



Ashland Auction Group

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www.AshlandAuction.com

Real Estate Contract of Sale

I/We, _____ (Purchaser)

have this _____, _____ 2025 purchased the property known as:

559 Glenwood Ave. Ambridge, PA 15003

BID PRICE: \$ _____ Dollars

BUYER'S PREMIUM: \$ _____ Dollars

BUYER'S PREMIUM: 10% of the Bid Price or \$1,000 Auction Service Fee, whichever amount is greater, has been added to the Purchaser's highest bid. The highest bid, plus the Buyer's Premium referenced herein, equals the Total Purchase Price. The Buyer's Premium shall not be considered commission related to the sale of real estate but rather a fee associated with the auctioneer's services.

TOTAL PURCHASE PRICE (Including Buyer's Premium): _____ Dollars

INITIAL DEPOSIT: \$ 10,000 (Paid at Auction)

Upon execution hereof, Purchaser agrees to deposit cash or certified funds in the amount listed below with Ashland Auction Group, LLC. All deposits are held by Ashland Auction Group, LLC in a non- interest bearing escrow account. Balance of purchase price shall be due from Purchaser at closing. Failure to make Deposit in full is a default hereunder. The Deposit will be forfeited if settlement is not completed on or before the Settlement Date.

Property is Being Sold with Fee Simple title.

Time is of the Essence of every provision herein containing a time element.

CONDITION OF THE PROPERTY: The Purchaser is responsible for conducting his own due diligence concerning the Property. The Property may be subject to a ground rent, covenants, conditions, restrictions and the like, and is sold subject to existing housing, building and zoning code violations as well as potential environmental problems, violations and/or remedial agreements. The Purchaser agrees and acknowledges that the Property is sold and accepted in "AS- IS, WHERE- IS" condition without any expressed or implied warranties as to the nature, physical condition, description, use, structural integrity, construction, workmanship, materials, habitability, zoning, environmental condition, fitness for a particular use, purpose or merchantability.

MARKETABLE TITLE: Upon payment of the purchase price, a Deed for the property shall be executed by the Seller and shall convey the property to the Buyer. Title to the property shall be good and marketable, free of liens, encumbrances, subject to all applicable ground rent, covenants, conditions, restrictions, easements, rights of way, laws, ordinances, regulations, charges, taxes and assessments, rights of others in party walls of the Property, and any other matters of record. The buyer has the right to choose his own settlement agent or attorney to conduct settlement.

In the event that Seller cannot convey good and marketable title, the Purchaser(s) sole remedy in law or equity shall be limited to the refund of the deposit. Upon refund of the deposit, this sale shall be null and void and of no effect, and the Purchaser shall have no further claim against the Seller(s) or Auctioneers.

DEFAULT: In the event of default by Purchaser in accordance with the terms of this contract, the deposit shall be forfeited. In addition, Seller reserves the right to pursue any and all legal remedies available at law or equity including the right to maintain an action for specific performance or to have property resold at the risk and expense of the defaulting Purchaser.

POSSESSION: Rights to Possession shall be granted at time of closing. All Adjustments are made as of settlement date. Property is being sold subject to existing tenants or occupants of record.

Auctioneer assumes no responsibility for the condition or property or for the performance of this Contract by any and all parties. Purchaser hereby warrants and represents that Auctioneer has not made and statements, representation or warranty regarding the condition of the premises, zoning conditions, governmental requirements or environmental matters, guarantees or warranties of the like, upon which Purchaser has relied and which is not contained in the Contract.

GOVERNING LAW: This contract is executed in the State of Pennsylvania and shall be governed by, and interpreted in accordance with, the laws of the State of Pennsylvania

SETTLEMENT DATE: Settlement to occur within **30 days** from contract ratification date. If Purchaser fails to complete settlement on or before the Settlement Date, the Purchaser shall be in default and subject to the following: The deposit will be forfeited. The property will be sold at the risk and expense of the defaulting Purchaser and the defaulting Purchaser shall be responsible for all fees, costs, expenses, including attorneys' fees.

Settlement shall automatically be extended an additional 90 days in the event the Settlement Company and/or Settlement Attorney needs to clear or cure any additional title issues or lien certifications that would prevent the Settlement Company/ Attorney from obtaining Insurable Title.

Once title clearance is obtained by Buyer's Settlement Company and/or Settlement Attorney, the Settlement Company/ Attorney shall notify all parties. Notification shall be delivered via any of the following: Phone Call, Email, US Mail and/or Facsimile. Buyer and Seller shall settle on said property within 5 business days of such notification.

SETTLEMENT: At Settlement the Purchaser shall pay the Final Purchase Price less the amount of the Deposit, plus any and all fees and expenses associated with the transfer, including but not limited to: fees for the preparation of the deed and other documents, settlement fees, title search and examination fees, title insurance premium(s). **All** documentary stamps, transfer taxes and other costs incident to settlement shall be paid by the Purchaser. Rents, taxes, water and sewer charges, front foot benefit and house connection charges, condominium unit owners' association, homeowners' and/or property owners' association regular periodic assessments (if any) and any other operating charges, are to be adjusted to the settlement date. Any heating or cooking fuels remaining in supply tank(s) as of the Settlement Date will become the property of the Purchaser.

The property will be sold in "As Is" condition without express or implied warranty as to the nature and description of the improvements. The property will be sold subject to easements, agreements, restrictions or covenants of record affecting the same, if any. Dimensions and acreage are more or less. Time is of the essence as to the terms of this contract.

DISCLOSURE OF LICENSEE STATUS: The Seller _____ hereby discloses that he/she is a Pennsylvania real estate licensee and or auctioneer of the said property.

_____, who is a Pennsylvania real estate licensee involved in this transaction is related to the seller.

1031 TAX EXCHANGE: The seller of this property may facilitate this sale by use of a 1031 Exchange, and the buyer agrees to sign additional 1031 Exchange documents if required.

The undersigned hereby ratify, accept and agree to the contract and acknowledge receipt of a copy thereof.

CONDITION OF PROPERTY: BUYER HAS HAD THE RIGHT TO INSPECT PROPERTY. THE PROPERTY IS SOLD AS IS, SUBJECT TO ANY AND ALL LOCAL GOVERNMENT HOUSING CODE VIOLATIONS. AS A MATERIAL PART OF THE CONSIDERATION TO BE RECEIVED BY THE SELLER UNDER THIS AGREEMENT AS NEGOTIATED AND AGREED TO BY THE PURCHASER AND THE SELLER, THE PURCHASER ACKNOWLEDGES AND AGREES TO ACCEPT THE PROPERTY IN "AS IS" CONDITION AT THE TIME OF CLOSING, INCLUDING, WITHOUT LIMITATION, ANY HIDDEN DEFECTS OR ENVIRONMENTAL CONDITIONS AFFECTING THE PROPERTY, WHETHER KNOWN OR UNKNOWN WHETHER SUCH DEFECTS OR CONDITIONS WERE DISCOVERABLE THROUGH INSPECTION OR NOT. THE PURCHASER ACKNOWLEDGES THAT THE SELLER, ITS AGENTS AND REPRESENTATIVES HAVE NOT MADE AND THE SELLER SPECIFICALLY NEGATES AND DISCLAIMS ANY REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS OR GUARANTEES, IMPLIED OR EXPRESS, ORAL OR WRITTEN IN RESPECT TO: (A) THE PHYSICAL CONDITION OR ANY OTHER ASPECT OF THE PROPERTY INCLUDING THE STRUCTURAL INTEGRITY OR THE QUALITY OR CHARACTER OF MATERIALS USED IN CONSTRUCTION OF ANY IMPROVEMENTS, AVAILABILITY AND QUANTITY OR QUALITY OF WATER, STABILITY OF THE SOIL, SUSCEPTIBILITY TO LANDSLIDE OR FLOODING, SUFFICIENCY OF DRAINAGE, WATER LEAKS, WATER DAMAGE, MOLD OR ANY OTHER MATTER AFFECTING THE STABILITY, INTEGRITY, OR CONDITION OF THE PROPERTY OR IMPROVEMENTS;

