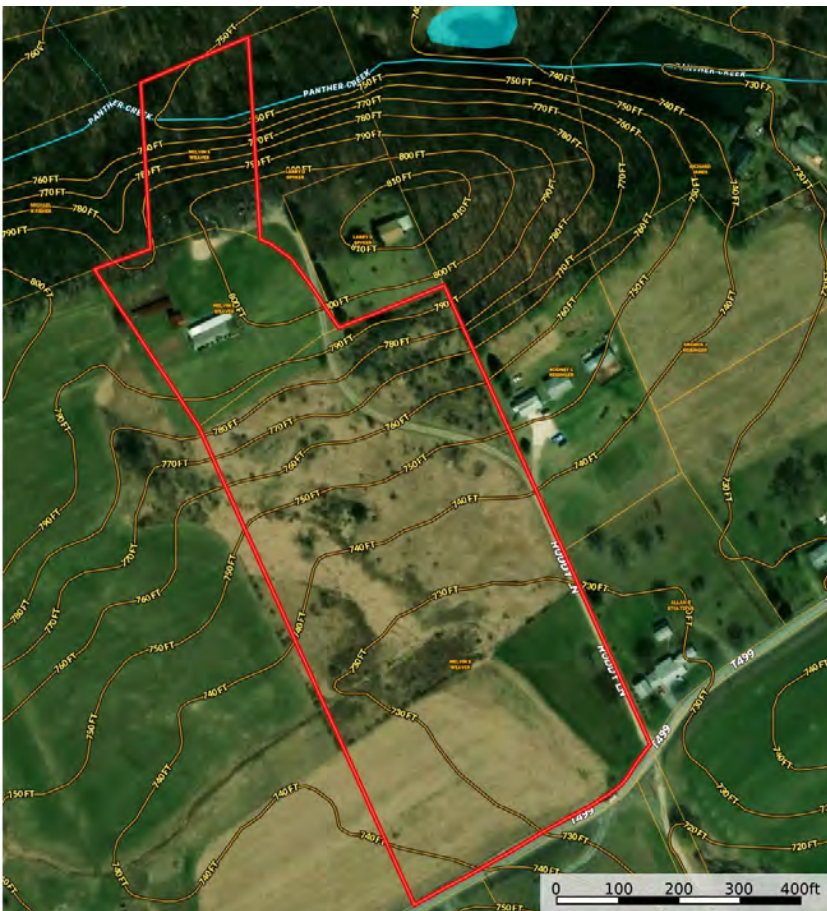
AY# 002026

[www.beiler-campbellauctions.com](http://www.beiler-campbellauctions.com) • 888-209-6160

**Auctioneer: J. Meryl Stoltzfus**  
**AU#005403 Ph. 717-629-6036**

**Sellers: Melvin & Emma Weaver**

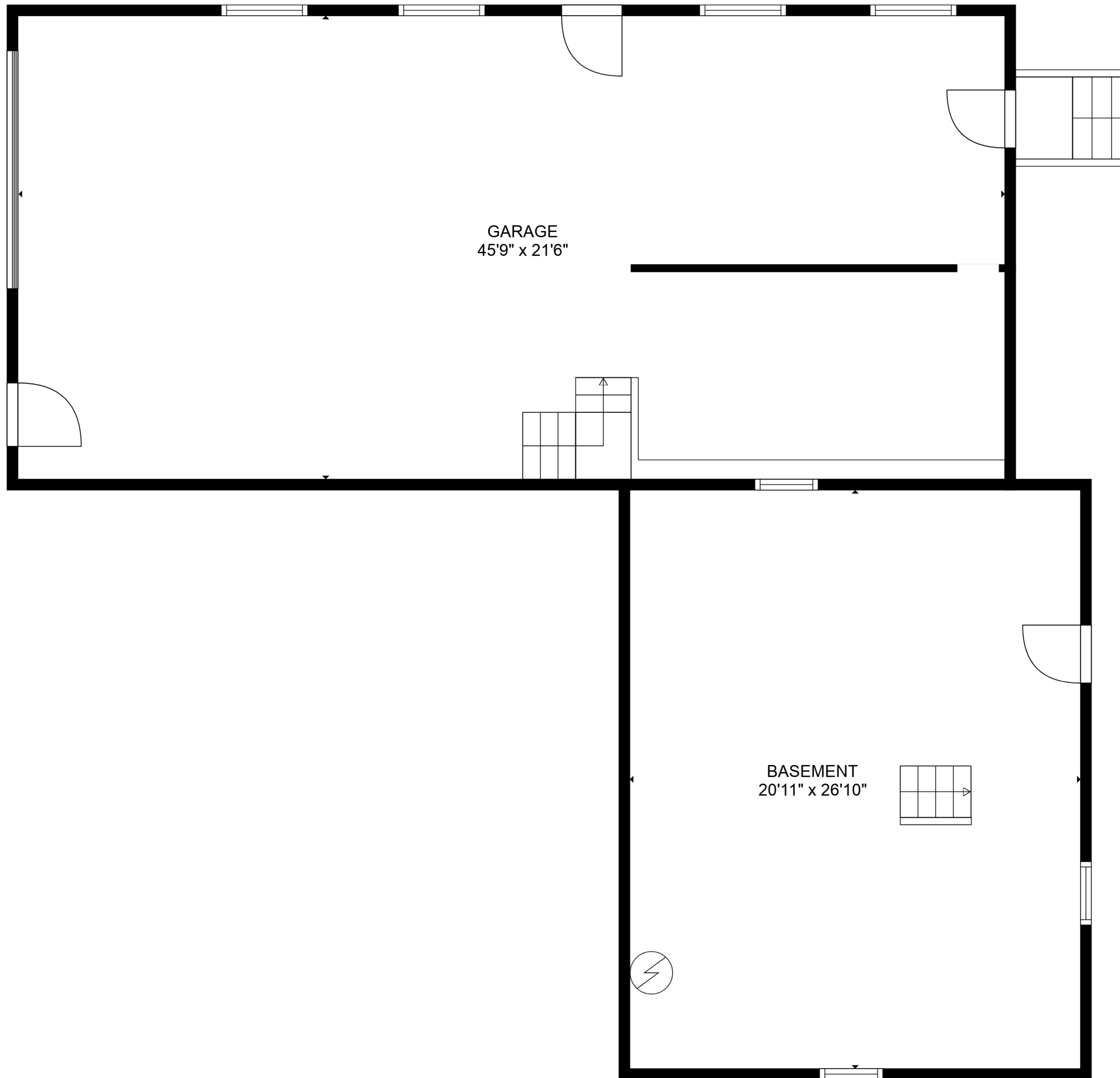












GARAGE  
45'9" x 21'6"

