



HURLEY

REAL ESTATE & AUCTIONS

2800 BUCHANAN TRL E | GREENCASTLE | PA 17225



13677 Piney Ridge Rd, Huntingdon, PA 16652

Remarkable 20± acre property just 4 miles from Seven Points Marina featuring a spacious home, large barn, pavilions, stunning views, abundant wildlife, and more!

Auction Date: Thursday, November 20, 2025 @ 4pm

Open Houses: Tuesday, November 11, 2025, 12pm-2pm
Saturday, November 15, 2025, 12pm-2pm

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
- How to Buy Real Estate at Auction
- Methods of Payment
- Financing Available
- Settlement Companies

If you have any questions after reviewing this report, please don't hesitate to call any time. We are looking forward to seeing you at the auction on November 20, 2025.

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: \$10,000 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.) 2% Buyers premium will be added to final bid price.

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

Buyer possession: Buyer will have immediate possession upon closing.

General Information: REMARKABLE 20± ACRE PROPERTY WITH STUNNING VIEWS, SPACIOUS HOME, AND LARGE BARN – JUST 4 MILES FROM SEVEN POINTS MARINA AND BOAT LAUNCH! This exceptional property features a 3-bedroom, 2.5-bath home with a kitchen, dining area, living room, foyer, and bright sunrooms on both levels. The main level also includes a convenient laundry/mudroom and oversized 2 car garage. The large finished walkout basement offers a wood stove, workshop, cold storage, and plenty of flexible space for hobbies or entertaining. Outside, enjoy a large bank barn and multiple pavilions—perfect for parties, gatherings, or events. Wildlife including deer, bear, and turkey are abundant, and the property's elevated setting provides beautiful views of the surrounding wooded land. Come make this remarkable property your own private getaway!

This home has the following features:

- 3 Bedrooms
 - Bedroom 1: 13 x 13
 - Bedroom 2: 10 x 11
 - Bedroom 3: 7 x 11
- Living Room: 12 x 21
- Dining Area: 10 x 13
- Kitchen: 12 x 13
- Mud/Laundry Room: 11 x 15
- Sunroom: 11 x 19
- Foyer: 4 x 9

Year House Built: 1984

Acreage: 20.18± Acres

County: Huntingdon

Zoning/Land Use: Please call Huntingdon County

Planning at (814) 643-5091

Taxes: Approximately \$3,708

Tax ID: 36-04-03.10

Utilities:

- Water: Well
- Sewer: Septic
- Heating: Hot Water Baseboard- Oil/ Wood Stove
- Cooling: Central A/C

School District: Huntingdon Area

Local Hospital: Penn Highlands Huntingdon



E ENTERED
HUNTINGDON COUNTY
PENNSYLVANIA
J Zollinger
2007 AUG -1 P 1:45
3300 4600.00
JANET E. HANKS *4600.00*
RECORDER OF DEEDS

TAX PARCEL NO. 36-04-03.10

THIS DEED

MADE this 30th day of July, in the year of our Lord two thousand seven (2007); by and between

ROBERT R. HEFFNER and ESTHER B. HEFFNER, husband and wife,
of 5 Azalea Court, New Holland, Pennsylvania 17557,

GRANTOR

AND

GLENN P. ASPER, STEVEN L. ASPER and ROGER H. ASPER, adult
individuals, all of Pennsylvania, as tenants in common,

GRANTEE.

WITNESSETH

THAT in consideration of the sum of FOUR HUNDRED SIXTY THOUSAND AND 00/100 (\$460,000.00) DOLLARS, lawful money of the United States of America, in hand well and truly paid by the Grantee, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged and the Grantor being therewith fully satisfied, do by these presents grant, bargain, sell and convey unto the Grantee forever:



ALL those certain lots of parcels of land situated in Penn Township, Huntingdon County, Pennsylvania, bounded and described as follows:

LOT NO. 1: BEGINNING at an iron pin, a corner common to Lot No. 6 and Lot No. 5, on line of Lot No. 3 owned now or formerly by Ronald L. Grubb; thence along line of Lot No. 3, North 35 degrees 50 minutes 5 seconds West 479.5 feet to an iron pin, a corner common to Lot No. 4 and Lot No. 5; thence along line of Lots Nos. 4 and 7, North 54 degrees 9 minutes 55 seconds East 918.31 feet to an iron pin in the center of a forty foot private right-of-way, a corner common to Lot No. 7 and Lot No. 5, on line of Lot No. 8; thence along line of Lot No. 8, the center line of the aforesaid forty foot right-of-way South 40 degrees 2 minutes 5 seconds East 480.79 feet to an iron pin, a corner common to Lots No. 5, 6, 8 and 9; thence along line of Lot No. 6, South 54 degrees 9 minutes 55 seconds West 953.53 feet to the place of beginning. CONTAINING 10.3 acres and being Lot No. 5 in the Plan of Lots laid out for Paul A. Lightner and John R. McCraw by Africa Engineering Associates, Inc., November 8, 1982.

LOT NO. 2. BEGINNING at an iron pin, a corner common to Lot No. 4 and Lot No. 7; thence along line of Lot No. 4, North 37 degrees 57 minutes 25 seconds West 857.3 feet to an iron pin, a corner common to Lot No. 4 and Lot No. 7, on line of lands now or formerly of Gary S. Stone et al; thence along line of lands now or formerly of Gary S. Stone et al and lands now or formerly of Evelyn Shearer, et al, North 53 degrees 49 minutes 35 seconds East 650 feet to an iron pin, a corner common to Lot No. 10 and Lot No. 7; thence along line of Lot No. 10, South 36 degrees 10 minutes 25 seconds East 644.54 feet to an iron pin in the center of a forty foot private right-of-way, a corner common to Lot No. 10 and Lot No. 7 on line of Lot No. 8; thence along line of Lot No. 8 and the center line of the aforesaid forty foot private right-of-way, South 39 degrees 12 minutes 20 seconds West 204.61 feet to an iron pin and by a curve to the left having a radius of 157.03 feet an arc distance of 217.17 feet to an iron pin, a corner common to Lot No. 5 and Lot No. 7; thence along line of Lot No. 5, South 54 degrees 9 minutes 55 seconds West 308.31 feet to the place of beginning. There is excluded from this description Lot No. 7A which is hereinafter conveyed. CONTAINING 10.21 acres, excluding highway right-of-way and Being Lot No. 7 in the plan of lots laid out for Paul A. Lightner and



John R. McCraw by Africa Engineering Associates, Inc. November 8, 1982.

LOT NO. 3: BEGINNING at an iron pin in the center of Legislative Route 31085, said iron pin being located South 24 degrees 17 minutes 20 seconds West 99.36 feet from the northeast corner of Lot No. 7 hereinabove described; thence South 30 degrees East 201.58 feet to an iron pin; thence South 60 degrees West 150 feet to an iron pin; thence North 30 degrees West 220 feet to an iron pin in the center of Legislative Route 31085; thence along the center line of Legislative Route 31085, North 67 degrees East 151.13 feet to the place of beginning. CONTAINING .67 acre and being Lot No. 7A in the plan of lots laid out for Paul A. Lightner and John B. McCraw by Africa Engineering Associates, Inc. November 8, 1982. HAVING THEREON ERECTED a frame dwelling.

EXCEPTING AND RESERVING, HOWEVER, to Glenn S. Asper the right to live in the dwelling house located on Lot No. 7A described hereinabove located on the subject premises for the term of his natural life, including the cartilage adjacent to the house as is now fenced.

BEING part of premises title to which became vested in Robert R. Heffner and Esther B. Heffner, husband and wife, by Deed of Paul A. Lightner and John R. McCraw, t/d/b/a Lightner-McCraw Partnership dated November 4, 1983 and recorded in the Office of the Recorder of Deeds of Huntingdon County in Deed Book 174 at Page 22.

ALSO the free and uninterrupted use, liberty, privilege of and passage in and along those several rights-of-way extending to and/or abutting the several lots hereinabove described, said rights of way providing access to Legislative Route 31085, which rights-of-way shall be exercised by the Grantees, their heirs, executors, administrators and assigns, jointly with the grantors and their successors in title to all lots in the Lightner-McCraw Subdivision utilizing any of said rights-of-way as shown on the plan which is recorded in Huntingdon County, Pennsylvania, in Plan Book 5, Page 87, these rights-of-way to permit ingress, egress and regress for persons, animals, motor vehicles, equipment, materials and supplies to and from Legislative Route 31085.