THE PHYSICAL CONDITION OR ANY OTHER ASPECT OF THE PROPERTY INCLUDING THE STRUCTURAL INTEGRITY OR THE QUALITY OR CHARACTER OF MATERIALS USED IN CONSTRUCTION OF ANY IMPROVEMENTS, AVAILABILITY AND QUANTITY OR QUALITY OF WATER, STABILITY OF THE SOIL, SUSCEPTIBILITY TO LANDSLIDE OR FLOODING, SUFFICIENCY OR DRAINAGE, WATER LEAKS, WATER DAMAGE, MOLD OR ANY OTHER MATTER AFFECTING THE STABILITY, INTEGRITY, OR CONDITION OF THE PROPERTY OR IMPROVEMENTS;

(A) THE CONFORMITY OF THE PROPERTY OR THE IMPROVEMENTS TO ANY ZONING, LAND USE OR BUILDING CODE REQUIREMENTS OR COMPLIANCE WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY FEDERAL, STATE OR LOCAL GOVERNMENTAL AUTHORITY, OR THE GRANTING OF ANY REQUIRED PERMITS OR APPROVALS, IF ANY, OF ANY GOVERNMENTAL BODIES WHICH HAD JURISDICTION OVER THE CONSTRUCTION OF THE ORIGINAL STRUCTURE, (B) THE HABITABILITY, MERCHANTABILITY, MARKETABILITY, PROFITABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY OR IMPROVEMENTS INCLUDING REDHIBITORY VICES AND DEFECTS, APPARENT, NON-APPARENT OR LATENT, WHICH NOW EXIST OR WHICH MAY HEREAFTER EXIST AND WHICH IF KNOWN TO THE PURCHASER, WOULD CAUSE THE PURCHASER TO REFUSE TO PURCHASE THE PROPERTY.

CLOSING COSTS AND ADJUSTMENTS: All adjustments are made as of settlement date.

(A) The Purchaser and the Seller agree to prorate the following expenses as of settlement date: municipal water and sewer charges, utility charges, real estate taxes and assessments, common area charges, condominium or planned unit development or similar community assessments, co-operative fees, maintenance fees, and rents, if any. Payment of special assessment district bonds and assessments, and payment of homeowner's association or special assessments shall be paid current and prorated between the Purchaser and the Seller as of closing date with payments not yet due and owing to be assumed by the Purchaser without credit toward purchase price. The Property taxes shall be prorated based on an estimate or actual taxes from the previous year on the Property. All prorations shall be based upon a 30-day month and all such prorations shall be final.

(B) Regardless of local custom, requirements or practice, the Purchaser shall pay any and all realty transfer taxes and revenue stamps due as a result of the conveyance of the Property. The Purchaser shall pay all other costs and fees incurred in the transfer of the Property, including cost of any survey, title policy, escrow or closing fees and lender required fees.

(C) The Seller shall pay the real estate commission per the listing agreement between the Seller and the Seller's listing broker.

REPRESENTATIONS AND WARRANTIES: The Purchaser represents and warrants to the Seller the following:

(A) The Purchaser is purchasing the Property solely in reliance on its own investigation and inspection of the Property and not on any information, representation or warranty provided or to be provided by the Seller, its servicers, representatives, brokers, employees, agents or assigns;

(B) Neither the Seller, nor its servicers, employees, representatives, brokers, agents or assigns, has made any representations or warranties, implied or expressed, relating to the condition of the Property or the contents thereof.

(C) The Purchaser has not relied on any representation or warranty from the Seller regarding the nature, quality or workmanship of any repairs made by the Seller; and

(D) The Purchaser will not occupy or cause or permit others to occupy the Property prior to closing and funding and, unless and until any necessary Certificate of Occupancy has been obtained from the appropriate governmental entity, will not occupy or cause or permit others to occupy the Property after closing.

AUCTION WITH RESERVE: Unless otherwise expressly stated in auction advertisements, the Property is offered subject to a reserve. A reserve is the minimum price that the Owner is willing to accept for the Property, which may or may not be disclosed, and which may be determined or modified at any time by written or verbal communication between the Owner and Ashland Auction Group, LLC through the conclusion of the auction sale for the Property. It is important for all bidders to know that Ashland Auction Group, LLC may open the bidding on the Property by placing a bid on behalf of the Owner, and may continue to bid on behalf of the Owner up to the amount of the reserve price, either by placing consecutive bids or by placing bids in response to other bidders. Owner may make or procure bids at the auction up to the amount of the reserve price on its own behalf or through an agent, and Ashland Auction Group, LLC may receive such bids.

ACCEPTANCE AND REJECTION OF BIDS & MISCELLANEOUS: Ashland Auction Group, LLC may in its sole and absolute discretion (1) cancel the auction sale at any time; (2) modify or change the terms and conditions of sale, by oral or written announcement, prior to or during the auction (and all such announcements shall take precedence over all advertisements, these Terms and Conditions, and any Property information files); (3) deny any person the opportunity to bid and expel anyone who in any way disrupts or attempts to disrupt an auction; (4) accept or reject, on Owner's behalf, any back-up bid in the event any Buyer defaults. All decisions of Ashland Auction Group, LLC are final as to the methods of bidding, disputes among bidders, increments of bidding, priority of bidders and any other matters that may arise before, during or after the auction

EFFECT OF ADDENDUM: THIS REAL ESTATE PURCHASE ADDENDUM AMENDS AND SUPPLEMENTS THE CONTRACT AND, IF APPLICABLE, ESCROW INSTRUCTIONS. IN THE EVENT THERE IS ANY CONFLICT BETWEEN THIS ADDENDUM AND THE CONTRACT OR ESCROW INSTRUCTIONS OR NOTICE OR OTHER DOCUMENTS ATTACHED AND MADE A PART OF THIS AGREEMENT, THE TERMS OF THIS ADDENDUM TAKE PRECEDENCE AND SHALL PREVAIL EXCEPT AS OTHERWISE PROVIDED BY LAW. The undersigned, if executing this Agreement on behalf of a Seller and/or the Purchaser that is a corporation, partnership, trust or other entity, represents and warrants that he/she is authorized by that entity to enter into this Agreement and bind the entity to perform all duties and obligations stated in this Agreement.

ENTIRE AGREEMENT: This Agreement, including the disclosure of information on lead based paint and/or lead based paint hazards or the Seller Disclosure and Release Addendum or other disclosure forms or notices required by law, constitutes the entire agreement between the Purchaser and the Seller concerning the subject matter hereof and supersedes all previous communications, understandings, representations, warranties, covenants or agreements, either written or oral and there are no oral or other written agreements between the Purchaser and the Seller. NO ORAL PROMISES, REPRESENTATIONS (EXPRESSED OR IMPLIED), WARRANTIES OR AGREEMENTS MADE BY THE SELLER AND/OR BROKERS OR ANY PERSON ACTING ON BEHALF OF THE SELLER SHALL BE DEEMED VALID OR BINDING UPON THE SELLER UNLESS EXPRESSLY INCLUDED IN THIS AGREEMENT. All negotiations are merged into this Agreement. The Seller is not obligated by any other written or verbal statements made by the Seller, the Seller's representatives, or any real estate licensee.