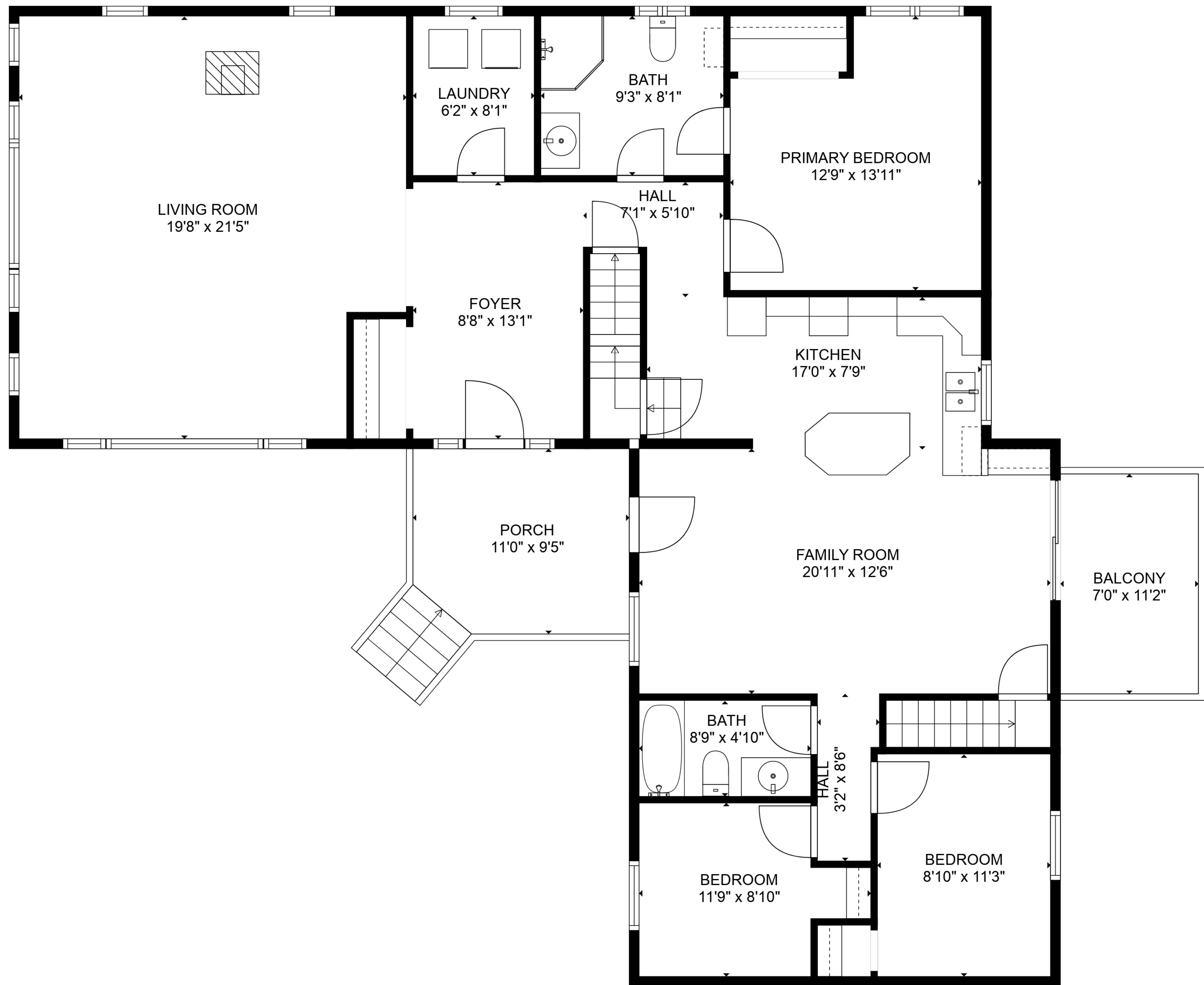
BASEMENT  
20'11" x 26'10"

**TOTAL: 1622 sq. ft**

BELOW GROUND: 0 sq. ft, FLOOR 2: 1622 sq. ft

EXCLUDED AREAS: BASEMENT: 561 sq. ft, GARAGE: 978 sq. ft, BALCONY: 78 sq. ft,  
PORCH: 100 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