The lots herein conveyed and the rights-of-way referred to herein are more particularly shown in subdivision plan of Paul A. Lightner and John R. McCraw, which plan is recorded in Huntingdon County in Plan Book No. 5, Page 87.

This conveyance is made UNDER AND SUBJECT to the Protective Restrictions and Covenants as recorded in Huntingdon County, Pennsylvania in Miscellaneous Book Volume 114 at Page 625.

UNDER AND SUBJECT to existing covenants, agreements, conditions, easements, restrictions and rights of record to the extent valid and enforceable and still applicable to the above-described premises.

TOGETHER with all and singular the buildings, improvements, ways, woods, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances to the same belonging or in anywise appertaining; and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and of every part and parcel thereof; AND ALSO all the estate, right, title, interest, use, possession, property, claim and demand whatsoever of the Grantor both in law and in equity, of, in and to the premises herein described and every part and parcel thereof with the appurtenances. TO HAVE AND TO HOLD all and singular the premises herein described together with the hereditaments and appurtenances unto the Grantee and to Grantee's proper use and benefit forever.

AND, except as may be herein set forth, the Grantor does and will forever specially warrant and defend the lands and premises, hereditaments and appurtenances hereby conveyed, against the Grantor and all other persons lawfully claiming the same or to claim the same.

IN all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

WHEREVER in this instrument any party shall be designated or referred to by name or general reference, such designation is intended to and shall have the same effect as if the words "heirs, executors, administrators, personal or legal representatives, successors and assigns" had been inserted after each and every such designation.



IN WITNESS WHEREOF, the Grantor has hereunto set the Grantor's hand and seal, or if a corporation, it has caused these presents to be signed by its proper corporate officers and its corporate seal to be affixed hereto, the day and year first above written.

SIGNED, SEALED AND
DELIVERED IN THE PRESENCE
OF OR ATTESTED BY

Jaal R. Zullinger

Robert R. Heffner (SEAL)
Robert R. Heffner

Jaal R. Zullinger

Esther B. Heffner (SEAL)
Esther B. Heffner

Huntingdon County Recorder of Deeds
Instrument Filing





OWNED BY: **Glenn Stoeys Asper, Roger Hugh Asper, and Glenn Phillip Asper**

LOCATED AT: **13677 Piney Ridge Rd, Huntingdon, PA 16652**

1. 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 property to be immediately put up for sale again.
2. Real Estate Taxes/Utilities | All real estate taxes and utilities shall be pro-rated between the Buyer and Seller to the date of settlement on a fiscal year basis. All real estate taxes for prior years have or will be paid by the Seller.
3. Transfer Taxes | Seller shall pay 1/2 of the realty transfer tax and Buyer shall pay 1/2 of the realty transfer tax, provided, however that the Buyer shall be responsible for any additional transfer taxes imposed.
4. Terms | \$10,000 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 property is struck down, and the balance, without interest, on or before January 5, 2026 when a special warranty deed 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 2 % plus the bid price shall establish purchase price.
5. 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.
6. Marketable Title | A good and marketable title will be given free and clear of all liens and encumbrances. The real estate is being sold subject to restrictions and rights-of-way of record in the Huntingdon County Courthouse and which may be visible by inspection of the premises.
7. 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.
8. 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 on the land.
 - 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. Environmental Contamination | Seller is not aware of any environmental contamination on the land.
 - D. 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.
 - E. Fixtures and Personal Property | Included in the sale and purchase price are all existing items permanently attached to the 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; shrubbery, plantings and unpotted trees; any remaining heating and cooking fuels stored on the property at the time of settlement; 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.
 - F. 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 real estate.
 - G. "AS IS" | The 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 real estate. 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.
9. 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.
10. 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.
11. This agreement shall survive closing.
12. This agreement may be signed and transmitted by email.
13. 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** 13667 Piney Ridge Rd.
 2 **SELLER** Glenn J. Asper, et al

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 GAH

Date 10/31/25

SPD Page 1 of 11

Buyer's Initials _____ / _____ Date _____



Hurley Real Estate and Auctions, 2806 Recheas Trail East Greensville PA 17325
 Kaleb Hurley

Produced with Lone Wolf Transactions (zipform Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201

Phone: 7178979186

Fax:

www.hurley.com

COPYRIGHT PENNSYLVANIA ASSOCIATION OF REALTORS® 1021
 rev. 3/21; rel. 7/21



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? currently
2. By how many people? one
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?