ATTORNEY REVIEW: The Purchaser acknowledges that Purchaser has had the opportunity to consult with its legal counsel regarding this Agreement and that accordingly the terms of this Agreement are not to be construed against any

party because that party drafted this Agreement or construed in favor of any Party because that Party failed to understand the legal effect of the provisions of this Agreement.

FULL TERMS AND CONDITIONS

Bidders must do all of their due diligence (home inspections, lead inspections, appraisals, etc.) prior to bidding. The Sales Contract does not contain any contingencies for these matters. This property is sold AS IS, WHERE IS, and is not subject to any financing.

DEPOSIT: \$ 10,000 per property. All deposits must be cash or cashier's check.

BUYER'S PREMIUM: A Buyer's Premium fee of 10% of the Bid Price or \$1,000 Auction Service Fee, whichever amount is greater, will be added to the High Bid amount. The High Bid amount plus the Buyer's Premium equals the Total Purchase Price.

SETTLEMENT to occur within 30 days from contract ratification date.

PRE-BID OFFERS ACCEPTED via PHONE (410) 488-3124 or FAX (410) 488-3125

- The winning bidder will be signing a Lead Paint Hazard Disclosure Statement and will **waive** the opportunity to conduct a risk assessment or inspection for the presence of lead based paint and or lead based hazards inspection under Federal and Pennsylvania law. The winning bidder agrees to sign the Lead Paint Hazard Disclosure Statement.
- The winning bidder will sign the Pennsylvania Residential Property Disclaimer Statement.
- The Winning bidder will sign the Real Estate Contract of Sale.

TERMS OF SALE: IF YOU SUCCESSFULLY BID ON A PROPERTY, YOU WILL BE REQUIRED TO PAY THE ADVERTISED DEPOSIT WHICH MUST BE IN THE FORM OF CASH OR A CASHIER'S CHECK MADE PAYABLE TO YOURSELF. THIS IS A CASH SALE AND IS NOT CONTINGENT UPON THE BUYER'S ABILITY TO OBTAIN FINANCING. EARNEST MONEY IS NOT CONSIDERED AN "OPTION" PAYMENT. YOU ARE AGREEING TO CLOSE ON THE PROPERTY WHEN YOU SUCCESSFULLY BID ON THE PROPERTY. The successful bidder for each property shall execute an "auction real estate sales contract" for each property immediately after being declared the successful bidder by the auctioneer. Copies of this sales contract are available for review on website (www.AshlandAuction.com)

Bidding increments are made in amounts acceptable to the Auctioneer, who may set a minimum bidding increment as the sale progresses. Any bid may be rejected by the Auctioneer if it is merely nominal or, at his or her discretion, it may negatively affect the auction process. Auctions will be either Absolute or Reserve. If this is an Absolute Sale, the high bidder shall be the Purchaser. If this is a Reserve sale the seller may accept or reject the high bidder, however; if the bid exceeds the predetermined Reserve Price the auction will become an Absolute auction and will be sold to the high bidder. In the event of a dispute between bidders the Auctioneer in its discretion may determine the successful bidder or re-offer the property for sale. By bidding at an auction, whether present or by agent, by written bid or otherwise, bidders shall be deemed to have consented to the jurisdiction of the State and Federal courts of the State of Pennsylvania. If property is tenant occupied, the property will be sold subject to the existing tenant in dwelling.

Broker Participation Invited: the stated buyer broker compensation is listed in auction advertisement that is published on auctioneer's website.. The percentage of Commission is based on bid price only, before the inclusion of the Buyer's Premium and will be paid to brokers who represent a purchaser as a buyer's agent. In order to be paid a commission, the buyer's broker is required to do the following.

Brokers/Agents Must Register Clients at Least 48 Hours Prior to the Start of Each Auction

Buyer Broker/Agent Participation Terms: A commission will be paid to the licensed real estate broker /agent who meets the terms below and whose registered buyer pays for and settles on the property for which he/she was registered. Amount of Commission is listed for each property under the "terms and conditions" section of each property. Commission to be paid at settlement. No

commission paid on government auctions, unless otherwise specified. **TO QUALIFY TO RECEIVE A COMMISSION, THE BROKER/AGENT MUST:** Register his/her prospective client for each specific property prior to any inspection of the property by his/her client and no less than 48 hours prior to the start of each auction. The broker /agent must register his/her client using our Broker Registration form on www.AshlandAuction.com. It is the broker /agent's responsibility to ensure the Broker Registration is received. Each auction is identified by an **Auction ID** (e.g. A-000000000). The Auction ID must be correctly entered from the listing. The Auction ID can be found at the bottom of the listing's description (located in the Listing Details tab of the auction page on our website).

RULES REGARDING BUYER REGISTRATION

1. The broker/agent must register his/her prospective client for specific property or properties, prior to any inspection of the property by his/her client and no less than 48 hours prior to the start of each auction. The broker /agent must register his/her client using our Broker Registration form. It is the broker /agent's responsibility to ensure the Broker Registration is received.
2. No broker/agent will be recognized on a prospect who has previously contacted Ashland Auction Group, LLC.
3. The buyer's broker /agent must work with the buyer throughout the escrow/closing process.
4. The buyer's broker /agent must accompany the buyer during the signing of the real estate contract of sale and sign the contract in the buyer's agent section this only applies to onsite auctions. Online auctions will have all documents sent electronically.
5. The buyer's broker /agent must identify themselves as representing their client before the start of the auction.
6. Broker /agent agrees that broker/agent will not be entitled to a commission, if: (1) The broker /agent or any member of broker/agent's family or firm participates as a principal at the auction. (2) The settlement does not occur within the specified settlement timeframe. (3) The person that the broker/agent is representing does not settle on the property.
7. There shall be no exceptions to this procedure and verbal agreements will not be accepted.
8. Commissions will be paid only upon closing.
9. Incomplete and inaccurate registration forms will not be processed and will need to be resubmitted.

By bidding, each bidder and buyer broker agree to indemnify and hold harmless seller and auctioneer for any and all claims for compensation made by any person or entity in connection with the auction.

TITLE: All properties will be sold with free and clear title. All properties are being sold subject to any ground rent of record. In the event there is an error in the advertised ground rent or the contract states "Fee Simple", the Buyer shall take title with the existing ground rent of record and there shall not be a monetary penalty to the seller.

In the event, there is an error regarding fee simple or ground rent in the chain of title including deeds, the Buyer shall take title with the existing ground rent of record and there shall not be a monetary penalty to the seller.

In event of a ground rent escrow, the title company or settlement company agrees not to charge an escrow holding fee to the seller. If the Trustee/ Seller is unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit. Upon refund of the deposit this sale shall be null and void and of no effect, and the purchaser shall have no further claim against the Trustee/ Seller or Auctioneers.

CLOSING: All properties must close on or before 30 days of contract ratification date.

Recordation costs, transfer taxes and all other costs incident to settlement, to be paid by the purchaser. Time shall be of the essence.

BUYER'S NOTE: On the day of the sale, no modification to the form of the contract will be accepted. The failure to execute the contract in the form presented or to render the earnest money deposit on the day of the sale may result, at seller's option, in a voiding of the sale and resulting in the sale of the property to the next high bidder, or placement of the property back in the auction. Auctioneer reserves the right to add or delete any property from this auction or to alter the order of sale from that published herein.