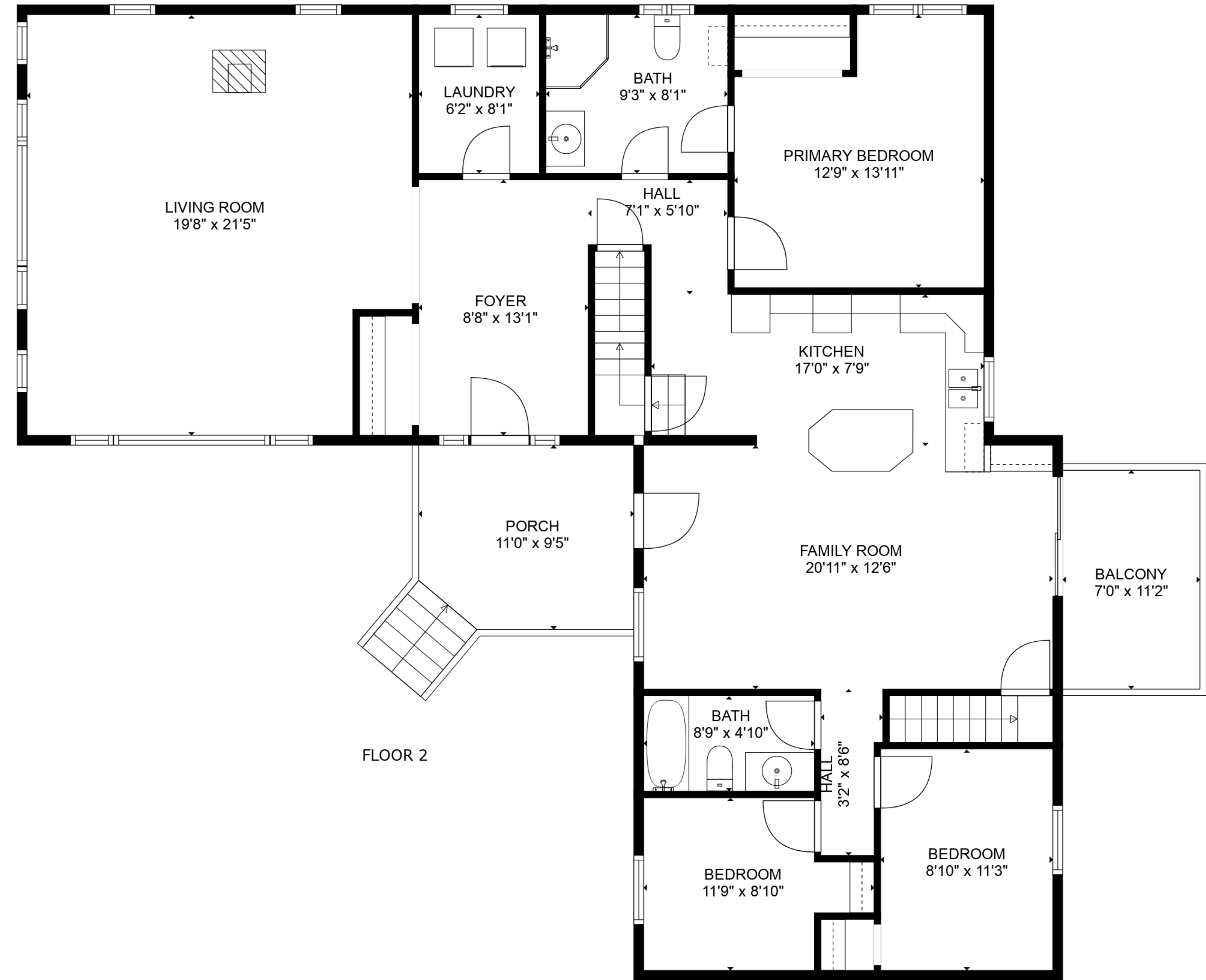
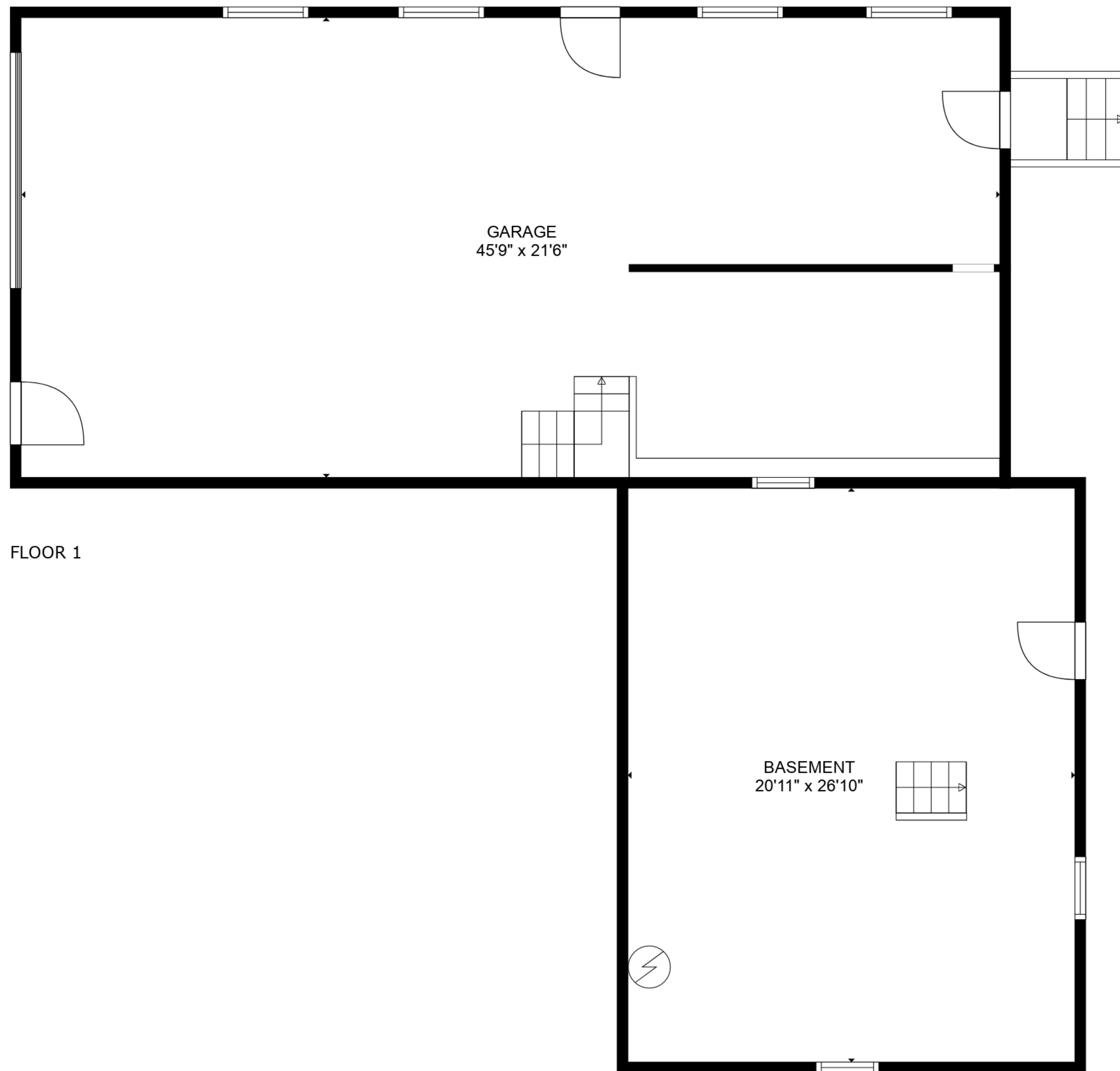


**TOTAL: 1622 sq. ft**

BELOW GROUND: 0 sq. ft, FLOOR 2: 1622 sq. ft

EXCLUDED AREAS: BASEMENT: 561 sq. ft, GARAGE: 978 sq. ft, BALCONY: 78 sq. ft,  
PORCH: 100 sq. ft

