

PAGE 1**A WEST PENN MULTI-LIST, INC. SELLER DISCLOSURE FORM
IS REQUIRED TO BE COMPLETED AND SIGNED BY THE SELLER(S)**Seller Initials JCH**WPML SELLER DISCLOSURE STATEMENT**

Buyer Initials _____

Page 1**SELLER INFORMATION**Seller(s) Name(s): J.C Horrell Builder INCWPML LISTING #
05/2022 REVISED

Property Address (Mailing Address and Municipality of Property) (hereinafter referred to as the "Property"):

423 Wilpen Road, Ligonier, PA 15658Approximate age of Property: 110 yrsYears Seller has owned Property: 5 yrs**NOTICE TO PARTIES**

A Seller must comply with the Seller Disclosure Law and disclose to a Buyer all known material defects about the Property being sold that are not readily observable. This document must be completed by the Seller and each page initialed by the Buyer and Seller following their review. This Disclosure Statement is designed to assist the Seller in complying with disclosure requirements and to assist the Buyer in evaluating the Property being considered. This form is to be completed by every non-exempt Seller, even if the Seller does not occupy or never occupied the property. The compliance provisions are generally described in paragraphs 19 and 21 below.

The Real Estate Seller Disclosure Law requires that before an Agreement of Sale is signed, the Seller in a residential real estate transfer must make certain disclosures regarding the property to potential buyers in a form defined by the law. 68. P.S. §7301 et seq. The law defines a residential real estate transfer as a sale, exchange, installment sales contract, lease with an option to buy, grant, or other transfer of an interest in real property where **NOT LESS THAN ONE AND NOT MORE THAN FOUR RESIDENTIAL DWELLING UNITS** are involved. The law defines a number of exceptions where the disclosures do not have to be made, and these exceptions are as follows:

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

Except where these exceptions apply, the Seller is required to satisfy the requirements of the Real Estate Seller Disclosure Law as they may be amended and is required to make disclosures in accordance with the provisions of the Law. Although there are exceptions to the requirements of the Seller Disclosure Law, certain disclosures may still be required under Common Law.

In addition to these exceptions, disclosures for condominiums and cooperatives are limited to the seller's particular unit(s). Disclosures regarding common areas or facilities are not required, as those elements are already addressed in the laws that govern the resale of condominium and cooperative interests.

This Statement discloses Seller's knowledge of the condition of the Property as of the date signed by the Seller and is not a substitute for any inspections or warranties that the Buyer may wish to obtain. This Statement is not a warranty of any kind by the Seller or a warranty or representation by the West Penn Multi-List, Inc., any listing real estate broker, any selling real estate broker, or their agents. The Buyer is encouraged to address concerns about any condition of the Property that may not be included in this statement with the Seller and/or by and through an appropriate inspection. This Statement does not relieve the Seller of the obligation to disclose a material defect that may not be addressed on this form.

This form is intended to assist Sellers in complying with the disclosure requirements and/or to assist Buyers in evaluating the property being considered. As such, certain information may be beyond the basic disclosure requirements found in the Law. A Seller who wishes to review the basic disclosure form can find the form on the website of the Pennsylvania State Real Estate Commission. In any event, Seller(s) must disclose all known material defects with the property.

If an item of information is unknown or not available to Seller and Seller has made an effort to ascertain it, Seller may make a disclosure based on the best information available provided it is identified as a disclosure based on an incomplete factual basis.

A material defect is an issue/problem with the residential real Property or any portion of it that would have a significant adverse impact on the value of the residential real Property or that INVOLVES AN UNREASONABLE RISK TO PEOPLE ON THE LAND OR PROPERTY. The fact that a structural element, system, or subsystem is near, at, or beyond the normal useful life of such structural element, system, or subsystem is not by itself a material defect. When completing this form, check "yes," "no," "unknown (unk)," or "not applicable (N/A)" for each question. If a question does not apply to the property, "N/A" should be selected. "Unknown (unk)" should only be checked when the question does apply to the property but the Seller is uncertain of the answer.

1. SELLER'S EXPERTISE

| | Yes | No |
|---|-------------------------------------|-------------------------------------|
| a | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b | <input type="checkbox"/> | <input type="checkbox"/> |
| c | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

(a) Does the 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 the Seller the landlord for the property?

(c) Is the Seller a real estate licensee?

Explain any "yes" answers in section 1: _____

2. IDENTITY OF INDIVIDUAL COMPLETING THIS DISCLOSURE

| | Yes | No | Unk |
|---|-------------------------------------|--------------------------|--------------------------|
| 1 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Is the individual completing this form:

1. The Owner
2. The Executor/trix of an Estate
3. The Administrator of an Estate
4. The Trustee
5. An individual holding Power of Attorney

3. OWNERSHIP/OCCUPANCY

| | Yes | No | Unk |
|---|-------------------------------------|-------------------------------------|--------------------------|
| a | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| g | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

(a) Do you, the Seller, currently occupy this Property? If "no," when did you last occupy the Property? _____ (Year)

(b) Is the Property zoned for single family residential use?

(c) Will a Certificate of Occupancy be required by the municipality and/or government unit?

(d) Are you aware of any pets having lived in the house or other structures during your ownership?

(e) If the Seller was not the most recent occupant of the property, when did the Seller last occupy the property? _____

(f) When was the property purchased by Seller? 2020

(g) Are you aware of the Zoning Classification? If "yes," what is the Zoning Classification? _____

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4. ROOF & ATTIC

| | Yes | No | Unk |
|---|-------------------------------------|----|-----|
| a | | | |
| b | <input checked="" type="checkbox"/> | | |
| c | | | |
| d | | | |

Explain any "yes" answers by including specific information on the location of the problem/issue and a description of any repair efforts, including a description of the repair(s) and the date(s) the repair(s) were attempted, or attach a more detailed summary. Please also provide all available documentation related to the issues with the roof, including repair efforts or problems.

- (a) Date roof was installed: _____ Do you have documentation? _____ Yes _____ No
(b) Has the roof been replaced, repaired, or overlaid during your ownership?
(c) Has the roof ever leaked during your ownership?
(d) Do you know of any current or past problems with the roof, attic, gutters, or downspouts?

center section of garage bays had a flat roof I put on gabled roof with shingles in 2020

5. SUMP PUMPS, BASEMENTS, GARAGES, AND CRAWL SPACES

| | Yes | No | Unk | N/A |
|---|-------------------------------------|-------------------------------------|-----|-----|
| a | <input checked="" type="checkbox"/> | | | |
| b | <input checked="" type="checkbox"/> | | | |
| c | | | | |
| d | <input checked="" type="checkbox"/> | | | |
| e | | | | |
| f | <input checked="" type="checkbox"/> | | | |
| g | | <input checked="" type="checkbox"/> | | |
| h | | <input checked="" type="checkbox"/> | | |
| i | | <input checked="" type="checkbox"/> | | |

Explain any "yes" answers with specific information on the location of the problem/issue and a description of any repair efforts, including a description of the repair(s) and the date(s) the repair(s) were attempted on the lines below, or a more detailed summary may be attached.