BIDDERS ARE RESPONSIBLE TO PERFORM DUE DILIGENCE, INCLUDING BUT NOT LIMITED TO Personal on-site inspection of each property prior to the auction. All properties sell "as is-where is" with no warranties expressed or implied. All properties will be conveyed with free and clear title. **The information set forth herein has not been independently verified by seller or auctioneer. Its accuracy is not warranted in any way , including , but not limited to , information set forth herein concerning utilities, lease information , zoning , and acreage of parcel and square footage of improvements and all photographs .** BUYER AGREES THAT THEY ARE NOT RELYING ON THE INFORMATION PROVIDED IN DECIDING WHETHER TO BID ON THE PROPERTY AND HAVE CONDUCTED THEIR OWN DUE DILIGENCE INVESTIGATION PRIOR TO THE AUCTION. There is no obligation on the part of seller or the auctioneer to update this information. All announcements made at the auction take precedence over all other advertising. The sellers AND

auctioneer do not have any liability whatsoever for any oral or written representation, warrants or agreements relating to the property (including information appearing in this brochure or announcements made at the time of the auction) except THOSE OF THE SELLER(S) as expressly set forth in the "auction real estate sales contract."

DISCLAIMERS:

(A) The property will be sold by seller to buyer on an "as is, where is, and with all faults" basis. Buyer accepts all faults of the property whether known or unknown, presently existing or that may hereafter arise. Buyer acknowledges and agrees that the seller and the auctioneer have not made, does not make and specifically negates and disclaims any representations, warranties, promises, covenants, agreements or guarantees of any kind or character whatsoever, whether expressed or implied, oral or written, past, present or future, or, as to, concerning or with respect to: (i) the value, nature, quality or condition of the property, including, without limitation, the water, soil and geology; (ii) the income to be derived from the property; (iii) the suitability of the property for any and all activities and uses which buyer may conduct therefrom; (iv) the compliance of or by the property or its operation with any laws, rules, ordinances or regulations of any applicable governmental authority or body; (v) the habitability, merchantability, marketability, profitability or fitness for a particular purpose of the property; (vi) the manner or quality of the construction or materials, if any, incorporated into the property; (vii) the manner, quality, state of repair of the property; (viii) the existence of any view from the property or that any existing view will not be obstructed in the future; or (ix) any other matter with respect to the property, and specifically, without limitation, that seller has not made, does not make, and specifically disclaims any representation regarding compliance with the Americans with Disabilities Act or with any environmental protection, pollution or land use laws, rules, regulations, orders or requirements, including solid waste (as defined by the U.S. Environmental Protection Agency regulations at 40 C.F.R., Part 261), or the disposal or existence, in or on the property, of any hazardous substance (as defined by the Comprehensive Environmental Response Compensation and Liability Act of 1980, as amended, and regulations promulgated thereunder.)

(B) Buyer further acknowledges and agrees that having been given the opportunity to inspect the property, buyer is relying solely on buyer's own investigation of the property and not on any information provided or to be provided by seller or broker or auctioneer. Buyer further acknowledges and agrees that any information provided by or on behalf of seller with respect to the property including, without limitation, all information contained in any property information package previously made available to buyer by seller and broker was obtained from a variety of sources and that seller and broker and auctioneer have not made any independent investigations or verification of such information and make no representation as to the accuracy or completeness of such information. Bidder acknowledges that seller and auctioneer and their employees, agents, affiliates, and associates reserve the right to place bids on properties up to the sellers' reserve price, if desired, at their sole discretion. Purchaser understands that sellers shall not tender bids above its reserve price.

(C) Seller and auctioneer and their employees, agents, contractors, officers and directors shall not be liable or bound in any manner by any oral or written statements, representations or information pertaining to the property, or the operation thereof, that is furnished by any real estate broker, agent, employee or other person. Buyer acknowledges that seller or an affiliated entity of seller may have acquired the subject property by foreclosure or by deed in lieu of foreclosure and, accordingly, has little or no familiarity therewith. Buyer further acknowledges that seller has not built the property, seller makes no representations or warranties with respect to the physical condition or any other aspect of the property, including without limitation the structural integrity of any improvements on the property, the conformity of the improvements to any plans or specifications for the property that may be provided to buyer, the conformity of the property to applicable zoning or building code requirements, the existence of soil instability, past soil repairs, susceptibility to landslides, sufficiency of undershoring, sufficiency of drainage, or any other matter affecting the stability or integrity of the land or any buildings or improvements situated thereon.

(D) Buyer and anyone claiming by, through or under buyer hereby fully and irrevocably release seller and broker and auctioneer and their respective employees, officers, directors, representatives and agents from any and all claims that buyer may now have or hereafter acquire against seller and broker, their employees, officers, directors, representatives and agents for any cost, loss, liability, damage, expense, demand, action or cause of action arising from or related to any construction defects, errors, omissions or other conditions, including environmental matters, affecting the property, or any portion thereof. This release includes claims of which buyer is presently unaware, or which buyer does not presently suspect to exist in his favor which, if known by buyer, would materially affect buyer's release of seller and broker and auctioneer. It is understood and agreed that the purchase price has been adjusted by prior negotiation to reflect that the property is sold by the seller and purchased by buyer subject to the foregoing.

(E) BUYER ASSUMES ENTIRE RESPONSIBILITY AND LIABILITY FOR ANY CLAIM OR ACTIONS BASED ON OR ARISING OUT OF INJURIES, INCLUDING DEATH, TO PERSONS OR DAMAGES TO OR DESTRUCTION OR LOSS OF PROPERTY, SUSTAINED OR ALLEGED TO HAVE BEEN SUSTAINED BY BUYER, ITS AGENTS, PRINCIPALS AND/OR EMPLOYEES, IN CONNECTION WITH OR TO HAVE ARISEN OUT OF OR INCIDENTAL TO THE AUCTION, INCLUDING BUT NOT LIMITED TO THE PERFORMANCE OF THIS CONTRACT, REGARDLESS OF WHETHER SUCH CLAIMS OR ACTIONS ARE FOUNDED IN WHOLE OR IN PART UPON ALLEGED NEGLIGENCE OR NEGLIGENT MISREPRESENTATIONS OF SELLER, AUCTIONEER, OR THE EMPLOYEES, AGENTS, INVITEES, OR LICENSEES THEREOF. BUYER FURTHER AGREES TO INDEMNIFY AND HOLD HARMLESS SELLER, AUCTIONEER AND THEIR REPRESENTATIVES, AND THE EMPLOYEES, AGENTS, INVITEES AND LICENSEES THEREOF IN RESPECT OF ANY SUCH MATTERS AND AGREES TO DEFEND ANY CLAIM OR SUIT OR ACTION BROUGHT AGAINST SELLER, AUCTIONEER, AND EMPLOYEES, AGENTS, INVITEES, AND LICENSEES THEREOF.