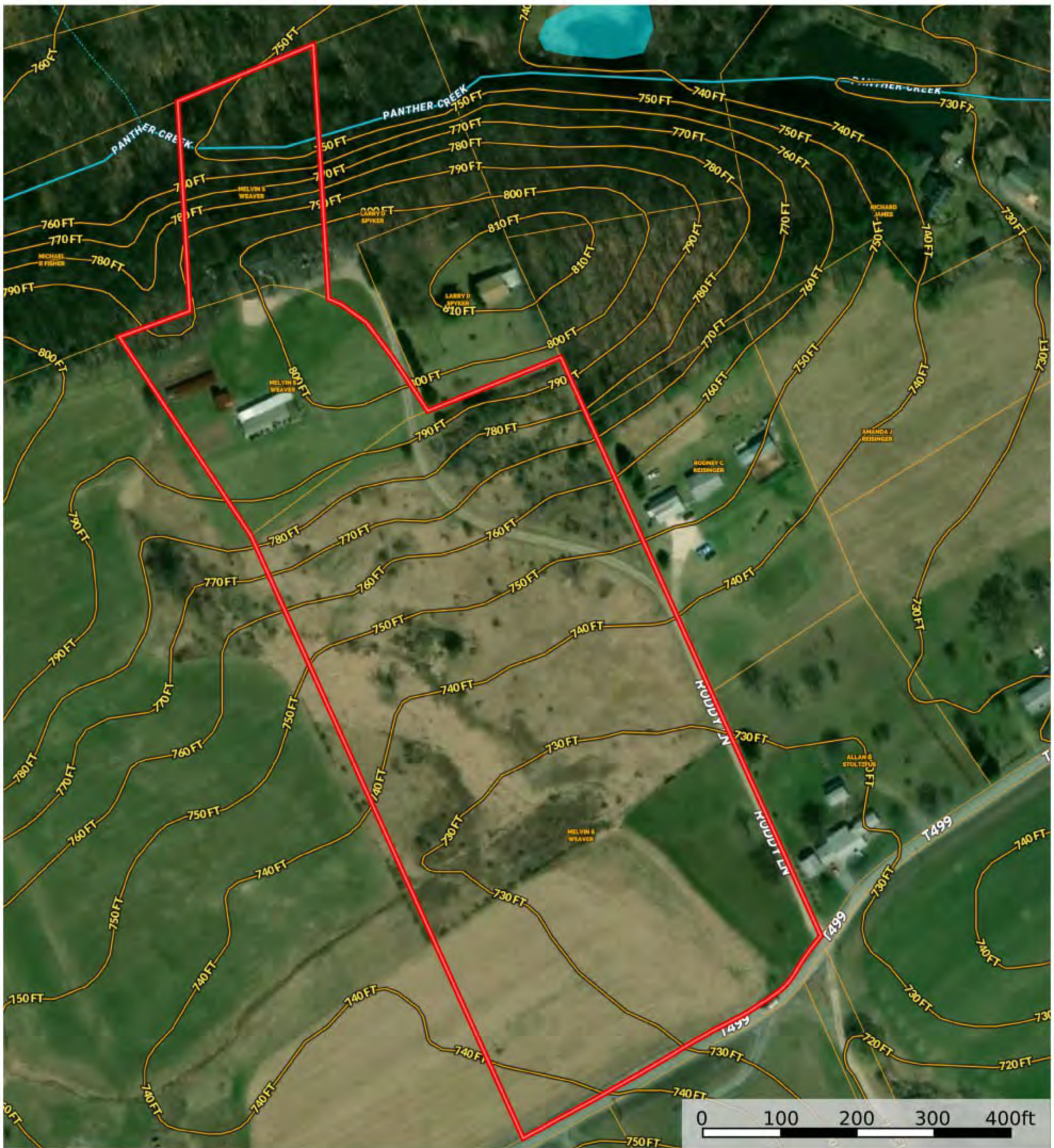
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



**TOTAL: 1622 sq. ft**  
 BELOW GROUND: 0 sq. ft, FLOOR 2: 1622 sq. ft  
 EXCLUDED AREAS: BASEMENT: 561 sq. ft, GARAGE: 978 sq. ft, BALCONY: 78 sq. ft,  
 PORCH: 100 sq. ft



9/13/24 Public Auction - 101 Roddy Lane, Ickesburg, PA,  
Perry County, Pennsylvania, 12.4 AC +/-





Boundary 12.07 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
AbB	Albrights silt loam, 3 to 8 percent slopes	2.66	22.06	0	48	2e
CaC	Calvin shaly silt loam, 8 to 15 percent slopes	2.24	18.57	0	45	3e
KnD	Klinesville very shaly silt loam, 15 to 25 percent slopes	2.17	17.99	0	24	6e
KnB	Klinesville very shaly silt loam, 3 to 8 percent slopes	1.69	14.01	0	31	3e
BeB	Berks channery silt loam, 3 to 8 percent slopes	1.11	9.2	0	47	2e
EtB	Ernest silt loam, 3 to 8 percent slopes	0.89	7.38	0	50	2e
WkF	Weikert and Klinesville very shaly silt loams, 25 to 75 percent slopes	0.84	6.97	0	6	7e
BxB	Buchanan channery loam, 0 to 8 percent slopes, extremely stony	0.35	2.9	0	34	6s
CaB	Calvin shaly silt loam, 3 to 8 percent slopes	0.12	1.0	0	47	2e
TOTALS		12.07(*)	100%	-	37.5	3.51

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



**ALL THOSE CERTAIN** lots or parcels of land situate in Saville Township, Perry County, Pennsylvania, bounded and described as follows, to wit:

**TRACT NO. 1: BEGINNING** at a point on the northwest corner of property being conveyed herein, said point also being the southwest corner of a lot designated as Lot #2 on the Plan referred to herein owned by grantor herein; said beginning point is also on the northerly line of an existing 50 foot private right-of-way as it appears on the hereinafter Subdivision Plan; thence North 72 degrees 42 minutes 37 seconds East 38.46 feet along the northerly line of said right-of-way and southerly line of Lot #2 to a point; thence on a curve to the right, an arc distance of 206.07 feet, continuing along the northerly line of said right-of-way and the southerly line of Lot #2 and along land now or formerly of Ben K. Stoltzfus (Lot #3) to a point; thence South 41 degrees 44 minutes 40 seconds West 200.00 feet along land now or formerly of Ben K. Stoltzfus to a point; thence North 90 degrees 00 minutes West 70.00 feet along same to a point; thence North 08 degrees 17 minutes 25 seconds West 181.43 feet along same to a point, the place of BEGINNING.

**BEING** Lot #4 on the Subdivision recorded in Perry County Plan Book 15, Page 16.

Included within the above description is a 50 foot right-of-way as it appears on the Subdivision Plan referred to herein, said description containing a total area of 0.706 acres, said right-of-way containing 0.160 acres and said Lot #4 containing a net area of 0.546 acres.

Said Lot #4 being conveyed herein is an addition to Tract No. 2 below and cannot be sold separately.

**TRACT NO. 2: BEGINNING** at a point on a northern line of the hereinafter mentioned 50 foot wide private right-of-way at the dividing line between Lots #2 and #3 as shown on hereinafter Subdivision Plan; thence along the northern line of said 50 foot wide private right-of-way by a curve to the left having a radius of 200 feet, an arc distance of 132.13 feet to a point; thence along line of land now or formerly of Ben K. Stoltzfus, et al, South 72 degrees 42 minutes 37 seconds West, a distance of 38.46 feet to a point at corner of land now or formerly of Melvin Herr; thence along said line of land now or formerly of Melvin Herr, North 2 degrees 9 minutes East a distance of 249.21 feet to a point in line of land now or formerly of Lincoln Reisinger; thence along line of said land now or formerly of Lincoln Reisinger North 71 degrees 42 minutes 6 seconds East, a distance of 204 feet to a point at the dividing line between said Lots #2 and #3 as shown on said subdivision plan; thence along said dividing line between Lots #2 and #3 South 6 degrees 50 minutes 34 seconds West, a distance of 307.54 feet to a point on the northern line of said 50 foot wide private right-of-way at the place of BEGINNING, containing 1.087 acres, and being Lot #2 on Plan of Lots recorded in Perry County Plan Book 13 at Page 13. Having erected thereon a dwelling house.