- (a) Does the Property have a sump pump, or grinder pump?
(b) Does the property have a sump pit? If so, how many? 1 Where are they located? basement
(c) Are you aware of sump pumps ever being required to be used at this property?
(d) If there is a sump pump at this address, is the sump pump in working order?
(e) To your knowledge, if there is a sump pump, has the sump pump been required to operate for any length of time?
(f) Are you aware of any water leakage, accumulation, or dampness within the basement, garage, or crawl space?
(g) Do you know of any repairs or other attempts to control any water or dampness problem(s) in the basement, garage, or crawl space?
(h) Are the downspouts or gutters connected to a public system?
(i) Does the property have a grinder pump? If so, how many? _____ Where are they located? _____

The original stone foundation of the brick section upon heavy rains seeps through the stone walls sump pump in that area

6. TERMITES, WOOD-DESTROYING INSECTS, DRY ROT, PESTS

| | Yes | No | Unk |
|---|-----|-------------------------------------|-----|
| a | | <input checked="" type="checkbox"/> | |
| b | | <input checked="" type="checkbox"/> | |
| c | | <input checked="" type="checkbox"/> | |
| d | | <input checked="" type="checkbox"/> | |

Explain any "yes" answers with specific information on the location of the problem/issue and a description of any repair efforts, including a description of the repair(s) and the date(s) the repair(s) were attempted, or attach a more detailed summary.

- (a) Are you aware of any termites/wood-destroying insects, dry rot, or pests affecting the property?
(b) Are you aware of any damage to the property caused by termites, wood-destroying insects, dry rot, or pests?
(c) Is the property currently under contract by a licensed pest control company?
(d) Are you aware of any termite, pest control reports, or treatments to the property?

For purposes of this section, the reference to "pest" is to any insect, rodent, or other creature that has caused damage to, infiltrated and/or threatened to damage the property.

7. STRUCTURAL ITEMS

| | Yes | No | Unk |
|---|-----|-------------------------------------|-----|
| a | | <input checked="" type="checkbox"/> | |
| b | | <input checked="" type="checkbox"/> | |
| c | | <input checked="" type="checkbox"/> | |
| d | | <input checked="" type="checkbox"/> | |
| e | | <input checked="" type="checkbox"/> | |
| f | | <input checked="" type="checkbox"/> | |
| g | | <input checked="" type="checkbox"/> | |
| h | | <input checked="" type="checkbox"/> | |
| i | | <input checked="" type="checkbox"/> | |

Explain any "yes" answers with specific information on the location of the problem/issue and a description of any repair efforts, including a description of the repair(s) and the date(s) the repair(s) were attempted, and attach a more detailed summary.

- (a) Are you aware of any past or present water leakage in the house or other structure in areas other than the roof, basement, and/or crawl spaces?
(b) Are you aware of any past or present movement, shifting, infiltration, deterioration, or other problem with walls, foundations, or other structural components?
(c) Are you aware of any past or present problems with driveways, walkways, patios, or retaining walls on the Property?
(d) Have there been any repairs or other attempts to remedy or control the cause or effect of any defects or conditions described above?
(e) Are you aware of any problem with the use or operation of the windows?
(f) Are you aware of defects (including stains) in flooring or floor coverings?
(g) Has there ever been fire damage to the Property?
(h) Are you aware of any past or present water or ice damage to the Property?
(i) Is the property constructed with an exterior insulating finishing system (known as "EIFS"), such as synthetic stucco, dryvit, or other similar material?

If "yes," provide the installation date: _____

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Page 3**8. ADDITIONS/REMODELING**WPML LISTING #
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| Yes | No | Unk |
|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

a (a) Have you made any additions, structural changes, or other alterations to the property during your ownership?

| If "yes," list additions, structural changes, or alterations | Approximate date of work | Were permits obtained? | Were final inspections/approvals obtained (Yes/No/Unknown) |
|--|--------------------------|------------------------|--|
| | | | |
| | | | |
| | | | |
| | | | |

Note to Buyer: The PA Construction Code Act, 35 P.S. §7210.101 et. seq. (effective 2004), and local codes establish standards for building or altering properties. Buyers should check with the municipality to determine if permits and/or approvals were necessary for disclosed work and if they were obtained. Where required permits were not obtained, the municipality might require the current owner to upgrade or remove changes made by prior owners. Buyers can have the property inspected by an expert in codes compliance to determine if issues exist. Expanded title insurance policies may be available for Buyers to cover the risk of work done to the property by previous owners without a permit or approval.

| b | Yes | No | Unk |
|---|--------------------------|--------------------------|--------------------------|
| b | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

(b) Did you obtain all necessary permits and approvals and was all work in compliance with building codes?

(c) Did any former owners of the Property make any additions, structural changes, or other alterations to the Property?

If "yes," please identify the work that was done and indicate whether all necessary permits and approvals were obtained along with compliance with building codes: _____

9. WATER SUPPLY

Explain any "yes" answers in this section, including the location and extent of any problem(s) and any repair(s) or remediation efforts, on the lines below:

| A | Yes | No | Unk | N/A |
|---|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| B | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 1 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| C | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 1 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 9 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| a | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

(A) Source

1. Public Water

2. A well on the property

3. Community Water

4. No Water Service (explain): _____

5. Other (explain): _____

(B) Bypass valve (for properties with multiple water sources)

1. Does your water source have a bypass valve?

2. If "yes," is the bypass valve working?

(C) General

1. Does the property have a water softener, filter, or other type of treatment system?

If you do not own the system, explain: _____

2. Have you ever experienced a problem of any nature with your water supply?

If "yes," please explain: _____

3. If the property has a well, do you know if the well has ever run dry?

4. Is there a well on the property not used as the primary source of drinking water?

5. Is the water system on this property shared?

6. Are you aware of any leaks or other problems, past or present, related to the water supply, pumping system, well, and related items?

If "yes," please explain: _____

7. Are you aware of any issues/problems with the water supply or well as the result of drilling (for oil, gas, etc.) on the property?

8. Are you aware of any issues/problems with the water supply or well as the result of drilling (for possible oil and gas or any other substance) on any surrounding properties?

9. If your drinking water source is not public: When was your water last tested? Date _____

(a) Was the test documented?

(b) What was the result of the test? _____

10. SEWAGE SYSTEM

Explain any "yes" answers with specific information on the location of the problem/issue and a description of any repair efforts, including a description of the repair(s) and the date(s) the repair(s) were attempted, and attach a more detailed summary.

| A | Yes | No | Unk | N/A |
|----|-------------------------------------|--------------------------|--------------------------|--------------------------|
| 1 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 9 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 10 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 11 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 12 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

(A) What is the type of sewage system?

1. Public Sewer

2. Individual on-lot sewage system

3. Individual on-lot sewage system in proximity to well

4. Community sewage disposal system

5. Ten-acre permit exemption

6. Holding tank

7. Cesspool

8. Septic tank

9. Sand mound

10. None

11. None available/permit limitations in effect

12. Other. If "other," please explain: _____

Note to Seller and Buyer: If this Property is not serviced by a community sewage system, The Pennsylvania Sewage Facilities Act requires disclosure of this fact and compliance with provisions of the Act. A Sewage Facilities Disclosure of the type of sewage facility must be included in every Agreement of Sale.

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NJH**WPML SELLER DISCLOSURE STATEMENT**

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Explain any "yes" answers with specific information on the location of the problem/issue and a description of any repair efforts, including a description of the repair(s) and the date(s) the repair(s) were attempted, and attach a more detailed summary.

| | Yes | No | Unk | N/A |
|---|-----|----|-----|-----|
| B | | | | |
| 1 | | X | | |
| 2 | | | | |
| 3 | | | | |
| 4 | | | | |
| 5 | | | | |

(B) Miscellaneous

1. Is there a sewage pump?
2. If there is a sewage pump, is the sewage pump in working order?
3. When was the septic system, holding tank, or cesspool last serviced? _____
4. Is the sewage system shared? If "yes," please explain: _____
5. Are you aware of any leaks, backups, or other problems relating to any of the plumbing, water, and sewage-related items? If "yes," please explain: _____

11. PLUMBING SYSTEM

| | Yes | No | Unk |
|---|-----|----|-----|
| A | | | |
| 1 | X | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | X | | |
| 7 | | | |
| B | | | |
| 1 | | X | |

(A) Type of plumbing:

1. Copper
2. Galvanized
3. Lead
4. PVC
5. Polybutylene pipe (PB)
6. Mixed
7. Other. If "other," please explain: pea in some areas

(B) Known problems

1. Are you aware of any problems with any of your plumbing fixtures (including but not limited to: kitchen, laundry or bathroom fixtures, wet bars, hot water heater, etc.)? If "yes," please explain: _____

12. DOMESTIC WATER HEATING

| | Yes | No | Unk |
|---|-----|----|-----|
| A | | | |
| 1 | X | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |
| B | | | |
| 1 | | X | |
| 2 | | | |

(A) Type of water heating:

1. Electric
2. Natural Gas
3. Fuel Oil
4. Propane
5. Solar
6. Summer/Winter Hook-Up
7. Other. If "other," please explain: _____

(B) Known problems and age

1. Are you aware of any problems with any water heater or related equipment? If "yes," please explain: _____
2. If a water heater is present, what is its age? 3 yrs

13. AIR CONDITIONING SYSTEM

| | Yes | No | Unk |
|---|-----|----|-----|
| A | | | |
| 1 | | | |
| 2 | | | |
| 3 | X | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |
| 8 | | X | |

(A) Type of air conditioning:

1. Central electric
2. Central gas
3. Wall Units
4. None
5. Number of window units included in sale: _____ Location(s): _____
6. List any areas of the house that are not air conditioned: _____
7. Age of Central Air Conditioning System: _____ Date last serviced, if known: _____
8. Are you aware of any problems with any item in this section? If "yes," explain: _____
Explain any "yes" answers with specific information on the location of the problem/issue and a description of any repair efforts, including a description of the repair(s) and the date(s) the repair(s) were attempted, or attach a more detailed summary.

14. HEATING SYSTEM

| | Yes | No | Unk |
|---|-----|----|-----|
| A | | | |
| 1 | X | | |
| 2 | | | |
| 3 | | | |
| 4 | X | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |
| 8 | | | |
| 9 | | | |
| B | | | |
| 1 | X | | |
| 2 | | | |
| 3 | X | | |
| 4 | X | | |

(A) Type(s) of heating fuel(s) (check all that apply):

1. Electric
2. Fuel Oil
3. Natural Gas
4. Propane
5. Coal
6. Wood
7. Pellet
8. Other. If "other," please explain: _____
9. Are you aware of any problems with any item in this section? If "yes," please explain: _____

(B) Type(s) of heating system(s) (check all that apply):

1. Forced Hot Air
2. Hot Water
3. Heat Pump
4. Electric Baseboard

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Buyer Initials _____

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| | Yes | No | Unk |
|---|-----|----|-----|
| 5 | | | |
| 6 | | | |
| 7 | | | |
| C | | | |
| D | | | |
| E | | | |
| F | | | |
| 1 | | | |
| 2 | | | |
| 3 | | | |
| G | | | |
| 1 | | | |
| 2 | | | |
| H | | | |
| 1 | | | |
| 2 | | | |
| I | | | |

5. Steam
6. Wood Stove (How many? _____)
7. Other
(C) Age of Heating System: 4 yrs
(D) Date last serviced, if known: _____
(E) List any areas of the house that are not heated: garage bays
(F) Are there any fireplaces? How many? _____
1. Are all fireplace(s) working?
2. Fireplace types (woodburning, gas, electric, etc.): _____
3. Were the fireplaces installed by a professional contractor or manufacturer's representative?
(G) Are there any chimneys (from a fireplace, water heater, or any other heating system)?
1. How many chimney(s)? _____ When were they last cleaned? _____
2. Are the chimney(s) working? _____ If "no," explain: _____
(H) Are you aware of any heating fuel tanks on the Property?
1. If "yes," please describe the location(s), including underground tank(s): _____
2. If you do not own the tank(s), explain: _____
(I) Are you aware of any problems or repairs needed regarding any item in this section? If "yes," please explain: _____

15. ELECTRICAL SYSTEM

| | Yes | No | Unk |
|---|-----|----|-----|
| A | | | |
| 1 | | | |
| 2 | X | | |
| 3 | | | |
| 4 | | | |

- (A) Type of electrical system:
1. Fuses
2. Circuit Breakers - How many amps? 3 phase
3. Are you aware of any knob and tube wiring in the home?
4. Are you aware of any problems or repairs needed in the electrical system?
If "yes," please explain: _____

16. OTHER EQUIPMENT AND APPLIANCES WHICH MAY BE INCLUDED IN SALE (COMPLETE WHERE APPLICABLE):

| | Yes | No | Unk |
|---|-----|----|-----|
| A | X | | |
| 1 | | | |
| B | X | | |
| 1 | X | | |
| C | | X | |
| 1 | | | |
| D | | | |
| E | | X | |
| 1 | | | |
| 2 | | | |
| F | | X | |
| 1 | | | |
| 2 | | | |
| G | | X | |
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |
| H | | X | |
| 1 | | | |
| I | X | | |
| J | | X | |
| K | | X | |
| L | | X | |
| M | | X | |
| N | | X | |
| O | | X | |
| P | | | |
| Q | X | | |
| 1 | | | |

This section must be completed for each item that will, or may, be sold with the property. The fact that an item is listed does not mean it is included in the Agreement of Sale. Terms of the Agreement of Sale negotiated between Buyer and Seller will determine which items, if any, are included in the purchase of the Property.

- (A) Electric garage door opener. Number of transmitters: 2
1. Are the transmitters in working order?
(B) Keyless entry?
1. Is the system in working order?
(C) Smoke detectors? How many? _____
1. Location of smoke detectors: _____
(D) Carbon Monoxide and/or other detectors? Identify other types of detectors, if applicable, and their location(s): _____
(E) Security Alarm system?
1. If "yes," is system owned?
2. Is system leased? If system is leased, please provide lease information: _____
(F) Lawn sprinkler system?
1. Number of sprinklers: _____ Automatic timer?
2. Is the system in working order?
(G) Swimming Pool?
1. Is it in ground?
2. Is it out of ground?
3. Other (please explain): _____
4. Pool heater?
5. In working order?
6. Pool cover?
7. List all pool equipment: _____
(H) Spa/Hot Tub/Whirlpool Tub/Other similar equipment? Explain: _____
1. Are there covers available?
(I) Refrigerator?
(J) Range/Oven?
(K) Microwave?
(L) Convection Oven?
(M) Dishwasher?
(N) Trash Compactor?
(O) Garbage Disposal?
(P) Freezer?
(Q) Are the items in this sections (H) - (P) in working order? If "no," please explain: _____

1. Please also identify the location if these items are not in the kitchen. _____

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A WEST PENN MULTI-LIST, INC. SELLER DISCLOSURE FORM
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Seller Initials JLA

N J H

WPML SELLER DISCLOSURE STATEMENT

Buyer Initials _____

Page 6WPML LISTING #
05/2022 REVISED**16. OTHER EQUIPMENT AND APPLIANCES WHICH MAY BE INCLUDED IN SALE (COMPLETE WHERE APPLICABLE) (continued):**

| | Yes | No | Unk | |
|----|-----|----|-----|--|
| R | | X | | (R) Washer? |
| 1 | | | | 1. Is it in working order? |
| S | | X | | (S) Dryer? |
| 1 | | | | 1. Is it in working order? |
| T | | X | | (T) Intercom system? |
| 1 | | | | 1. Is it in working order? |
| U | | X | | (U) Ceiling fans? Number of ceiling fans _____ |
| 1 | | | | 1. Are they working order? |
| 2 | | | | 2. Location of ceiling fans: _____ |
| V | | X | | (V) Awnings? |
| W | | | | (W) Attic Fan(s) |
| X | | X | | (X) Exhaust Fans? |
| Y | | X | | (Y) Storage Shed? |
| Z | | X | | (Z) Deck? |
| AA | | X | | (AA) Any type of invisible animal fence? |
| BB | | X | | (BB) Satellite dish? |
| CC | | | | (CC) Describe any equipment, appliance or items not listed above: _____ |
| DD | | | | (DD) Are any items in this section in need of repair or replacement? If "yes," please explain: _____ |