(E2) **ATTORNEY'S FEES:** In any action or proceeding between Buyer and Seller and/or between Buyer and Auctioneer/Broker(s) and/or Seller and Auctioneer/Broker(s) resulting in Auctioneer/Broker(s) being made a party to such action or proceeding, including, but not limited to, any litigation, arbitration, or complaint and claim before the Maryland Real Estate Commission, whether as defendant, cross-defendant, third-party defendant or respondent, Buyer and Seller jointly and severally agree to indemnify and hold Auctioneer/Broker(s) harmless from and against any and all liability, loss, cost, damages or expenses (including without limitation filing fees, court costs, service of process fees, transcript fees and reasonable attorneys' fees) incurred by Auctioneer/Broker(s) in such action or proceeding, providing that such action or proceeding does not result in a judgment against Auctioneer/Broker(s). As used in this Contract, the term "Auctioneer/Broker(s)" shall mean: Ashland Auction Group, LLC and any agent, subagent, salesperson, independent contractor and/or employees of Ashland Auction Group, LLC. This Paragraph shall apply to any and all such action(s) or proceeding(s) against Ashland Auction Group, LLC including those action(s) or proceeding(s) based, in whole or in part, upon any alleged act(s) or omission(s) by Ashland Auction Group, LLC, including, but not limited to, any alleged act of misrepresentation, fraud, non-disclosure, negligence, violation of any statutory or common law duty, or breach of fiduciary duty by Ashland Auction Group, LLC. The provisions of this Paragraph shall survive closing and shall not be deemed to have been extinguished by merger with the deed.

(F) If the property is tenant occupied, it is being sold subject to the existing tenant or occupant in the said property. Seller and/or Auctioneer does not warrant the stated rent announced at the onsite auction. Property is sold subject to any valid or invalid MDE Lead Certification from the Maryland Department of the Environment. Seller and/or Auctioneer do not warrant the accuracy of any Lead Certifications, if any. In the event that the Seller and or its designated agents are unable to sign the contract at the auction sale then the following applies: The offer will be presented to the Seller within 48 hours of the auction sale during which time the offer is irrevocable and the Purchaser will be unable to withdraw the offer. In the event that the Seller and/or its agents do not sign the contract within the 48 hour period, then the deposit will be refunded in full. Once the contract is signed by all parties, the sale will be deemed final and enforceable.

NOTICES AND DISCLAIMERS: Purchaser acknowledges that Federal, State, or local law may provide for certain notices and disclaimers with respect to the purchase of the Property. Due to the purchase of the Property at auction, except for the notices and disclaimers contained in this Contract of Sale, Purchaser hereby waives any and all requirements to include such notices and disclaimers in this Contract of Sale and releases, indemnifies, and holds Seller and Auctioneer harmless from making or including any such notices and disclaimers with respect to the Property. Purchaser shall solely be responsible for ensuring that it has satisfied itself with respect to the condition of the Property including, without limitation, any notice or disclosure that is required by applicable law. Purchaser hereby acknowledges that Purchaser is not relying on any notice or disclosure by Seller or Auctioneer, or the lack of any such notice or disclosure, with respect to the purchase of the Property. By purchasing the Property, Purchaser shall be deemed to have knowledge of any notice or disclosure required by applicable law.

(G) **DISPOSITION OF DEPOSIT VIA COURT INTERPLEADER:** The Initial Deposit recited above will be applied to the Buyer's Total Purchase Price at settlement/closing. In the event that settlement/closing does not occur for any reason and the Purchaser/Buyer and Seller are unable to agree upon the disbursement of the Initial Deposit, Ashland Auction Group, LLC, in its sole and absolute discretion, may file a complaint in interpleader in a court of appropriate jurisdiction naming Purchaser/ Buyer and Seller as interpleader defendants therein. In the event that Ashland Auction Group, LLC files any interpleader action, Purchaser/ Buyer and Seller jointly and severally agree and hereby authorize Ashland Auction Group, LLC to deduct from the Initial Deposit all costs, expenses and disbursements incurred in connection with filing and pursuit of any interpleader action, including without limitation reasonable attorneys' fees.

The undersigned hereby ratify, accept and agree to the contract and acknowledge receipt of a copy thereof.

BUYER:

SIGNATURE: _____ DATE: _____

PRINT NAME: _____ PHONE: _____

EMAIL: _____

MAILING ADDRESS: _____

SIGNATURE: _____ DATE: _____

PRINT NAME: _____ PHONE: _____

EMAIL: _____

MAILING ADDRESS: _____

BUYER'S AGENT:

PRINT NAME: _____ PHONE: _____

EMAIL: _____

BROKERAGE COMPANY NAME: _____

SELLER:

SIGNATURE: _____ DATE: _____

PRINT NAME: _____ PHONE: _____

EMAIL: _____

MAILING ADDRESS: _____

SIGNATURE: _____ DATE: _____

PRINT NAME: _____ PHONE: _____

EMAIL: _____

MAILING ADDRESS: _____

DEPOSIT: \$ 10,000 deposit has been received by Ashland Auction Group, LLC in the form of:

CASH

CASHIER'S CHECK

PERSONAL CHECK

WIRE TRANSFER

Received By: _____

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** 559 Glenwood Avenue Ambridge PA 15003

2 **SELLER** Brittany McBryde

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** BM **Date** 11/12/2025

SPD Page 1 of 11 **Buyer's Initials** _____ **Date** _____



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Unfiled

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

46 **1. SELLER'S EXPERTISE**

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

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

50 (C) Is Seller a real estate licensee?

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

	Yes	No	Unk	N/A
A				
B				
C				

53 **2. OWNERSHIP/OCCUPANCY**

54 (A) Occupancy

55 1. When was the Property most recently occupied? _____

56 2. By how many people? _____

57 3. Was Seller the most recent occupant? _____

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

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

60 1. The owner

61 2. The executor or administrator

62 3. The trustee

63 4. An individual holding power of attorney

64 (C) When was the Property acquired? _____

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

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

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

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

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

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

73 1. Condominium

74 2. Homeowners association or planned community

75 3. Cooperative

76 4. Other type of association or community _____

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

78 (D) If "yes," are there any community services or systems that the association or community is responsi-
 79 ble for supporting or maintaining? Explain: _____

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

81 1. Community Name _____

82 2. Contact _____

83 3. Mailing Address _____

84 4. Telephone Number _____

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

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

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

91 **4. ROOFS AND ATTIC**

92 (A) Installation

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

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

95 (B) Repair

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

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

98 (C) Issues

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

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

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

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

103 Seller's Initials BM / _____ Date 11/12/2025 SPD Page 2 of 11 Buyer's Initials _____ / _____ Date _____

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

106 Explain any "yes" answers in Section 4. Include the location and extent of any problem(s) and any repair or remediation efforts,
 107 the name of the person or company who did the repairs and the date they were done: _____
 108

109 **5. BASEMENTS AND CRAWL SPACES**

110 (A) Sump Pump

- 111 1. Does the Property have a sump pit? If "yes," how many? _____ A1
- 112 2. Does the Property have a sump pump? If "yes," how many? _____ A2
- 113 3. If it has a sump pump, has it ever run? A3
- 114 4. If it has a sump pump, is the sump pump in working order? A4

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

115 (B) Water Infiltration

- 116 1. Are you aware of any past or present water leakage, accumulation, or dampness within the base-
 117 ment or crawl space? B1
- 118 2. Do you know of any repairs or other attempts to control any water or dampness problem in the
 119 basement or crawl space? B2
- 120 3. Are the downspouts or gutters connected to a public sewer system? B3

121 Explain any "yes" answers in Section 5. Include the location and extent of any problem(s) and any repair or remediation efforts,
 122 the name of the person or company who did the repairs and the date they were done: _____
 123
 124

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

126 (A) Status

- 127 1. Are you aware of past or present dryrot, termites/wood-destroying insects or other pests on the
 128 Property? A1
- 129 2. Are you aware of any damage caused by dryrot, termites/wood-destroying insects or other pests? A2

	Yes	No	Unk	N/A
A1				
A2				
B1				
B2				

130 (B) Treatment

- 131 1. Is the Property currently under contract by a licensed pest control company? B1
- 132 2. Are you aware of any termite/pest control reports or treatments for the Property? B2