**TRACT NO. 3: BEGINNING** at an existing iron pin at the edge of a 50 foot right-of-way at other lands now or formerly of Frederick A. Barth; thence across said 50 foot right-of-way South 10 degrees 14 minutes 50 seconds East a distance of 162.49 feet to an iron pin; thence along other lands now or formerly of Ben K. Stoltzfus South 66 degrees 14 minutes 00 seconds West, a distance of 219.74 feet to an iron pin; thence along same North 17 degrees 19 minutes 40 seconds West, a distance of 103.95 feet to an existing iron pin; thence along lands now or formerly of Frederick A. Barth North 90 degrees East, a distance of 70 feet to an existing iron pin; thence along same North 41 degrees 44 minutes 40 seconds East, a distance of 200 feet to the place of BEGINNING, containing 0.563 acre, and being Lot #5 on Plan of Lots recorded in Perry County Plan Book 18, Page 139.

**TRACT NO. 4: BEGINNING** at an existing iron pin at the northeast corner of Lot #6 being conveyed herein, also being at corners of Lot #2 and Lot #4 conveyed herein before in this deed; thence South 08 degrees 17 minutes 52 seconds East 181.57 feet along Lot #4 now owned by grantor herein to an existing iron pin at corner of Lot #5 now owned by grantor herein; thence South 17 degrees 19 minutes 40 seconds East 103.95 feet along Lot #5 now owned by grantor herein to an existing iron pin in line of land now or formerly of Ben K. Stoltzfus; thence South 66 degrees 53 minutes 35 seconds West 53.50 feet along land now or formerly of Ben K. Stoltzfus to an iron pin; thence North 22 degrees 56 minutes 11 seconds West 289.97 feet along same to an iron pin in line of land now or formerly of Martin Bomberger; thence North 72 degrees 38 minutes 00 seconds East 110.07 feet along land now or formerly of Martin Bomberger to an existing iron pin; the point or place of BEGINNING. Containing 0.502 acres and being Lot 6 as set forth in Plan Book 24, Page 15.

Lot #6 being conveyed herein is an addition to the existing lots of grantor, and cannot be sold separately.

Granting also to the grantee, its successors and assigns, a 50 foot wide right-of-way, as previously described in that agreement recorded in Perry County Deed Book 275, Page 329, to wit:

Extending from Township Road T-499 and terminating in a cul-de-sac having a radius of fifty (50) feet as shown on Subdivision Plan 13 at Page 13, the centerline of said fifty (50) feet wide right-of-way being parallel to and twenty-five (25) feet West of line of land now or formerly of Clarence Reisinger and land now or formerly of Levi Fisher, extending from said Township Road T-499 North 18 degrees 15 minutes 19 seconds West, a distance of eight hundred and thirty-nine hundredths (800.39) feet to a point; thence continuing by a line parallel to the Southern line of land now or formerly of Eugene Shearer and twenty-five (25) feet Southwardly therefrom, South 71 degrees 44 minutes 41 seconds West, a distance of one hundred eighty-five and eighty-two hundredths (185.82) feet to a point; thence still continuing by a line parallel to and twenty-five (25) feet West of said land now or formerly of Eugene Shearer, North 18 degrees 15 minutes 19 seconds West, a distance of sixty-four and thirty-three hundredths (64.33) feet to a point; thence continuing Northwestardly by a curve to the left having a radius of two hundred twenty-five (225) feet by a line parallel to and twenty-five (25) feet South of the Southern line of Lots Nos. 3 and 2 as shown on said Subdivision Plan, an arc distance of approximately two hundred eighty-five (285) feet, more or less, to a point in the center of a cul-de-sac having a radius of fifty (50) feet wide private right-of-way terminating in said cul-de-sac is shown on said Subdivision Plan, to be used in common by Frederick Alexander Barth and his heirs and assigns and the owners and occupiers of the land abutting same, their heirs and assigns, subject to the right of any person having a right of user to dedicate the same as a public township road.

**BEING THE SAME PREMISES** which Frederick A. Barth, single man, by Deed dated September 13, 1995, and recorded September 13, 1995, in the Perry County Recorder of Deeds Office in Deed Book 0892, Page 165, granted and conveyed unto Melvin S. Weaver and Emma Weaver, husband and wife, their heirs and assigns, as tenants in common.

**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** 1736 Reisinger Rd, Ickesburg, PA 17037

2 **SELLER** Melvin S. Weaver, Emma Weaver

3 **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.

34 **COMMON LAW DUTY TO DISCLOSE**

35 Although the provisions of the Real Estate Seller Disclosure Law exclude some transfers from the requirement of completing a disclo-  
36 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  
37 to avoid fraud, misrepresentation or deceit in the transaction. **This duty continues until the date of settlement.**

38 **EXECUTOR, ADMINISTRATOR, TRUSTEE SIGNATURE BLOCK**

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

42 \_\_\_\_\_ DATE \_\_\_\_\_

43 **Seller's Initials** M / W **Date** 7-26-24

**SPD Page 1 of 11**

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



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.

**1. SELLER'S EXPERTISE**

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

Explain any "yes" answers in Section 1: \_\_\_\_\_

	Yes	No	Unk	N/A
A		✓		
B	✓			
C		✓		

**2. OWNERSHIP/OCCUPANCY**

**(A) Occupancy**

- 1. When was the Property most recently occupied? 2024
- 2. By how many people? \_\_\_\_\_
- 3. Was Seller the most recent occupant?
- 4. If "no," when did Seller most recently occupy the Property? \_\_\_\_\_

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

- 1. The owner
- 2. The executor or administrator
- 3. The trustee
- 4. An individual holding power of attorney

(C) When was the Property acquired? 1995

(D) List any animals that have lived in the residence(s) or other structures during your ownership: \_\_\_\_\_

Explain Section 2 (if needed): \_\_\_\_\_

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

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

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

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

- 1. Condominium
- 2. Homeowners association or planned community
- 3. Cooperative
- 4. Other type of association or community \_\_\_\_\_

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

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

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

- 1. Community Name \_\_\_\_\_
- 2. Contact \_\_\_\_\_
- 3. Mailing Address \_\_\_\_\_
- 4. Telephone Number \_\_\_\_\_

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

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

**4. ROOFS AND ATTIC**

**(A) Installation**

- 1. When was or were the roof or roofs installed? \_\_\_\_\_
- 2. Do you have documentation (invoice, work order, warranty, etc.)? \_\_\_\_\_

**(B) Repair**

- 1. Was the roof or roofs or any portion of it or them replaced or repaired during your ownership?
- 2. If it or they were replaced or repaired, were any existing roofing materials removed?

**(C) Issues**

- 1. Has the roof or roofs ever leaked during your ownership?
- 2. Have there been any other leaks or moisture problems in the attic?
- 3. Are you aware of any past or present problems with the roof(s), attic, gutters, flashing or downspouts?