(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				
A3	☒			
A4				
B1	☒			
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? time of construction
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
A1				
A2		☒		
B1	☒			
B2	☒			
C1		☒		
C2		☒		
C3		☒		

Seller's Initials [Signature] Date 10/31/25 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

1. Does the Property have a sump pit? If "yes," how many?
2. Does the Property have a sump pump? If "yes," how many?
3. If it has a sump pump, has it ever run?
4. If it has a sump pump, is the sump pump in working order?

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

(B) Water Infiltration

1. Are you aware of any past or present water leakage, accumulation, or dampness within the basement or crawl space?
2. Do you know of any repairs or other attempts to control any water or dampness problem in the basement or crawl space?
3. 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

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

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

(B) Treatment

1. Is the Property currently under contract by a licensed pest control company?
2. 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)

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?

	Yes	No	Unk	N/A
A		☒		
B		☒		
C		☒		
D1		☒		
D2				
D3				
E		☒		
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: *replaced with vinyl*

flooring approx 3 yrs ago

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 *SPD* Date *10/31/25* SPD Page 3 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,
221 pumping system and related items? E1

222 2. Have you ever had a problem with your water supply? E2

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

225

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)? A1

229 2. If "no," is it due to unavailability or permit limitations? A2

230 3. When was the sewage system installed (or date of connection, if public)? _____ A3

231 4. Name of current service provider, if any: _____ A4

232 (B) Type Is your Property served by:

Yes	No	Unk	N/A

233 1. Public B1

234 2. Community (non-public) B2

235 3. An individual on-lot sewage disposal system B3

236 4. Other, explain: _____ B4

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

Yes	No	Unk	N/A
	☒		
	☒		
	☒		
	☒		
	☒		
	☒		
	☒		
	☒		
	☒		
	☒		

238 1. Is your sewage system within 100 feet of a well? C1

239 2. Is your sewage system subject to a ten-acre permit exemption? C2

240 3. Does your sewage system include a holding tank? C3

241 4. Does your sewage system include a septic tank? C4

242 5. Does your sewage system include a drainfield? C5

243 6. Does your sewage system include a sandmound? C6

244 7. Does your sewage system include a cesspool? C7

245 8. Is your sewage system shared? C8

246 9. Is your sewage system any other type? Explain: _____ C9

247 10. Is your sewage system supported by a backup or alternate system? C10

248 (D) Tanks and Service

Yes	No	Unk	N/A
	☒		
	☒		
	☒		
	☒		

249 1. Are there any metal/steel septic tanks on the Property? D1

250 2. Are there any cement/concrete septic tanks on the Property? D2

251 3. Are there any fiberglass septic tanks on the Property? D3

252 4. Are there any other types of septic tanks on the Property? Explain _____ D4

253 5. Where are the septic tanks located? behind house D5

254 6. When were the tanks last pumped and by whom? 3 yrs ago D6

255

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

Yes	No	Unk	N/A

257 1. Are you aware of any abandoned septic systems or cesspools on the Property? E1

258 2. If "yes," have these systems, tanks or cesspools been closed in accordance with the municipality's
259 ordinance? E2

260 (F) Sewage Pumps

Yes	No	Unk	N/A
	☒		

261 1. Are there any sewage pumps located on the Property? F1

262 2. If "yes," where are they located? _____ F2

263 3. What type(s) of pump(s)? _____ F3

264 4. Are pump(s) in working order? _____ F4

265 5. Who is responsible for maintenance of sewage pumps? _____ F5

266

267 (G) Issues

Yes	No	Unk	N/A
	☒		

268 1. How often is the on-lot sewage disposal system serviced? _____ G1

269 2. When was the on-lot sewage disposal system last serviced and by whom? _____ G2

270

271 3. Is any waste water piping not connected to the septic/sewer system? G3

272 4. Are you aware of any past or present leaks, backups, or other problems relating to the sewage
273 system and related items? G4