133 Explain any "yes" answers in Section 6. Include the name of any service/treatment provider, if applicable: _____
 134
 135

136 **7. STRUCTURAL ITEMS**

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

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

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

143 (D) Stucco and Exterior Synthetic Finishing Systems

- 144 1. Is any part of the Property constructed with stucco or an Exterior Insulating Finishing System
 145 (EIFS) such as Dryvit or synthetic stucco, synthetic brick or synthetic stone? D1
- 146 2. If "yes," indicate type(s) and location(s) _____ D2
- 147 3. If "yes," provide date(s) installed _____ D3

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

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

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

150 Explain any "yes" answers in Section 7. Include the location and extent of any problem(s) and any repair or remediation efforts,
 151 the name of the person or company who did the repairs and the date the work was done: _____
 152

153 **8. ADDITIONS/ALTERATIONS**

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

	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)

161 Seller's Initials BM / _____ Date 11/12/2025 SPD Page 3 of 11 _____ / _____

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

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

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

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

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

187 **9. WATER SUPPLY**

- 188 (A) Source. Is the source of your drinking water (check all that apply):
- 189 1. Public
 - 190 2. A well on the Property
 - 191 3. Community water
 - 192 4. A holding tank
 - 193 5. A cistern
 - 194 6. A spring
 - 195 7. Other _____
 - 196 8. If no water service, explain: _____

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

- 206 (C) Bypass Valve (for properties with multiple sources of water)
- 207 1. Does your water source have a bypass valve?
 - 208 2. If "yes," is the bypass valve working?

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

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

216 Seller's Initials BM Date 11/12/2025 SPD Page 4 of 11
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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.**

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

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

226 **10. SEWAGE SYSTEM**

(A) General		Yes	No	Unk	N/A
228	1. Is the Property served by a sewage system (public, private or community)?				
229	2. If "no," is it due to unavailability or permit limitations?				
230	3. When was the sewage system installed (or date of connection, if public)? _____				
231	4. Name of current service provider, if any: _____				
232	(B) Type Is your Property served by:				
233	1. Public				
234	2. Community (non-public)				
235	3. An individual on-lot sewage disposal system				
236	4. Other, explain: _____				
237	(C) Individual On-lot Sewage Disposal System. (check all that apply):				
238	1. Is your sewage system within 100 feet of a well?				
239	2. Is your sewage system subject to a ten-acre permit exemption?				
240	3. Does your sewage system include a holding tank?				
241	4. Does your sewage system include a septic tank?				
242	5. Does your sewage system include a drainfield?				
243	6. Does your sewage system include a sandmound?				
244	7. Does your sewage system include a cesspool?				
245	8. Is your sewage system shared?				
246	9. Is your sewage system any other type? Explain: _____				
247	10. Is your sewage system supported by a backup or alternate system?				
248	(D) Tanks and Service				
249	1. Are there any metal/steel septic tanks on the Property?				
250	2. Are there any cement/concrete septic tanks on the Property?				
251	3. Are there any fiberglass septic tanks on the Property?				
252	4. Are there any other types of septic tanks on the Property? Explain _____				
253	5. Where are the septic tanks located? _____				
254	6. When were the tanks last pumped and by whom? _____				
255					
256	(E) Abandoned Individual On-lot Sewage Disposal Systems and Septic				
257	1. Are you aware of any abandoned septic systems or cesspools on the Property?				
258	2. If "yes," have these systems, tanks or cesspools been closed in accordance with the municipality's ordinance?				
259					
260	(F) Sewage Pumps				
261	1. Are there any sewage pumps located on the Property?				
262	2. If "yes," where are they located? _____				
263	3. What type(s) of pump(s)? _____				
264	4. Are pump(s) in working order?				
265	5. Who is responsible for maintenance of sewage pumps? _____				
266					
267	(G) Issues				
268	1. How often is the on-lot sewage disposal system serviced? _____				
269	2. When was the on-lot sewage disposal system last serviced and by whom? _____				
270					
271	3. Is any waste water piping not connected to the septic/sewer system?				
272	4. Are you aware of any past or present leaks, backups, or other problems relating to the sewage system and related items?				
273					

274 Seller's Initials BM Date 11/12/2025 SPD Page 5 of 11 / _____
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275 **Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the**
 276 **Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.**

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

280 **11. PLUMBING SYSTEM**

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

	Yes	No	Unk	N/A
282 1. Copper			<input checked="" type="checkbox"/>	
283 2. Galvanized			<input checked="" type="checkbox"/>	
284 3. Lead			<input checked="" type="checkbox"/>	
285 4. PVC			<input checked="" type="checkbox"/>	
286 5. Polybutylene pipe (PB)			<input checked="" type="checkbox"/>	
287 6. Cross-linked polyethylene (PEX)			<input checked="" type="checkbox"/>	
288 7. Other _____			<input checked="" type="checkbox"/>	
289 (B) Are you aware of any past or present problems with any of your plumbing fixtures (e.g., including but 290 not limited to: kitchen, laundry, or bathroom fixtures; wet bars; exterior faucets; etc.)? 291 If "yes," explain: _____ 292			<input checked="" type="checkbox"/>	

293 **12. DOMESTIC WATER HEATING**

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

	Yes	No	Unk	N/A
295 1. Electric			<input checked="" type="checkbox"/>	
296 2. Natural gas			<input checked="" type="checkbox"/>	
297 3. Fuel oil			<input checked="" type="checkbox"/>	
298 4. Propane			<input checked="" type="checkbox"/>	
299 If "yes," is the tank owned by Seller?			<input checked="" type="checkbox"/>	
300 5. Solar			<input checked="" type="checkbox"/>	
301 If "yes," is the system owned by Seller?			<input checked="" type="checkbox"/>	
302 6. Geothermal			<input checked="" type="checkbox"/>	
303 7. Other _____			<input checked="" type="checkbox"/>	
304 (B) System(s)			<input checked="" type="checkbox"/>	
305 1. How many water heaters are there? _____ 306 Tanks _____ Tankless _____			<input checked="" type="checkbox"/>	
307 2. When were they installed? _____			<input checked="" type="checkbox"/>	
308 3. Is your water heater a summer/winter hook-up (integral system, hot water from the boiler, etc.)?			<input checked="" type="checkbox"/>	
309 (C) Are you aware of any problems with any water heater or related equipment? 310 If "yes," explain: _____ 311			<input checked="" type="checkbox"/>	

312 **13. HEATING SYSTEM**

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

	Yes	No	Unk	N/A
314 1. Electric			<input checked="" type="checkbox"/>	
315 2. Natural gas			<input checked="" type="checkbox"/>	
316 3. Fuel oil			<input checked="" type="checkbox"/>	
317 4. Propane			<input checked="" type="checkbox"/>	
318 If "yes," is the tank owned by Seller?			<input checked="" type="checkbox"/>	
319 5. Geothermal			<input checked="" type="checkbox"/>	
320 6. Coal			<input checked="" type="checkbox"/>	
321 7. Wood			<input checked="" type="checkbox"/>	
322 8. Solar shingles or panels			<input checked="" type="checkbox"/>	
323 If "yes," is the system owned by Seller?			<input checked="" type="checkbox"/>	
324 9. Other: _____			<input checked="" type="checkbox"/>	
325 (B) System Type(s) (check all that apply):			<input checked="" type="checkbox"/>	
326 1. Forced hot air			<input checked="" type="checkbox"/>	
327 2. Hot water			<input checked="" type="checkbox"/>	
328 3. Heat pump			<input checked="" type="checkbox"/>	
329 4. Electric baseboard			<input checked="" type="checkbox"/>	
330 5. Steam			<input checked="" type="checkbox"/>	
331 6. Radiant flooring			<input checked="" type="checkbox"/>	
332 7. Radiant ceiling			<input checked="" type="checkbox"/>	