	Yes	No	Unk	N/A
B1		X		
B2		X		
B3		X		
B4		X		
C				
D				
E1				
E2				
E3				
E4				
F				

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

Seller's Initials M/W Date 7-20-24 SPD Page 2 of 11 Buyer's Initials \_\_\_\_\_ / \_\_\_\_\_ Date \_\_\_\_\_

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.

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:

5. BASEMENTS AND CRAWL SPACES

(A) Sump Pump

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

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

(B) Water Infiltration

- 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?

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:

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

(A) Status

- 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		

(B) Treatment

- 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?

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

7. STRUCTURAL ITEMS

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

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

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

(D) Stucco and Exterior Synthetic Finishing Systems

1. 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?

2. If "yes," indicate type(s) and location(s) exterior basement walls

3. If "yes," provide date(s) installed \_\_\_\_\_

(E) Are you aware of any fire, storm/weather-related, water, hail or ice damage to the Property?

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

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

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:

8. ADDITIONS/ALTERATIONS

(A) 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				

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)

Seller's Initials M/W Date 7-26-24 SPD Page 3 of 11 Buyer's Initials   /   Date   /  /



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.

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

A sheet describing other additions and alterations is attached.

(B) Are you aware of any private or public architectural review control of the Property other than zoning codes? If "yes," explain: \_\_\_\_\_

Yes	No	Unk	N/A
	X		

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

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

**9. WATER SUPPLY**

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

1. Public
2. A well on the Property
3. Community water
4. A holding tank
5. A cistern
6. A spring
7. Other \_\_\_\_\_
8. If no water service, explain: \_\_\_\_\_

(B) General

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

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

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

(D) Well

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

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

Seller's Initials M/W Date 7-20-24 SPD Page 4 of 11 Buyer's Initials \_\_\_\_\_ / Date \_\_\_\_\_

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.

(E) Issues

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

	Yes	No	Unk	N/A
E1		X		
E2	X			

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:

NEW Well Pump 2020

10. SEWAGE SYSTEM

(A) General

- Is the Property served by a sewage system (public, private or community)?
- If "no," is it due to unavailability or permit limitations?
- When was the sewage system installed (or date of connection, if public)?
- Name of current service provider, if any:

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

(B) Type Is your Property served by:

- Public
- Community (non-public)
- An individual on-lot sewage disposal system
- Other, explain:

	Yes	No	Unk	N/A
B1				
B2				
B3				
B4				

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

- Is your sewage system within 100 feet of a well?
- Is your sewage system subject to a ten-acre permit exemption?
- Does your sewage system include a holding tank?
- Does your sewage system include a septic tank?
- Does your sewage system include a drainfield?
- Does your sewage system include a sandmound?
- Does your sewage system include a cesspool?
- Is your sewage system shared?
- Is your sewage system any other type? Explain:
- Is your sewage system supported by a backup or alternate system?

	Yes	No	Unk	N/A
C1		X		
C2			X	
C3		X		
C4	X			
C5	X			
C6		X		
C7		X		
C8		X		
C9				
C10		X		

(D) Tanks and Service

- Are there any metal/steel septic tanks on the Property?
- Are there any cement/concrete septic tanks on the Property?
- Are there any fiberglass septic tanks on the Property?
- Are there any other types of septic tanks on the Property? Explain
- Where are the septic tanks located?
- When were the tanks last pumped and by whom? 3-24 Martin

	Yes	No	Unk	N/A
D1		X		
D2	X			
D3		X		
D4		X		
D5				
D6				

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

- Are you aware of any abandoned septic systems or cesspools on the Property?
- If "yes," have these systems, tanks or cesspools been closed in accordance with the municipality's ordinance?

	Yes	No	Unk	N/A
E1		X		
E2				

(F) Sewage Pumps

- Are there any sewage pumps located on the Property?
- If "yes," where are they located?
- What type(s) of pump(s)?
- Are pump(s) in working order?
- Who is responsible for maintenance of sewage pumps?

	Yes	No	Unk	N/A
F1		X		
F2				
F3				
F4				
F5				

(G) Issues

- How often is the on-lot sewage disposal system serviced?
- When was the on-lot sewage disposal system last serviced and by whom? 3-24 Martin
- Is any waste water piping not connected to the septic/sewer system?
- Are you aware of any past or present leaks, backups, or other problems relating to the sewage system and related items?

	Yes	No	Unk	N/A
G1			X	
G2				
G3		X		
G4		X		

Seller's Initials M/W Date 7-20-24 SPD Page 5 of 11 Buyer's Initials / Date

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.

Explain any "yes" answers in Section 10. 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: \_\_\_\_\_

**11. PLUMBING SYSTEM**

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

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

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

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

If "yes," explain: \_\_\_\_\_

**12. DOMESTIC WATER HEATING**

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

- 1. Electric
- 2. Natural gas
- 3. Fuel oil
- 4. Propane
- If "yes," is the tank owned by Seller?
- 5. Solar
- If "yes," is the system owned by Seller?
- 6. Geothermal
- 7. Other \_\_\_\_\_

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

(B) System(s)

- 1. How many water heaters are there? 1  
Tanks \_\_\_\_\_ Tankless 0
- 2. When were they installed? \_\_\_\_\_
- 3. Is your water heater a summer/winter hook-up (integral system, hot water from the boiler, etc.)?

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

If "yes," explain: \_\_\_\_\_

**13. HEATING SYSTEM**

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

- 1. Electric
- 2. Natural gas
- 3. Fuel oil
- 4. Propane
- If "yes," is the tank owned by Seller?
- 5. Geothermal
- 6. Coal
- 7. Wood
- 8. Solar shingles or panels
- If "yes," is the system owned by Seller?
- 9. Other: \_\_\_\_\_

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

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

- 1. Forced hot air
- 2. Hot water
- 3. Heat pump
- 4. Electric baseboard
- 5. Steam
- 6. Radiant flooring
- 7. Radiant ceiling

Seller's Initials M/W

Date 7-20-24

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

Date \_\_\_\_\_

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.