274 Seller's Initials BA Date 10/31/25 SPD Page 5 of 11 Buyer's Initials / Date _____

Produced with BA Transactions (cpForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.hurley.com



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				
A2				
A3				
A4				
A5				
A6				
A7				
B				

(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				
A2				
A3				
A4				
A5				
A6				
A7				
B1				
B2				
B3				
C				

(B) System(s)

1. How many water heaters are there? Tanks Tankless
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		✓		
A2		✓		
A3	✓			
A4		✓		
A5		✓		
A6				
A7		✓		
A8		✓		
A9				✓
B1				
B2				
B3				
B4				
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 AKH Date 10/31/26 SPD Page 6 of 11 Buyer's Initials / Date

Printed with Lona Wolf Transactions (2024-2025 Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.hurley.com



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)		☒		
337 How many and location?				
338 9. Wood stove(s)		☒		
339 How many and location?				
340 10. Coal stove(s)				
341 How many and location?				
342 11. Wall-mounted split system(s)		☒		
343 How many and location?				☒
344 12. Other:		☒		
345 13. If multiple systems, provide locations				
346				

347 (C) Status

348 1. Are there any areas of the house that are not heated?	C1	☒		
349 If "yes," explain:				
350 2. How many heating zones are in the Property?	C2			
351 3. When was each heating system(s) or zone installed?	C3		☒	
352 4. When was the heating system(s) last serviced? <u>1 yr ago</u>	C4			
353 5. Is there an additional and/or backup heating system? If "yes," explain: <u>coal stove</u>	C5	☒		
354 <u>basement</u>	C6	☒		
355 6. Is any part of the heating system subject to a lease, financing or other agreement?				
356 If "yes," explain:				

357 (D) Fireplaces and Chimneys

358 1. Are there any fireplaces? How many?	D1	☒		
359 2. Are all fireplaces working?	D2			☒
360 3. Fireplace types (wood, gas, electric, etc.):	D3			☒
361 4. Was the fireplace(s) installed by a professional contractor or manufacturer's representative?	D4			☒
362 5. Are there any chimneys (from a fireplace, water heater or any other heating system)?	D5	☒		
363 6. How many chimneys?	D6		☒	
364 7. When were they last cleaned?	D7		☒	
365 8. Are the chimneys working? If "no," explain:	D8	☒		

366 (E) Fuel Tanks

367 1. Are you aware of any heating fuel tank(s) on the Property?	E1	☒		
368 2. Location(s), including underground tank(s): <u>basement</u>	E2			☒
369 3. If you do not own the tank(s), explain:	E3			☒
370 (F) Are you aware of any problems or repairs needed regarding any item in Section 13? If "yes,"	F	☒		
371 explain:				

372 14. AIR CONDITIONING SYSTEM

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

374 1. Central air	A1	☒		
375 a. How many air conditioning zones are in the Property?	1a			☒
376 b. When was each system or zone installed?	1b			☒
377 c. When was each system last serviced?	1c			☒
378 2. Wall units	A2	☒		
379 How many and the location?				☒
380 3. Window units	A3	☒		
381 How many?				☒
382 4. Wall-mounted split units	A4	☒		
383 How many and the location?				☒
384 5. Other	A5			
385 6. None	A6			
386 (B) Are there any areas of the house that are not air conditioned?	B	☒		
387 If "yes," explain:				
388 (C) Are you aware of any problems with any item in Section 14? If "yes," explain:	C	☒		
389 <u>unit replaced 2 yrs ago</u>				

390 Seller's Initials lpp Date 10/31/25 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: _____

401 (B) What is the system amperage? _____

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

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

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				Pool/spa heater		✓	✓
Attic fan(s)				Range/oven			
Awnings				Refrigerator(s)			✓
Carbon monoxide detectors				Satellite dish			
Ceiling fans				Security alarm system			
Deck(s)				Smoke detectors			
Dishwasher				Sprinkler automatic timer			✓
Dryer				Stand-alone freezer			
Electric animal fence			✓	Storage shed			
Electric garage door opener				Trash compactor			✓
Garage transmitters				Washer		✓	
Garbage disposal				Whirlpool/tub			
In-ground lawn sprinklers			✓	Other:			
Intercom			✓	1.			
Interior fire sprinklers			✓	2.			
Keyless entry		✓	✓	3.			
Microwave oven				4.			
Pool/spa accessories		✓	✓	5.			
Pool/spa cover		✓	✓	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.)?