333 Seller's Initials BM Date 11/12/2025 SPD Page 6 of 11
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 Visited _____

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

		Yes	No	Unk	N/A
336	8. Pellet stove(s) How many and location? _____				
337					
338	9. Wood stove(s) How many and location? _____				
339					
340	10. Coal stove(s) How many and location? _____				
341					
342	11. Wall-mounted split system(s) How many and location? _____				
343					
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? If "yes," explain: _____				
349					
350	2. How many heating zones are in the Property? _____				
351	3. When was each heating system(s) or zone installed? _____				
352	4. When was the heating system(s) last serviced? _____				
353	5. Is there an additional and/or backup heating system? If "yes," explain: _____				
354					
355	6. Is any part of the heating system subject to a lease, financing or other agreement? If "yes," explain: _____				
356					
357	(D) Fireplaces and Chimneys				
358	1. Are there any fireplaces? How many? _____				
359	2. Are all fireplaces working? _____				
360	3. Fireplace types (wood, gas, electric, etc.): _____				
361	4. Was the fireplace(s) installed by a professional contractor or manufacturer's representative? _____				
362	5. Are there any chimneys (from a fireplace, water heater or any other heating system)? _____				
363	6. How many chimneys? _____				
364	7. When were they last cleaned? _____				
365	8. Are the chimneys working? If "no," explain: _____				
366					
367	(E) Fuel Tanks				
368	1. Are you aware of any heating fuel tank(s) on the Property? _____				
369	2. Location(s), including underground tank(s): _____				
370	3. If you do not own the tank(s), explain: _____				
371	(F) Are you aware of any problems or repairs needed regarding any item in Section 13? If "yes," explain: _____				
372					
373	14. AIR CONDITIONING SYSTEM				
374	(A) Type(s). Is the air conditioning (check all that apply):				
375	1. Central air				
376	a. How many air conditioning zones are in the Property? _____				
377	b. When was each system or zone installed? _____				
378	c. When was each system last serviced? _____				
379	2. Wall units How many and the location? _____				
380					
381	3. Window units How many? _____				
382					
383	4. Wall-mounted split units How many and the location? _____				
384					
385	5. Other _____				
386	6. None _____				
387	(B) Are there any areas of the house that are not air conditioned? If "yes," explain: _____				
388					
389	(C) Are you aware of any problems with any item in Section 14? If "yes," explain: _____				
390					

390 Seller's Initials BM Date 11/12/2025 SPD Page 7 of 11 _____ / _____
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391 **Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the**
 392 **Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.**

393 **15. ELECTRICAL SYSTEM**

394 (A) Type(s)

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

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

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 _____

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.			

411 (C) Explain any "yes" answers in Section 16: _____
 412 _____
 413 _____

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

- 415 (A) Is there a swimming pool on the Property? If "yes,":
 416 1. Above-ground or in-ground? _____
 417 2. Saltwater or chlorine? _____
 418 3. If heated, what is the heat source? _____
 419 4. Vinyl-lined, fiberglass or concrete-lined? _____
 420 5. What is the depth of the swimming pool? _____
 421 6. Are you aware of any problems with the swimming pool?
 422 7. Are you aware of any problems with any of the swimming pool equipment (cover, filter, ladder,
 423 lighting, pump, etc.)? _____

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

424 (B) Is there a spa or hot tub on the Property?
 425 1. Are you aware of any problems with the spa or hot tub?
 426 2. Are you aware of any problems with any of the spa or hot tub equipment (steps, lighting, jets,
 427 cover, etc.)? _____

428 (C) Explain any problems in Section 17: _____
 429 _____
 430 _____

431 Seller's Initials BM Date 11/12/2025 SPD Page 8 of 11
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450 **Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the**
 451 **Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.**

452 **18. WINDOWS**

	Yes	No	Unk	N/A
453 (A) Have any windows or skylights been replaced during your ownership of the Property?	A		<input checked="" type="checkbox"/>	
454 (B) Are you aware of any problems with the windows or skylights?	B		<input checked="" type="checkbox"/>	

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

458 **19. LAND/SOILS**

(A) Property	Yes	No	Unk	N/A
460 1. Are you aware of any fill or expansive soil on the Property?	A1		<input checked="" type="checkbox"/>	
461 2. Are you aware of any sliding, settling, earth movement, upheaval, subsidence, sinkholes or earth 462 stability problems that have occurred on or affect the Property?	A2		<input checked="" type="checkbox"/>	
463 3. Are you aware of sewage sludge (other than commercially available fertilizer products) being 464 spread on the Property?	A3		<input checked="" type="checkbox"/>	
465 4. Have you received written notice of sewage sludge being spread on an adjacent property?	A4		<input checked="" type="checkbox"/>	
466 5. Are you aware of any existing, past or proposed mining, strip-mining, or any other excavations on 467 the Property?	A5		<input checked="" type="checkbox"/>	

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

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

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

	Yes	No	Unk	N/A
474 1. Farmland and Forest Land Assessment Act - 72 P.S. §5490.1, et seq. (Clean and Green Program)	B1		<input checked="" type="checkbox"/>	
475 2. Open Space Act - 16 P.S. §11941, et seq.	B2		<input checked="" type="checkbox"/>	
476 3. Agricultural Area Security Law - 3 P.S. §901, et seq. (Development Rights)	B3		<input checked="" type="checkbox"/>	
477 4. Any other law/program:	B4		<input checked="" type="checkbox"/>	

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

481 **(C) Property Rights**

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

	Yes	No	Unk	N/A
484 1. Timber	C1		<input checked="" type="checkbox"/>	
485 2. Coal	C2		<input checked="" type="checkbox"/>	
486 3. Oil	C3		<input checked="" type="checkbox"/>	
487 4. Natural gas	C4		<input checked="" type="checkbox"/>	
488 5. Mineral or other rights (such as farming rights, hunting rights, quarrying rights) Explain:	C5		<input checked="" type="checkbox"/>	

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

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

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

497 **(A) Flooding/Drainage**

	Yes	No	Unk	N/A
498 1. Is any part of this Property located in a wetlands area?	A1		<input checked="" type="checkbox"/>	
499 2. Is the Property, or any part of it, designated a Special Flood Hazard Area (SFHA)?	A2		<input checked="" type="checkbox"/>	
500 3. Do you maintain flood insurance on this Property?	A3		<input checked="" type="checkbox"/>	
501 4. Are you aware of any past or present drainage or flooding problems affecting the Property?	A4		<input checked="" type="checkbox"/>	
502 5. Are you aware of any drainage or flooding mitigation on the Property?	A5		<input checked="" type="checkbox"/>	
503 6. Are you aware of the presence on the Property of any man-made feature that temporarily or per- 504 manently conveys or manages storm water, including any basin, pond, ditch, drain, swale, culvert, 505 pipe or other feature?	A6		<input checked="" type="checkbox"/>	
506 7. If "yes," are you responsible for maintaining or repairing that feature which conveys or manages 507 storm water for the Property?	A7		<input checked="" type="checkbox"/>	

508 Seller's Initials BM / _____ Date 11/12/2025 SPD Page 9 of 11 _____ / _____

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

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

514 **(B) Boundaries**

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

522 *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.*

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

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

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

	Yes	No	Unk	N/A
530 1. Are you aware of any tests for mold, fungi, or indoor air quality in the Property?				
531 2. Other than general household cleaning, have you taken any efforts to control or remediate mold or mold-like substances in the Property?				