17. LAND (SOILS, DRAINAGE, SINKHOLES, AND BOUNDARIES)

| | Yes | No | Unk | |
|---|-----|----|-----|--|
| A | | X | | (A) Are you aware of any fill or expansive soil on the Property? |
| B | | X | | (B) Are you aware of any sliding, settling, earth movement, upheaval, subsidence, or earth stability problems that have occurred on or that affect the Property? |
| C | | X | | (C) Are you aware of any existing or proposed mining, strip mining, or any other excavations that might affect this Property? |
| D | X | | | (D) Do you currently have a flood insurance policy on this property? |

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 INFORMATION ON MINE SUBSIDENCE INSURANCE ARE AVAILABLE THROUGH:

DEPARTMENT OF ENVIRONMENTAL PROTECTION, MINE SUBSIDENCE INSURANCE FUND, 25 TECHNOLOGY DRIVE, CALIFORNIA TECHNOLOGY PARK, COAL CENTER, PA 15423, 1-800-922-1678 OR 724-769-1100.

| | Yes | No | Unk | |
|---|-----|----|-----|--|
| E | | X | | (E) To your knowledge, is the Property, or part of it, located in a flood zone or wetlands area? |
| F | | X | | (F) Do you know of any past or present drainage or flooding problems affecting the Property or adjacent properties? |
| G | | X | | (G) Do you know of encroachments, boundary line disputes, rights of way, or easements? |
| H | | X | | (H) Are you aware of any shared or common areas (i.e., driveways, bridges, docks, walls, etc.) or maintenance agreements? |
| I | X | | | (I) Do you have an existing survey of the Property? |
| J | X | | | If "yes," has the survey been made available to the Listing Real Estate Broker? |
| K | | | | (J) Does the Property abut a public road? |
| L | | X | | If not, is there a recorded right-of-way and maintenance agreement to a public road? |
| M | | X | | (K) Is the Property, or a portion of it, preferentially assessed for tax purposes or subject to limited development rights? |
| N | | X | | If "yes," check all that apply: |
| O | | X | | 1. Farmland and Forest Land Assessment Act - 72 P.S. § 5490.1 et seq. (Clean and Green Program) |
| P | | | | 2. Open Space Act - 16 P.S. § 11941 et seq. |
| 1 | | | | 3. Agricultural Area Security Law - 3 P.S. § 901 et seq. (Development Rights) |
| 2 | | | | 4. Other: _____ |
| 3 | | | | (L) Has the property owner(s) attempted to secure mine subsidence insurance? |
| 4 | | | | (M) Has the property owner(s) obtained mine subsidence insurance? Details: _____ |
| L | | X | | (N) Are you aware of any sinkholes that have developed on the property? |
| M | | X | | (O) Do you know the location and condition of any basin, pond, ditch, drain, swell, culvert, pipe, or other man-made feature of land that temporarily or permanently conveys or manages stormwater for the property? |
| N | | X | | (P) If the answer to subparagraph (O) above is "yes:" |
| O | | | | 1. Is the owner of the property responsible for the ongoing maintenance of the stormwater facility? |
| P | | | | 2. Is the maintenance responsibility with another person or entity? |
| 1 | | | | |
| 2 | | | | |

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Buyer Initials _____

Page 7WPML LISTING #
05/2022 REVISED**17. LAND (SOILS, DRAINAGE, SINKHOLES, AND BOUNDARIES) (continued)**

| | Yes | No | Unk |
|---|-----|----|-----|
| Q | | | |

(Q) If the maintenance responsibility referenced in subparagraph (P) above is with another person or entity, please identify that person or entity by name and address, and also identify any documents the Owner believes establish this maintenance responsibility.

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. Explain any "yes" answers in this section: _____

18. HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES

| | Yes | No | Unk | N/A |
|---|-----|----|-----|-----|
| A | | X | | |
| B | | X | | |
| C | | X | | |
| D | | X | | |
| E | | X | | |
| F | | X | | |
| G | | X | | |
| H | | X | | |

Explain any "yes" answers with specific information on the location of the problem/issue and a description of any repair efforts, including a description of the repair(s) and the date(s) the repair(s) were attempted, or attach a more detailed summary.

(A) Are you aware of any underground tanks (other than home heating fuel or septic tanks disclosed above)?

(B) Are you aware of any past or present hazardous substances present on the Property (structure or soil) such as, but not limited to, asbestos or polychlorinated biphenyls (PCBs), etc.?

(C) Are you aware of sewage sludge (other than commercially available fertilizer products) being spread on the property, or have you received written notice of sewage sludge being spread on an adjacent property?

(D) Are you aware of any tests for mold, fungi, or indoor air quality in the Property?

(E) Other than general household cleaning, have you taken any efforts to control or remediate mold or mold-like substances in the property?

(F) Are you aware of any dumping on the Property?

(G) Are you aware of the presence of an environmental hazard or biohazard on your property or any adjacent property?

(H) Are you aware of any tests for radon gas that have been performed in any buildings on the Property?

DATE

TYPE OF TEST

RESULTS (picocuries/liter or working levels)

NAME OF TESTING SERVICE

| | Yes | No | Unk | N/A |
|---|-----|----|-----|-----|
| I | | | | |

DATE INSTALLED

TYPE OF SYSTEM

PROVIDER

(I) Are you aware of any radon removal system on the Property?

If "yes," list date installed and type of system, and whether it is in working order below:

WORKING ORDER

Yes No

| | Yes | No | Unk | N/A |
|---|-----|----|-----|-----|
| J | | | | |
| 1 | | | | |
| K | | X | | |
| 1 | | X | | |
| L | | X | | |
| M | | X | | |

(J) If Property was constructed, or if construction began before 1978, you must disclose any knowledge of lead-based paint on the Property. Are you aware of any lead-based paint or lead-based paint hazards on the Property?

1. If "yes," explain how you know of them, where they are, and the condition of those lead-based paint surfaces:

(K) If Property was constructed, or if construction began before 1978, you must disclose any reports or records of 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?

1. If "yes," list all available reports and records: _____

(L) Are you aware of testing on the Property for any other hazardous substances or environmental concerns?

(M) Are you aware of any other hazardous substances or environmental concerns that might impact upon the property?

Explain any "yes" answers in this section: _____

Details: _____

Note to Buyer: Individuals may be affected differently, or not at all, by mold contamination, lead-based paint, or other environmental concerns. If mold contamination, indoor air quality, lead-based paint, or any other type of environmental issue is a concern, Buyers are encouraged to engage the services of a qualified professional to do testing. Information on environmental issues 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.

19. CONDOMINIUM AND OTHER HOMEOWNER ASSOCIATIONS (COMPLETE ONLY IF APPLICABLE)

| | Yes | No | Unk |
|---|-----|----|-----|
| A | | | |
| 1 | | X | |
| 2 | | X | |
| 3 | | X | |
| 4 | | X | |

(A) Please indicate whether the property is part of a:

1. Condominium Association

2. Cooperative Association

3. Homeowners Association or Planned Community

4. Other: If "other," please explain: _____

NOTICE TO BUYER: Notice regarding condominiums, cooperatives, and homeowners' associations: According to Section 3407 of the Uniformed Condominium Act (68 Pa.C.S. §3407) (Relating to resales of units) and 68 Pa. C.S. §4409 (Relating to resales of cooperative interests) and Section 5407 of the Uniform Planned Community Act (68 Pa.C.S.A. 5407), a Buyer of a resale Unit must receive a Certificate of Resale issued by the Association. The Buyer will have the option of canceling the Agreement with return of all deposit moneys until the Certificate has been provided to the Buyer and for five days thereafter or until conveyance, whichever occurs first. The Seller must be sure the Buyer receives a Resale Certificate. In addition, 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 in the condominium, cooperative, or planned community. Buyers may be responsible for capital contributions, initiation fees, or similar one-time fees in addition to regular monthly 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 (5) days thereafter or until conveyance, whichever occurs first.