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

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

449 Seller's Initials *[Signature]* Date *10/31/25* SPD Page 8 of 11 Buyer's Initials _____ / _____ Date _____

Product of the Wolf Transactions (SPD Form Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.hurley.com



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?

	Yes	No	Unk	N/A
A		☒		
B				

(B) Are you aware of any problems with the windows or skylights?

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

- Are you aware of any fill or expansive soil on the Property?
- Are you aware of any sliding, settling, earth movement, upheaval, subsidence, sinkholes or earth stability problems that have occurred on or affect the Property?
- Are you aware of sewage sludge (other than commercially available fertilizer products) being spread on the Property?
- Have you received written notice of sewage sludge being spread on an adjacent property?
- 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		☒		
A2		☒		
A3				
A4				
A5		☒		

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:

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

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

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):

- Timber
- Coal
- Oil
- Natural gas
- Mineral or other rights (such as farming rights, hunting rights, quarrying rights) Explain:

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

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

- Is any part of this Property located in a wetlands area?
- Is the Property, or any part of it, designated a Special Flood Hazard Area (SFHA)?
- Do you maintain flood insurance on this Property?
- Are you aware of any past or present drainage or flooding problems affecting the Property?
- Are you aware of any drainage or flooding mitigation on the Property?
- 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?
- 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		☒		
A2		☒		
A3		☒		
A4		☒		
A5		☒		
A6		☒		
A7				☒

Seller's Initials SPD Date 10/31/25 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

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

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

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)

- Are you aware of any tests for mold, fungi, or indoor air quality in the Property?
- 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				
A2				

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

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

	Yes	No	Unk	N/A
B1				
B2				
B3				

(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.

- Are you aware of any lead-based paint or lead-based paint hazards on the Property?
- 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				
C2				

(D) Tanks

- Are you aware of any existing underground tanks?
- Are you aware of any underground tanks that have been removed or filled?

	Yes	No	Unk	N/A
D1				
D2				

(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				

(F) Other

- 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)?
- Are you aware of any other hazardous substances or environmental concerns that may affect the Property?
- If "yes," have you received written notice regarding such concerns?
- Are you aware of testing on the Property for any other hazardous substances or environmental concerns?

	Yes	No	Unk	N/A
F1				
F2				
F3				
F4				

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

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

	Yes	No	Unk	N/A
A1				
A2				

Seller's Initials HPA Date 10/31/25 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?

(B) Financial

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

2. Are you aware of any 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?

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

(C) Legal

1. Are you aware of any violations of federal, state, or local laws or regulations relating to this Property?

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

(D) Additional Material Defects

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

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

2. After completing this form, if Seller becomes aware of additional information about the Property, including through inspection reports from a buyer, the Seller must update the Seller's Property Disclosure Statement and/or attach the inspection 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	<u>[Signature]</u>	DATE	<u>10/31/25</u>
SELLER		DATE	
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	DATE
BUYER	DATE
BUYER	DATE



Buying Real Estate at auction is easy and fun. We are dedicated to providing the best possible experience for our buyers.