533 *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 LAQ INFO, P.O. Box 37133, Washington, D.C. 20013-7133, 1-800-438-4318.*

537 **(B) Radon**

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

541 **(C) Lead Paint**

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

	Yes	No	Unk	N/A
543 1. Are you aware of any lead-based paint or lead-based paint hazards on the Property?				
544 2. Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on the Property?				

547 **(D) Tanks**

	Yes	No	Unk	N/A
548 1. Are you aware of any existing underground tanks?				
549 2. Are you aware of any underground tanks that have been removed or filled?				

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

	Yes	No	Unk	N/A
551 If "yes," location: _____				

552 **(F) Other**

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

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

562 **22. MISCELLANEOUS**

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

	Yes	No	Unk	N/A
564 1. Are there any deed restrictions or restrictive covenants that apply to the Property?				
565 2. Are you aware of any historic preservation restriction or ordinance or archeological designation associated with the Property?				

567 **Seller's Initials** BM **Date** 11/12/2025 **SPD Page 10 of 11** _____ / _____

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

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

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

573 (B) Financial

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

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

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

581 (C) Legal

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

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

585 (D) Additional Material Defects

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

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

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

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

597 23. ATTACHMENTS

- 598 (A) The following are part of this Disclosure if checked:
- 599 Seller's Property Disclosure Statement Addendum (PAR Form SDA)
- 600 _____
- 601 _____
- 602 _____

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

608 SELLER [Signature] DATE 11/12/2025

609 SELLER 27F4201147884CD DATE _____

610 SELLER _____ DATE _____

611 SELLER _____ DATE _____

612 SELLER _____ DATE _____

613 SELLER _____ DATE _____

614 RECEIPT AND ACKNOWLEDGEMENT BY BUYER

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

619 BUYER _____ DATE _____

620 BUYER _____ DATE _____

621 BUYER _____ DATE _____

RESIDENTIAL LEAD-BASED PAINT HAZARDS DISCLOSURE FORM

LPD

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

THIS FORM MUST BE COMPLETED FOR ANY PROPERTY BUILT PRIOR TO 1978

1 **PROPERTY** _____
2 **SELLER** _____

3 **LEAD WARNING STATEMENT**

4 Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such
5 property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead
6 poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient,
7 behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller of any interest
8 in residential real property is required to provide the Buyer with any information on lead-based paint hazards from risk assessments or
9 inspections in the Seller's possession and notify the Buyer of any known lead-based paint hazards. A risk assessment or inspection for
10 possible lead-based paint hazards is recommended prior to purchase.

11 **SELLER'S DISCLOSURE**

12 **MA** / _____ Seller has no knowledge of the presence of lead-based paint and/or lead-based paint hazards in or about the Property.
13 _____ / _____ Seller has knowledge of the presence of lead-based paint and/or lead-based paint hazards in or about the Property. (Provide the
14 basis for determining that lead-based paint and/or hazards exist, the location(s), the condition of the painted surfaces, and other
15 available information concerning Seller's knowledge of the presence of lead-based paint and/or lead-based paint hazards.)
16

17 **SELLER'S RECORDS/REPORTS**

18 **MA** / _____ Seller has no records or reports pertaining to lead-based paint and/or lead-based paint hazards in or about the Property.
19 _____ / _____ Seller has provided Buyer with all available records and reports regarding lead-based paint and/or lead-based paint hazards in
20 or about the Property. (List documents): _____
21

22 Seller certifies that to the best of Seller's knowledge the above statements are true and accurate.
23 **SELLER** _____ **DATE** 11/12/2025
24 **SELLER** _____ **DATE** _____
25 **SELLER** _____ **DATE** _____

26 **BUYER** _____

27 **DATE OF AGREEMENT** _____

28 **BUYER'S ACKNOWLEDGMENT**

29 _____ / _____ Buyer has received the pamphlet *Protect Your Family from Lead in Your Home* and has read the Lead Warning Statement.
30 _____ / _____ Buyer has reviewed Seller's disclosure of known lead-based paint and/or lead-based paint hazards and has received the records
31 and reports regarding lead-based paint and/or lead-based paint hazards identified above.
32 Buyer has (initial one):
33 _____ / _____ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of
34 lead-based paint and/or lead-based paint hazards; or
35 _____ / _____ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based
36 paint hazards.

37 Buyer certifies that to the best of Buyer's knowledge the statements contained in Buyer's acknowledgement are true and accurate.

38 **BUYER** _____ **DATE** _____
39 **BUYER** _____ **DATE** _____
40 **BUYER** _____ **DATE** _____

41 **AGENT ACKNOWLEDGEMENT AND CERTIFICATION**

42 _____ Agent/Licensee represents that Agent has informed Seller of Seller's obligations under the Residential Lead-Based-Paint
43 Hazard Reduction Act, 42 U.S.C. §4852(d), and is aware of Agent's responsibility to ensure compliance.

44 The following have reviewed the information above and certify that the Agent statements are true to the best of their knowledge and belief.
45 Seller Agent and Buyer Agent must both sign this form.

46 **BROKER FOR SELLER (Company Name)** Ashland Auction Group
47 **LICENSEE** _____ **DATE** 11/12/2025
48 **BROKER FOR BUYER (Company Name)** _____
49 **LICENSEE** _____ **DATE** _____



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H.K. Keller, 1525 Oregon Pike, Suite 701 Lancaster, PA 17601
Mike Keller

Phone: 717/791-0592 Fax:
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Untitled

DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS

PROPERTY ADDRESS: 559 Glenwood Ave, Ambridge, PA 15003

SELLER REPRESENTS AND WARRANTS, INTENDING THAT SUCH BE RELIED UPON REGARDING THE ABOVE PROPERTY, THAT (SELLER TO INITIAL APPLICABLE LINE): EM / housing was constructed prior to 1978 **OR** EM / date of construction is uncertain.

FEDERAL LEAD WARNING STATEMENT: A buyer/tenant of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may contain lead-based paint and that exposure to lead from lead-based paint, paint chips or lead paint dust may place young children at risk of developing lead poisoning if not managed properly. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller/landlord of any interest in residential real property is required to disclose to the buyer/tenant the presence of known lead-based paint hazards and to provide the buyer/tenant with any information on lead-based paint hazards from risk assessments or inspections in the seller's/landlord's possession. A tenant must receive a federally approved pamphlet on lead poisoning prevention. It is recommended that a buyer conduct a risk assessment or inspection for possible lead-based paint hazards prior to purchase.

Seller's/Landlord's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (initial (i) or (ii) below):

(i) / Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) EM / Seller/Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (initial (i) or (ii) below):

(i) / Seller/Landlord has provided the purchaser/tenant with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) EM / Seller/Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's/Tenant's Acknowledgment (initial)

(c) / Buyer/Tenant has received copies of all information listed in section (b)(i) above, if any.

(d) / Buyer/Tenant has received the pamphlet Protect Your Family from Lead In Your Home.

(e) Buyer has (initial (i) or (ii) below):

(i) / received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) / waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

(f) Agent has informed the Seller/Landlord of the Seller's/Landlord's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

	11/12/2025		
Seller/Landlord	Date	Buyer/Tenant	Date
Seller/Landlord	Date	Buyer/Tenant	Date
<u>Adam Slivitz</u>	11/12/2025		
Seller's/Landlord's Agent	Date	Buyer's/Tenant's Agent	Date