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Seller Initials SKH


Buyer Initials _____

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19. CONDOMINIUM AND OTHER HOMEOWNER ASSOCIATIONS (COMPLETE ONLY IF APPLICABLE) (continued)

| B | Yes | No | Unk |
|---|-----|-------------------------------------|-----|
| 1 | | <input checked="" type="checkbox"/> | |
| 2 | | <input checked="" type="checkbox"/> | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |

(B) Damages/Fees/Miscellaneous Other

1. Do you know of any defect, damage or problem with any common elements or common areas which could affect their value or desirability?
2. Do you know of any condition or claim which may result in an increase in assessments or fees?
3. What are the current fees for the Association(s)? _____
4. Are the Association fees paid: Monthly ☐ Quarterly ☐ Annually ☐ Other ☐
5. Are there any services or systems that the Association or Community is responsible for supporting or maintaining?
6. Is there a capital contribution or initiation fee? If so, how much is said fee? _____

If your answer to any of the above is "yes," please explain each answer: _____

20. MISCELLANEOUS

| | Yes | No | Unk |
|---|-----|-------------------------------------|-----|
| A | | <input checked="" type="checkbox"/> | |
| B | | <input checked="" type="checkbox"/> | |
| C | | <input checked="" type="checkbox"/> | |
| D | | <input checked="" type="checkbox"/> | |
| E | | <input checked="" type="checkbox"/> | |
| F | | <input checked="" type="checkbox"/> | |

Explain any "yes" answers with specific information on the location of the problem/issue and a description of any repair efforts, including a description of the repair(s) and the date(s) the repair(s) were attempted, or attach a more detailed summary.

- (A) Are you aware of any existing or threatened legal action affecting the Property?
- (B) Do you know of any violations of federal, state, or local laws or regulations relating to this Property?
- (C) Are you aware of any public improvement, condominium, or homeowner association assessments against the Property that remain unpaid or of any violations of zoning, housing, building, safety, or fire ordinances that remain uncorrected?
- (D) Are you aware of any judgment, encumbrances, lien (for example, comaker or equity loan), or other debt against this Property that cannot be satisfied by the proceeds of this sale?
- (E) Are you aware of any reason, including a defect in title, that would prevent you from giving a warranty deed or conveying title to the Property?
- (F) Are you aware of any material defects to the Property, dwelling, or fixtures which are not disclosed elsewhere on this form?

A material defect is an issue/problem with the Property or any portion of it that would have significant adverse impact on the value of the residential real Property or that INVOLVES AN UNREASONABLE RISK TO PEOPLE ON THE LAND. The fact that a structural element, system, or subsystem is near, at, or beyond the normal useful life of such structural element, system, or subsystem is not by itself a material defect.

| | | | |
|---|--|-------------------------------------|--|
| G | | <input checked="" type="checkbox"/> | |
| H | | <input checked="" type="checkbox"/> | |
| I | | <input checked="" type="checkbox"/> | |
| J | | <input checked="" type="checkbox"/> | |

(G) Are you aware if the sale of this property would be subject to the provisions of the Foreign Investment in Real Property Tax Act, 26 U.S.C. §1445, as may be amended, which provides that a Buyer must withhold ten (10%) percent of the amount realized by a foreign Seller from the sale of an interest in U.S. Real Property? If the Seller is a foreign person and the Buyer fails to withhold this amount, the Buyer may be held liable for the tax.

(H) Are you aware of any historic preservation restriction or ordinance or archeological designation associated with the Property?

(I) Are you aware of any insurance claims filed relating to the Property?

(J) Is there any additional information that you feel you should disclose to a prospective Buyer because it may materially and substantially affect the value or desirability of the Property, e.g. zoning violation, set-back violations, zoning changes, road changes, pending land use appeals, pending municipal improvements, pending tax assessment appeals, etc.?

If any answer in this section is "yes," explain in detail: _____

| | | | |
|---|--|-------------------------------------|--|
| K | | <input checked="" type="checkbox"/> | |
| L | | <input checked="" type="checkbox"/> | |

(K) Have you ever attempted to obtain insurance of any nature for the property and were rejected?

(L) Are you aware of a lease of the oil, gas, or mineral rights being agreed to for this particular property?

Explain any "yes" answers by including specific information concerning the lease agreement(s) as well as the lease terms: _____

| | | | |
|---|--|-------------------------------------|--|
| M | | <input checked="" type="checkbox"/> | |
| N | | <input checked="" type="checkbox"/> | |
| O | | <input checked="" type="checkbox"/> | |

(M) Are you aware if any drilling has occurred on this property?

(N) Are you aware if any drilling is planned for this property?

(O) Are you aware if any drilling has occurred or is planned to occur on nearby property?

If the answer is "yes" to any of these items, please explain: _____

| P | Yes | No | Unk |
|---|-----|-------------------------------------|-----|
| 1 | | <input checked="" type="checkbox"/> | |
| 2 | | <input checked="" type="checkbox"/> | |
| 3 | | <input checked="" type="checkbox"/> | |
| 4 | | <input checked="" type="checkbox"/> | |
| 5 | | <input checked="" type="checkbox"/> | |
| 6 | | <input checked="" type="checkbox"/> | |

(P) Are you aware of the transfer, sale, and/or lease of any of the following property rights, whether said transfer was by you or a prior Owner of the property?

1. Natural Gas
2. Coal
3. Oil
4. Timber
5. Other minerals or rights such as hunting rights, quarrying rights, or farming rights
6. Have you been approached by an Oil & Gas Company to lease your OGM rights?

If "yes," please provide the name of the company: _____

If the answer is "yes" to any of these items, please explain: _____

| | | | |
|---|-------------------------------------|--|--|
| Q | <input checked="" type="checkbox"/> | | |
|---|-------------------------------------|--|--|

(Q) Does this property currently have access to internet service?

If so, please identify the current internet provider for this property: _____

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Seller Initials JCH**WPML SELLER DISCLOSURE STATEMENT**

Buyer Initials _____

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Buyer(s) acknowledge their right to investigate any of the rights or issues described within this Seller Disclosure Statement prior to signing or entering into the Agreement of Sale. The Buyer(s) acknowledge they have the option or right to investigate the status of any of the property rights by, among other means, obtaining a title examination of unlimited years, engaging legal counsel, conducting a search of the public records in the County Office of the Recorder of Deeds and elsewhere. Buyer(s) also expressly acknowledge the right to investigate the terms of any existing Leases to determine if the Buyer may be subject to the terms of these Leases.

21. COMPLIANCE WITH REAL ESTATE SELLER DISCLOSURE LAW

In Pennsylvania, a Seller is required to satisfy the requirements of the Real Estate Seller Disclosure Law. These requirements are generally described in the notice found on the first page of this document. This law requires the Seller in a residential transfer of real estate to make certain disclosures regarding the property to potential Buyers. The notice is to be provided in a form defined by law and is required before an agreement of sale is signed. The law defines a residential real estate transfer as a sale, exchange, installment sales contract, lease with an option to buy, grant, or other transfer of an interest in real property where not less than one (1) and not more than four (4) residential dwelling units are involved. In transactions involving a condominium, homeowners association, or cooperative, the disclosure is to specifically refer to the Seller's Unit. Disclosure regarding common areas or facilities within such associations are not specifically required in this Disclosure Statement. However, compliance with the requirements that govern the resale of condominium, homeowner association, and cooperative interests is required as defined by the Uniform Condominium Act of Pennsylvania, the Uniform Planned Community Act of Pennsylvania, and/or the Real Estate Cooperative Act as such Act may be amended.