334  
335  
336  
337  
338  
339  
340  
341  
342  
343  
344  
345  
346  
347  
348  
349  
350  
351  
352  
353  
354  
355  
356  
357  
358  
359  
360  
361  
362  
363  
364  
365  
366  
367  
368  
369  
370  
371  
372  
373  
374  
375  
376  
377  
378  
379  
380  
381  
382  
383  
384  
385  
386  
387  
388  
389  
390

- 8. Pellet stove(s)  
How many and location? \_\_\_\_\_
- 9. Wood stove(s)  
How many and location? 1
- 10. Coal stove(s)  
How many and location? \_\_\_\_\_
- 11. Wall-mounted split system(s)  
How many and location? \_\_\_\_\_
- 12. Other: \_\_\_\_\_
- 13. If multiple systems, provide locations \_\_\_\_\_

**(C) Status**

- 1. Are there any areas of the house that are not heated?  
If "yes," explain: \_\_\_\_\_
- 2. How many heating zones are in the Property? \_\_\_\_\_
- 3. When was each heating system(s) or zone installed? \_\_\_\_\_
- 4. When was the heating system(s) last serviced? \_\_\_\_\_
- 5. Is there an additional and/or backup heating system? If "yes," explain: \_\_\_\_\_
- 6. Is any part of the heating system subject to a lease, financing or other agreement?  
If "yes," explain: \_\_\_\_\_

**(D) Fireplaces and Chimneys**

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

**(E) Fuel Tanks**

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

**(F) Are you aware of any problems or repairs needed regarding any item in Section 13? If "yes," explain: \_\_\_\_\_**

**14. AIR CONDITIONING SYSTEM**

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

- 1. Central air
  - a. How many air conditioning zones are in the Property? \_\_\_\_\_
  - b. When was each system or zone installed? \_\_\_\_\_
  - c. When was each system last serviced? \_\_\_\_\_
- 2. Wall units  
How many and the location? \_\_\_\_\_
- 3. Window units  
How many? \_\_\_\_\_
- 4. Wall-mounted split units  
How many and the location? \_\_\_\_\_
- 5. Other \_\_\_\_\_
- 6. None \_\_\_\_\_

**(B) Are there any areas of the house that are not air conditioned?**  
If "yes," explain: \_\_\_\_\_

**(C) Are you aware of any problems with any item in Section 14? If "yes," explain: \_\_\_\_\_**

	Yes	No	Unk	N/A
B8		X		
B9	X			
B10		X		
B11		X		
B12				
B13				
C1		X		
C2				
C3			X	
C4			X	
C5		X		
C6		X		
D1		X		
D2				
D3				
D4				
D5	X			
D6				
D7			X	
D8	X			
E1		X		
E2				
E3				
F				
A1		X		
1a				
1b				
1c				
A2		X		
A3				
A4				
A5				
A6				
B				
C				

Seller's Initials MJ / W Date 7-20-24 SPD Page 7 of 11 Buyer's Initials \_\_\_\_\_ / \_\_\_\_\_ Date \_\_\_\_\_

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.

15. ELECTRICAL SYSTEM

(A) Type(s)

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

- (B) What is the system amperage? \_\_\_\_\_
- (C) Are you aware of any knob and tube wiring in the Property? \_\_\_\_\_
- (D) Are you aware of any problems or repairs needed in the electrical system? If "yes," explain: \_\_\_\_\_

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

16. OTHER EQUIPMENT AND APPLIANCES

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

(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.			

(C) Explain any "yes" answers in Section 16: \_\_\_\_\_

17. POOLS, SPAS AND HOT TUBS

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

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

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

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

(C) Explain any problems in Section 17: \_\_\_\_\_

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

Seller's Initials M/W Date 7-20-24 SPD Page 8 of 11 Buyer's Initials \_\_\_\_\_ / Date \_\_\_\_\_

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.

**18. WINDOWS**

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

	Yes	No	Unk	N/A
A		X		
B		X		

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

**19. LAND/SOILS**

**(A) Property**

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

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

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

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

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

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

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

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

**(C) Property Rights**

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

- 1. Timber
- 2. Coal
- 3. Oil
- 4. Natural gas
- 5. Mineral or other rights (such as farming rights, hunting rights, quarrying rights) Explain: \_\_\_\_\_

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

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

Explain any "yes" answers in Section 19: \_\_\_\_\_

**20. FLOODING, DRAINAGE AND BOUNDARIES**

**(A) Flooding/Drainage**

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

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

Seller's Initials MLW Date 7-20-24 SPD Page 9 of 11 Buyer's Initials \_\_\_\_\_ Date \_\_\_\_\_

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.

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

**(B) Boundaries**

1. Are you aware of encroachments, boundary line disputes, or easements affecting the Property?
2. Is the Property accessed directly (without crossing any other property) by or from a public road?
3. Can the Property be accessed from a private road or lane?
  - a. If "yes," is there a written right of way, easement or maintenance agreement?
  - b. If "yes," has the right of way, easement or maintenance agreement been recorded?
4. Are you aware of any shared or common areas (driveways, bridges, docks, walls, etc.) or maintenance agreements?

	Yes	No	Unk	N/A
B1		X		
B2	X			
B3	X			
3a			X	
3b			X	
B4		X		

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

Explain any "yes" answers in Section 20(B): \_\_\_\_\_

**21. HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES**

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

1. Are you aware of any tests for mold, fungi, or indoor air quality in the Property?
2. Other than general household cleaning, have you taken any efforts to control or remediate mold or mold-like substances in the Property?

	Yes	No	Unk	N/A
A1		X		
A2		X		

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

**(B) Radon**

1. Are you aware of any tests for radon gas that have been performed in any buildings on the Property?
2. If "yes," provide test date and results \_\_\_\_\_
3. Are you aware of any radon removal system on the Property?

	Yes	No	Unk	N/A
B1		X		
B2				
B3		X		

**(C) Lead Paint**

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

1. Are you aware of any lead-based paint or lead-based paint hazards on the Property?
2. Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on the Property?

	Yes	No	Unk	N/A
C1		X		
C2		X		

**(D) Tanks**

1. Are you aware of any existing underground tanks?
2. Are you aware of any underground tanks that have been removed or filled?

	Yes	No	Unk	N/A
D1		X		
D2		X		

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

If "yes," location: \_\_\_\_\_

	Yes	No	Unk	N/A
E		X		

**(F) Other**

1. Are you aware of any past or present hazardous substances on the Property (structure or soil) such as, but not limited to, asbestos or polychlorinated biphenyls (PCBs)?
2. Are you aware of any other hazardous substances or environmental concerns that may affect the Property?
3. If "yes," have you received written notice regarding such concerns?
4. Are you aware of testing on the Property for any other hazardous substances or environmental concerns?

	Yes	No	Unk	N/A
F1		X		
F2		X		
F3				
F4		X		

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

**22. MISCELLANEOUS**

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

1. Are there any deed restrictions or restrictive covenants that apply to the Property?
2. Are you aware of any historic preservation restriction or ordinance or archeological designation associated with the Property?

	Yes	No	Unk	N/A
A1		X		
A2		X		

Seller's Initials M / W Date 7-20-24 SPD Page 10 of 11 Buyer's Initials \_\_\_\_\_ / Date \_\_\_\_\_

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.

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

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

(B) Financial

- Are you aware of any public improvement, condominium or homeowner association assessments against the Property that remain unpaid or of any violations of zoning, housing, building, safety or fire ordinances or other use restriction ordinances that remain uncorrected?
- Are you aware of any mortgages, judgments, encumbrances, liens, overdue payments on a support obligation, or other debts against this Property or Seller that cannot be satisfied by the proceeds of this sale?
- Are you aware of any insurance claims filed relating to the Property during your ownership?