- Do your homework! Inspect the property and review the information packet. We want you to be comfortable and confident about your purchase.
- What does the term “Reserve” mean? Under a reserve auction, the auctioneer will submit the highest and best bid to the seller. The seller has the right to accept or reject that bid.
- What does the term “Absolute” mean? In an absolute auction, the property will be sold to the last and highest bidder regardless of price.
- Do I need to pre-qualify? No. We normally do not require any pre-qualification to bid. However, if you intend to obtain bank financing, the bank will require you to qualify for their loan. The deposit you make on auction day is not contingent upon financing. Financing information can be found within this packet.
- You will need a down payment as described in the general information section.
- The auction will begin promptly at the scheduled time. You should arrive at least 30 minutes early to register with our staff. You will need your driver’s license or another form of photo ID.
- Listen carefully to all announcements made on the day of the auction. Please ask any questions you may have.
- When the auction actually begins, the auctioneer will ask for bids. He will say numbers until someone in the crowd agrees to offer the amount asked for. For example, the auctioneer may ask for \$250,000 and he may need to come down to \$225,000 until somebody agrees to bid. At this point the auction begins and the bidding begins to go up. The auctioneer will call out the next bid he is looking for. If you are willing to pay that amount, simply raise your hand. There may be several people bidding at first, so don’t be shy—raise your hand. If you feel the auctioneer doesn’t see you, don’t be afraid to wave your hand or call out. Eventually everyone will drop out but one bidder. At this point, if the property reaches an amount approved by the seller, the property will be sold to the high bidder. If it doesn’t reach a price acceptable by the seller, the high bidder may then negotiate with the seller.
- If you are the winning bidder, you will then be declared the purchaser and will be directed how to finalize the sale by signing the sales agreement and paying the required down payment.
- It is the Buyer’s responsibility to schedule the settlement with the desired settlement company. If you need assistance in locating one near you, please let us know.



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 #



HURLEY
REAL ESTATE & AUCTIONS

FINANCING

Purchasing a property at auction has never been easier!

In fact, each year real estate auctions become more and more popular. The following financial institution/mortgage companies are familiar with the auction process and have representatives available to pre-qualify and assist you in all your real estate auction financing needs.



NMLS: 514737

Middletown Valley Bank | Mlend

AMY GARDENHOUR
VP - RESIDENTIAL MORTGAGE LENDER

 (301) 800-5420

 agardenhour@mvbbank.com

 mvbbank.com/agardenhour

First-Time Homebuyers Welcome!
Loan Programs Available For:

- Purchase
- Refinance
- Construction
- Jumbo
- Lot/Land

Member FDIC



**ACNB
BANK**

Tracy A. Thomas
Mortgage Loan Originator, C.M.P.
Serving PA & MD

O 717-339-5176
C 717-830-0332
F 717-263-1766

tathomas@acnb.com

NMLS ID #631864



Member **FDIC**

**FOR THOSE WHO
WORK IN *acres*,
NOT HOURS**

Your time is most valuable in the field. Let us provide you with reliable financial services so you can stay focused on doing what you love.

Give us a call to speak with a member of our team today.



FARM CREDIT

888.339.3334 | HorizonFC.com

NMLS# 452721



HURLEY
REAL ESTATE & AUCTIONS

FINANCING

Your path to homeownership starts here



Kimberly Bickers
Mortgage Originator
717-709-3408
kbickers@orrstown.com
NMLS # 131191

Expertise in:

- Residential properties
- Investment properties
- Hobby farms
- Homes with acreage up to 100 acres
- Fixed and adjustable rates
- Origination, processing, and underwriting are performed by local professionals.

ORRSTOWNBANK

Orrstown.com

Member FDIC  1-888-677-7869



COMMUNITY STATE BANK *Business* **LENDING & SERVICES**

COMMUNITY STATE BANK FINANCES
LAND, FARMS, HOMES, CAMPS and
INVESTMENT REAL ESTATE IN A
MULTI-COUNTY AREA

MORE INFO

866-874-5552
www.CommunityState.Bank



Member
FDIC

Call us
**TO DISCUSS YOUR
BANKING NEEDS!**





HURLEY
REAL ESTATE & AUCTIONS

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
www.buchanansettlements.com



When details matter, choose a settlement agency you can trust.

✉ closings@partnerwithaplus.com

🌐 www.partnerwithaplus.com

Visit one of our 3 convenient locations:

37 S. Main Street, Suite 101, Chambersburg, PA 17201 • 717.753.3620

201 S. 2nd Street, Suite 101, McConnellsburg, PA 17233 • 717.485.9244

17A W. Baltimore Street, Greencastle, PA 17225 • 717.593.9300





HURLEY
REAL ESTATE & AUCTIONS

SETTLEMENTS



Center
Square

"An Attorney At Every Settlement"

Real Estate Settlement Services, Inc.

Clinton T. Barkdoll | Attorney/Title Agent

9 East Main Street, Waynesboro, PA 17268

Phone

717-762-3374

Fax

717-762-3395

Email

clint@kullalaw.com



Real Estate Settlement Services, Inc.

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