Seller(s) shall attach additional sheets to this Disclosure Statement if additional space is required for their answer to any section herein and these sheets are considered part of this Disclosure Statement. The undersigned Seller(s) represents that the information set forth in this Disclosure Statement is accurate and complete to the best of the Seller's knowledge. The Seller hereby authorizes the Listing Broker to provide this information to prospective Buyers of the Property and to other real estate agents. **THE SELLER ALONE IS RESPONSIBLE FOR THE COMPLETION AND ACCURACY OF THE INFORMATION CONTAINED IN THIS STATEMENT. The Broker, Agent, and/or West Penn Multi-List, Inc. are not responsible for the information contained herein. THE SELLER SHALL CAUSE THE BUYER TO BE NOTIFIED IN WRITING OF ANY INFORMATION SUPPLIED ON THIS FORM WHICH IS RENDERED INACCURATE BY A CHANGE IN THE CONDITION OF THE PROPERTY FOLLOWING THE COMPLETION OF THIS FORM. THE SELLER SHALL PROMPTLY NOTIFY THE BUYER OF ANY SUCH CHANGES IN THE CONDITION OF THE PROPERTY.**

West Penn Multi-List, Inc. has not participated, in any way, in providing information in this statement. Seller is responsible to complete this form in its entirety. Every Seller signing a Listing Contract must sign this statement.

SELLER J.C. Horrell President DATE _____
J.C. Horrell Builder INC
 SELLER [Signature] VP 09/09/25 DATE _____
 SELLER _____ DATE _____

EXECUTOR, ADMINISTRATOR, TRUSTEE, COURT APPOINTED GUARDIAN, RECORDED POWER OF ATTORNEY*

The undersigned has never occupied the Property and lacks the personal knowledge necessary to complete this Disclosure Statement.

DATE _____

DATE _____
 Please indicate capacity/title of person signing and include documentation.

CORPORATE LISTING

The undersigned has never occupied the Property. Any information contained in this Disclosure Statement was obtained from third-party sources and Buyer should satisfy himself or herself as to the condition of the Property.

DATE _____
 Please indicate capacity/title of person signing and include documentation.

RECEIPT AND ACKNOWLEDGEMENT BY BUYER

The undersigned Buyer acknowledges receipt of this Disclosure Statement and that the representations made herein have solely been made by the Seller(s). The Buyer acknowledges that this statement is not a warranty and that, unless stated otherwise in the sales contract, the Buyer is purchasing this Property in its present condition. It is the Buyer's responsibility to satisfy himself or herself as to the condition of the Property. The Buyer may request that the Property be inspected, at the Buyer's expense and by qualified professionals, to determine the condition of the structure or its components.

BUYER _____ DATE _____
 BUYER _____ DATE _____
 BUYER _____ DATE _____

* The undersigned has never occupied the property and lacks personal knowledge necessary to complete this Seller Disclosure. However, in the event that the individual completing this form does have such knowledge necessary to complete the form, this fact should be disclosed and the form completed. Individuals holding a Power of Attorney must complete this document based upon the Principal's knowledge. If the Principal is unable to complete the form, an Addendum should be completed and attached to explain the circumstances. The holder of the Power of Attorney must disclose defects of which they have knowledge.

COMMERCIAL PROPERTY INFORMATION SHEET

CPI

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

1 **PROPERTY** 423 Wilpen Road, Ligonier, PA 15658

2

3 **OWNER** J.C Horrell Builder INC

4 Owner is providing information to help Broker market the Property. This Statement is **not a substitute for any inspections or warranties**

5 **that a buyer may wish to obtain.** This Statement is not a warranty of any kind by Owner or a warranty or representation by any listing

6 real estate broker (Agent for Owner), any real estate broker, or their agents.

7 **Property Type:** ☐ Office ☐ Retail ☒ Industrial ☐ Multi-family ☐ Land ☐ Institutional

8 ☐ Hospitality ☐ Other: commercial

9 **1. OWNER'S EXPERTISE** Owner does not possess expertise in contracting, engineering, environmental assessment, architecture, or

10 **other areas related to the construction and conditions of the Property and its improvements, except as follows:** I do

11 I am a builder did improvements to property

12 **2. OCCUPANCY** Do you, Owner, currently occupy the Property? ☒ Yes ☐ No

13 If no, when did you last occupy the Property? _____

14 **3. DESCRIPTION**

15 (A) Land Area: 1.1 ALCS

16 (B) Dimensions: _____

17 (C) Shape: _____

18 (D) Building Square Footage: 4950

19 **4. PHYSICAL CONDITION**

20 (A) Age of Property: 110 yrs Additions: 60 yrs

21 (B) Roof

22 1. Age of roof(s): ? ☐ Unknown part I added on trussed

23 2. Type of roof(s): _____ 4 yrs

24 3. Has the roof been replaced or repaired during your ownership? ☒ Yes ☐ No

25 4. Has the roof ever leaked during your ownership? ☐ Yes ☐ No

26 5. Do you know of any problems with the roof, gutters, or downspouts? ☐ Yes ☐ No

27 Explain any yes answers you give in this section: _____

28

29

30 (C) Structural Items, Basements and Crawl Spaces

31 1. Are you aware of any water leakage, accumulation, or dampness in the building or other structures? ☒ Yes ☐ No

32 2. Does the Property have a sump pump? ☒ Yes ☐ No

33 3. Do you know of any repairs or other attempts to control any water or dampness problem in the building or other structures?

34 ☐ Yes ☒ No

35 4. Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, floors, or

36 other structural components? ☐ Yes ☒ No

37 Explain any yes answers that you give in this section, describing the location and, if applicable, the extent of the problem and the

38 date and person by whom any repairs were done, if known: sump pump for a 110 yr old

39 stone foundation in small basement which really isn't

40 even used

41 (D) Mechanical Systems

42 1. Type of heating: ☒ Forced Air ☐ Hot Water ☐ Steam ☐ Radiant

43 ☐ Other: _____

44 2. Type of heating fuel: ☐ Electric ☐ Fuel Oil ☐ Natural Gas ☒ Propane (on-site) ☐ Central Plant

45 ☐ Other types of heating systems or combinations: _____

46 3. Are there any chimneys? ☒ Yes ☐ No If yes, how many? 1

47 Are they working? ☒ Yes ☐ No When were they last cleaned? ?

48 4. List any buildings (or are as in any buildings) that are not heated: 3 garage bays

49

50 5. Type of water heater: ☒ Electric ☐ Gas ☐ Oil Capacity: _____

51 ☐ Other: _____

52 **Buyer Initials:** _____

CPI Page 1 of 7

Owner Initials: JCH

Authentic
NJH



Pennsylvania
Association of
Realtors®

Ligonier, 115 South Market Ligonier PA 15658
John McCaffrey

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Phone: (412) 367-1170

Fax:

www.lwolf.com

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10/04

6. Type of plumbing: ☒ Copper ☐ Galvanized ☐ Lead ☐ PVC ☐ Unknown
☐ Other: Pex
7. Are you aware of any problems with plumbing or heating systems or fixtures on the Property? ☐ Yes ☒ No
 If yes, explain: _____
8. Type of air conditioning: ☐ Central Electric ☐ Central Gas ☒ Wall ☐ None Capacity: _____
 List any buildings (or areas of any buildings) that are not air conditioned: _____
9. Type of electric service: _____ AMP ☐ 220 Volt ☒ 3-phase ☐ 1-phase ☐ KVA: _____
☐ Other: _____
 Transformers: _____ Type: _____
 Are you aware of any problems or repairs needed in the electrical system? ☐ Yes ☒ No If yes, explain: _____
10. Are you aware of any problems with any item in this section that has not already been disclosed? ☐ Yes ☐ No
 If yes, explain: _____