(C) Legal

- Are you aware of any violations of federal, state, or local laws or regulations relating to this Property?
- Are you aware of any existing or threatened legal action affecting the Property?

(D) Additional Material Defects

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

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

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

Explain any "yes" answers in Section 22: \_\_\_\_\_

23. ATTACHMENTS

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

- Seller's Property Disclosure Statement Addendum (PAR Form SDA)
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

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

SELLER Melvin S. Weaver DATE 7-20-24  
 SELLER Emma Weaver DATE 7-20-24  
 SELLER \_\_\_\_\_ DATE \_\_\_\_\_  
 SELLER \_\_\_\_\_ DATE \_\_\_\_\_  
 SELLER \_\_\_\_\_ DATE \_\_\_\_\_  
 SELLER \_\_\_\_\_ DATE \_\_\_\_\_

RECEIPT AND ACKNOWLEDGEMENT BY BUYER

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

BUYER \_\_\_\_\_ TBD DATE \_\_\_\_\_  
 BUYER \_\_\_\_\_ DATE \_\_\_\_\_  
 BUYER \_\_\_\_\_ DATE \_\_\_\_\_



# This Agreement

MADE and Concluded this 13<sup>th</sup> day of September, 2024.

WITNESSETH, that 101 Roddy Lane Holdings LLC, a Pennsylvania Limited Liability Company, (**Seller**) agrees to sell to

.....(**Buyer**) who agrees to buy the premises consisting of all those certain parcels of real estate located in Saville Township, Perry County, Pennsylvania; said real estate is more particularly described in the Deeds recorded in Perry County to Perry County Instrument Numbers 202404238 and 202404239, having contained thereon a dwelling house known and numbered as 101 Roddy Lane, Ickesburg, Perry County, Pennsylvania for the price or sum of:

..... Dollars,  
free and clear of all liens and encumbrances, excepting existing restrictions and easements, if any.

The said sum of..... Dollars to be paid as follows:

**Thirty Thousand (\$30,000.00) Dollars** at the execution of this Agreement and the balance or sum of  
..... Dollars at the time of settlement, delivery  
of the deed, which shall take place on or before November 12, 2024.

Title is to be good and marketable; otherwise the buyer shall be repaid his deposit money paid on account.

Electric fixtures and heating and plumbing systems are included in this sale.

Buyer has not utilized the services of a buyer's broker in the purchase of the within property.

Buyer acknowledges receipt of one (1) copy of Seller's Property Disclosure Statement, lead-based paint hazardous addendum and EPA lead based paint pamphlet.

Possession to be delivered, subject to existing leases, if any, at settlement.

Property is being sold "AS IS".

Fire insurance policies to be purchased by buyer at pro rata value, or cancelled by seller.

This agreement not to be lodged in any public office for record.

This agreement is subject to the Terms and Conditions attached hereto and incorporated herein by reference thereto.

Formal tender of deed and tender of moneys is hereby waived.

This agreement to extend to and be binding upon the heirs, executors, administrators and assign of the parties hereto.

**IN WITNESS WHEREOF** the said parties have hereunto set their hands and seals the day and year first above written.

*Sealed and Delivered in the presence of*

\_\_\_\_\_  
  
\_\_\_\_\_  
  
\_\_\_\_\_

\_\_\_\_\_  
Seller: 101 Roddy Lane Holdings LLC, Melvin S. Weaver, Manager

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Buyer

## **TERMS AND CONDITIONS OF SALE**

1. The subject properties are owned by 101 Roddy Lane Holdings LLC, a PA Limited Liability Company. The deeds are recorded in the Office of the Recorder of Deeds of Perry County, PA to Instrument Numbers 202404238 and 202404239. Copies of the deeds will be available for public inspection at the sale or prior to the sale by contacting the auctioneer.
2. The properties are taxed as two separate tax parcels consisting of six (6) tracts. The Seller will provide two deeds at settlement separately describing the six tracts. A unified legal description of all six tracts will not be provided by the Seller as the Seller does not have a perimeter survey of the subject properties.
3. The two tax parcels consisting of six (6) tracts of land are being sold together for one price.
4. The properties are being sold free and clear of all liens and encumbrances excepting existing restrictions, easements and rights-of-way of record.
5. The properties are serviced by private water and private septic service.
6. The properties are entered into the Perry County Clean and Green program.
7. Thirty Thousand (\$30,000.00) Dollars shall be due when the properties are stricken down and held in escrow by Exchange Strategies Corporation as Qualified Intermediary. The balance of the purchase price is required to be paid at settlement.
8. Settlement shall occur on or before November 12, 2024, at the law office William R. Bunt located at 109 South Carlisle Street, New Bloomfield, PA 17068. Time is of the essence.
9. Possession of the properties will be delivered at settlement.
10. The successful bidder must execute a written agreement for the purchase of said properties immediately after the properties are stricken down.
11. This is a sale with reserve. That means that the Seller will not sell the properties unless a price agreeable to the Seller is obtained.
12. All real estate taxes (county, township and school) will be apportioned to the date of settlement.
13. All realty transfer taxes consisting of two (2%) percent of the purchase price will be paid at settlement by the Buyer.
14. The properties are being sold "as is."
15. A Seller's Disclosure Statement and Lead Paint form are available for viewing by contacting the auctioneer prior to the sale or by contacting the attorney at the public sale.
16. Please see the Sale Bill for a description of the properties being sold.
17. In the event that the Buyer fails to make settlement on or before November 12, 2024, time being of the essence, the sum of Thirty Thousand (\$30,000.00) Dollars, shall be retained by the Seller, either on account of the purchase money, or as compensation or the damages and expenses Seller has been put to in its behalf, as the Seller shall elect, and in the latter case, the contract for the sale of said real estate shall become null and void and no refund will be provided to the Buyer.

18. The sale of this property is involved in a 1031 exchange. Buyer agrees to cooperate and execute any paperwork associated therewith to effectuate the same. Seller agrees to pay all costs, if any, associated therewith.



# BEILER-CAMPBELL

Realtors & Auctioneers

**WE SELL: RURAL ESTATES, FARMS, LAND, HUNTING PROPERTIES**

Marketing Real Estate using the conventional or auction method!

[www.beiler-campbellfarms.com](http://www.beiler-campbellfarms.com)

**J. MERYL STOLTZFUS**

*Realtor/Auctioneer*

717-629-6036

[merylstoltzfus@gmail.com](mailto:merylstoltzfus@gmail.com)

**GERALD NOLT**

*Realtor*

717-582-6589

[geraldhnolt@gmail.com](mailto:geraldhnolt@gmail.com)

**Office**

888-209-6160