(E) Site Improvements

1. Are you aware of any problems with storm-water drainage? ☐ Yes ☒ No
2. Are you aware of any past or present problems with driveways, parking areas, sidewalks, curbs, other paved surfaces, or retaining walls on the Property? ☐ Yes ☒ No
3. Explain any yes answers that you give in this section, describing the location and, if applicable, the extent of the problem and the date and person by whom any repairs were done, if known: _____

(F) Other Equipment

1. Exterior Signs: ☐ Yes ☒ No How many? _____ Number Illuminated: _____
2. Elevators: ☐ Yes ☒ No How many? _____ ☐ Cable ☐ Hydraulic rail
 Working order? ☐ Yes ☐ No Certified through (date) _____
 Date last serviced _____
3. Skylights: ☐ Yes ☒ No How many? _____
4. Overhead Doors: ☒ Yes ☐ No How many? 5 Size: 12x16 3 9x8 1 8x16
5. Loading Docks: ☐ Yes ☒ No How many? _____ Levelers: ☐ Yes ☐ No
6. At grade doors: ☐ Yes ☐ No How many? _____
7. Are you aware of any problems with the equipment listed in this section? ☐ Yes ☒ No
 If yes, explain: _____

(G) Fire Damage

1. To your knowledge, was there ever a fire on the Property? ☐ Yes ☒ No
2. Are you aware of any unrepaired fire damage to the Property and any structures on it? ☐ Yes ☒ No
 If yes, explain location and extent of damage: _____

- (H) Are you aware of any problems with water and sewer lines servicing the Property? ☐ Yes ☒ No
 If yes, explain: _____

(I) Alarm/Safety Systems

1. Fire: ☐ Yes ☒ No In working order? ☐ Yes ☐ No
 If yes, connected to: Fire Department ☐ Yes ☐ No Monitoring Service: ☐ Yes ☐ No
2. Fire extinguishers: ☐ Yes ☒ No
3. Smoke: ☐ Yes ☒ No In working order? ☐ Yes ☐ No
4. Sprinkler: ☐ Yes ☒ No Inspected/certified? ☐ Yes ☐ No
☐ Wet ☐ Dry Flow rate: _____
5. Security: ☐ Yes ☒ No In working order? ☐ Yes ☐ No
 If yes, connected to: Police Department ☐ Yes ☐ No Monitoring Service ☐ Yes ☐ No
6. Are there any areas of the Property that are not serviced by the systems in this section? ☐ Yes ☐ No
 If yes, explain: _____

Buyer Initials: _____

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Owner Initials: JCH



5. ENVIRONMENTAL

(A) Soil Conditions

1. Are you aware of any fill or expansive soil on the Property? ☐ Yes ☒ No
If yes, were soil compaction tests done? ☐ Yes ☐ No If yes, by whom? _____
 2. Are you aware of any sliding, settling, earth movement, upheaval, subsidence, or earth stability problems that have occurred on or affect the Property? ☐ Yes ☒ No
 3. Are you aware of any existing or proposed mining, strip-mining, or any other excavations that might affect the Property? ☐ Yes ☒ No
- Explain any yes answers you give in this section: _____

(B) Hazardous Substances

1. Are you aware of the presence of any of the following on the Property?
Asbestos material: ☐ Yes ☒ No
Formaldehyde gas and/or ureaformaldehyde foam insulation (UFFI): ☐ Yes ☒ No
Discoloring of soil or vegetation: ☐ Yes ☒ No
Oil sheen in wet areas: ☐ Yes ☒ No
Contamination of well or other water supply: ☐ Yes ☒ No
Proximity to current or former waste disposal sites: ☐ Yes ☒ No
Proximity to current or former commercial or industrial facilities: ☐ Yes ☒ No
Proximity to current, proposed, or former mines or gravel pits: ☐ Yes ☒ No
Radon levels above 4 pico curies per liter: ☐ Yes ☒ No
Use of lead-based paint: ☐ Yes ☒ No
Note: If Property contains a residence with one to four dwelling units, and the structure was constructed, or construction began, before 1978, you must disclose any knowledge of lead-based paint and any reports and/or records of lead-based paint on the Property.
Are you aware of any lead-based paint or lead-based paint hazards on the Property? ☐ Yes ☒ No
If yes, explain how you know of it, where it is, and the condition of those lead-based paint surfaces: _____

Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on the Property? ☐ Yes ☒ No
If yes, list all available reports and records: _____

2. To your knowledge, has the Property been tested for any hazardous substances? ☐ Yes ☒ No
3. Are you aware of any storage tanks on the Property? ☐ Yes ☒ No ☐ Aboveground ☐ Underground
Total number of storage tanks on the Property: _____ Aboveground _____ Underground
Are all storage tanks registered with the Pennsylvania Department of Environmental Protection? ☐ Yes ☐ No
If no, identify any unregistered storage tanks: _____
Has any storage tank permit ever been revoked pursuant to a federal or state law regulating storage tanks? ☐ Yes ☐ No
Have you ever been ordered to take corrective action by a federal or state agency citing a release, or danger of release, from a storage tank? ☐ Yes ☒ No
Do methods and procedures exist for the operation of tanks and for the operator's/owner's maintenance of a leak detection system, an inventory control system, and a tank testing system? ☐ Yes ☐ No Explain: _____
Has there been any release or any corrective action taken in response to a release from any of the storage tanks on the Property? ☐ Yes ☐ No
If yes, have you reported the release to and corrective action to any governmental agency? ☐ Yes ☐ No
Explain: _____
4. Do you know of any other environmental concerns that may have an impact on the Property? ☐ Yes ☒ No
Explain any yes answers you give in this section: _____

Buyer Initials: _____

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Owner Initials: JCH NJH

(C) Wood Infestation

1. Are you aware of any termites/wood-destroying insects, dry rot, or pests affecting the Property? ☐ Yes ☒ No
 2. Are you aware of any damage to the Property caused by termites/wood-destroying insects, dryrot, or pests? ☐ Yes ☒ No
 3. Is the Property currently under contract by a licensed pest control company? ☐ Yes ☒ No
 4. Are you aware of any termite/pest control reports or treatments for the Property in the last five years? ☐ Yes ☒ No
- Explain any yes answers you give in this section: _____

(D) Natural Hazards/Wetlands

1. To your knowledge, is this Property, or part of it, located in a flood zone or wetlands area? ☐ Yes ☒ No
 2. Do you know of any past or present drainage or flooding problems affecting the Property? ☐ Yes ☒ No
 3. To your knowledge, is this Property, or part of it, located in an earthquake or other natural hazard zone? ☐ Yes ☒ No
- Explain any yes answers you give in this section: _____

6. UTILITIES

(A) Water

1. What is the source of your drinking water? ☒ Public ☐ Community System ☐ Well on Property
☐ Other: _____
2. If the Property's source of water is not public:
When was the water last tested? _____
What was the result of the test? _____
Is the pumping system in working order? ☐ Yes ☐ No
If no, explain: _____
3. Is there a softener, filter, or other purification system? ☐ Yes ☒ No
If yes, is the system: ☐ Leased ☐ Owned
4. Are you aware of any problems related to the water service? ☐ Yes ☒ No
If yes, explain: _____

(B) Sewer/Septic

1. What is the type of sewage system? ☐ Public Sewer ☐ Community Sewer ☒ On-site (or Individual) sewage system
If on-site, what type? ☐ Cesspool ☒ Drainfield ☐ Unknown
☐ Other (specify): _____
2. Is there a septic tank on the Property? ☒ Yes ☐ No ☐ Unknown
If yes, what is the type of tank? ☐ Metal/steel ☒ Cement/concrete ☐ Fiberglass ☐ Unknown
☐ Other (specify): _____
3. When was the on-site sewage disposal system last serviced? 10 months ago
4. Is there a sewage pump? ☐ Yes ☒ No
If yes, is it in working order? ☐ Yes ☐ No
5. Are you aware of any problems related to the sewage system? ☐ Yes ☒ No
If yes, explain: _____

(C) Other Utilities

The Property is serviced by the following: ☐ Natural Gas ☒ Electricity ☒ Telephone
☐ Other: _____

7. TELECOMMUNICATIONS

- (A) Is a telephone system included with the sale of the Property? ☐ Yes ☒ No
If yes, type: _____
- (B) Are ISDN lines included with the sale of the Property? ☐ Yes ☐ No
- (C) Is the Property equipped with satellite dishes? ☐ Yes ☒ No
If yes, how many? _____
Location: _____
- (D) Is the Property equipped forcable TV? ☐ Yes ☐ No
If yes, number of hook-ups: _____
Location: cable is available
- (E) Are there fiber optics available to the Property? ☐ Yes ☐ No Is the building wired for fiber optics? ☐ Yes ☐ No
Does the Property have T1 or other capability? ☐ Yes ☐ No

224 Buyer Initials: _____

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Owner Initials: _____

JCH NJH

8. GOVERNMENTAL ISSUES/ZONING/USE/CODES

(A) Compliance, Building Codes & OSHA

1. Do you know of any violations of federal (including ADA), state, or local laws or regulations relating to this Property? ☐ Yes ☒ No
2. Do you know of any violations of building codes or municipal ordinances concerning this Property? ☐ Yes ☒ No
3. Do you know of any health, fire, or safety violations concerning this Property? ☐ Yes ☒ No
4. Do you know of any OSHA violations concerning this Property? ☐ Yes ☒ No
5. Do you know of any improvements to the Property that were done without building or other required permits? ☐ Yes ☒ No

Explain any yes answers you give in this section: _____

(B) Condemnation or Street Widening

1. To your knowledge, is the Property located in an area where public authorities are contemplating proceedings for highway, thoroughfare, rail, or utility construction, a redevelopment project, street widening or lighting, or other similar public projects? ☐ Yes ☒ No
- If yes, explain: _____

(C) Zoning

1. The Property is currently zoned _____ by the (county, ZIP) 15658
 2. Current use is: ☐ conforming ☐ non-conforming ☐ permitted by variance ☐ permitted by special exception
 3. Do you know of any pending or proposed changes in zoning? ☐ Yes ☒ No
- If yes, explain: _____

(D) Is there an occupancy permit for the Property? ☐ Yes ☒ No

(E) Is there a Labor and Industry Certificate for the Property? ☐ Yes ☒ No

If yes, Certificate Number is: _____

(F) Is the Property a designated historic or archeological site? ☐ Yes ☒ No

If yes, explain: _____

9. LEGAL/TITLE ISSUES

- (A) Are you aware of any encroachments or boundary line disputes regarding the Property? ☐ Yes ☒ No
- (B) Are you aware of any recorded encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements, licenses, liens, charges, agreements, or other matters which affect the title of the Property? ☐ Yes ☒ No
- (C) Are you aware of any encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements, licenses, liens, charges, agreements, or other matters which affect the title of the Property that have not been recorded in the official records of the county recorder where the Property is located? ☐ Yes ☒ No
- (D) Are you aware of any public improvement, condominium, or owner association assessments against the Property that remain unpaid? ☐ Yes ☒ No
- (E) Are you aware of any existing or threatened action, suit, or government proceeding relating to the Property? ☐ Yes ☒ No
- (F) Are you aware of any reason, including a defect in title, that would prevent you from conveying title to the Property? ☐ Yes ☒ No
- (G) Are you aware of any judgment, encumbrance, lien (for example co-maker or equity loan) or other debt against the Property that cannot be satisfied by the proceeds of this sale? ☐ Yes ☒ No
- (H) Are you aware of any insurance claims filed relating to the Property? ☐ Yes ☒ No

Explain any yes answers you give in this section: _____

10. RESIDENTIAL UNITS

- (A) Is there a residential dwelling unit located on the Property? ☐ Yes ☐ No

If yes, number of residential dwelling units: There is a living space on property

Note: If one to four residential dwelling units are to be sold with, or as part of, the Property, Owner must complete a Seller's Property Disclosure Statement, as required by the Pennsylvania Real Estate Seller's Disclosure Law (68 P.S. §7301 et. seq.).

11. TENANCY ISSUES

- (A) Are you aware of any existing leases, subleases or other tenancy agreements affecting the Property? ☐ Yes ☒ No
- (B) Are there any verbal agreements or understandings with tenants that are not specifically recorded in the lease (e.g., a promise not to increase rent, an implied agreement to let tenant end lease early, a first right of refusal on adjoining space)? ☐ Yes ☒ No
- (C) Are there any tenants for whom you do not currently have a security deposit? ☐ Yes ☒ No
- (D) Are there any tenants who have been 5 or more days late with their rent payment more than once this year? ☐ Yes ☒ No

Buyer Initials: _____

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Owner Initials: JCH NJH

- (E) Are there any tenants who are currently more than 30 days behind in paying rent, cam, or tax charges? ☐ Yes ☐ No
- (F) Are there any tenants who are in default of the lease for other than monetary reasons (e.g., failure to comply with rules, regulations, lease terms, etc.)? ☐ Yes ☒ No
- (G) Are there any tenants that you have reason to believe are likely to fall into default of their lease within the next six months? ☐ Yes ☒ No
- (H) Is there any tenant that you would consider evicting or not offering an opportunity for renewal? ☐ Yes ☒ No
- (I) Are you currently involved in any type of dispute with any tenant? ☐ Yes ☒ No

Explain any yes answers you give in this section, providing names of tenants where applicable. Attach additional sheet if necessary:

12. DOMESTIC SUPPORT LIEN LEGISLATION

Has any Owner, at any time, on or since January 1, 1998, been obligated to pay support under an order that is on record in a domestic relations office in any Pennsylvania county? ☐ Yes ☒ No

If yes, list name and social security numbers of Owner(s) obligated to pay, the county, and the Domestic Relations File or docket number:

13. LAND USE RESTRICTIONS OTHER THAN ZONING

(A) Is the Property, or a portion of it, preferentially assessed for tax purposes under the Farmland and Forest Land Assessment Act (72 P.S. §5490.1 et seq.) (Clean and Green Program)? ☐ Yes ☒ No

Note: An Owner of Property enrolled in the Clean and Green Program must submit notice of the sale and any proposed changes in the use of Owner's remaining enrolled Property to the County Assessor 30 days before the transfer of title to Buyer. The sale of Property enrolled in the Clean and Green Program may result in the loss of program enrollment and the loss of preferential tax assessment for the Property and/or the land of which it is a part and from which it is being separated. Removal from enrollment in the Clean and Green Program may result in the charge of roll-back taxes and interest. A roll-back tax is the difference in the amount of taxes paid under the program and the taxes that would have been paid in the absence of Clean and Green enrollment. The roll-back taxes are charged for each year that the Property was enrolled in the program, limited to the past 7 years.

(B) Is the Property, or a portion of it, preferentially assessed for tax purposes under the Open Space Act (16 P.S. §11941 et seq.) (an Act enabling certain counties of the Commonwealth to covenant with landowners for preservation of land in farm, forest, water supply, or open spaces uses)? ☐ Yes ☒ No

Note: This Act enables counties to enter into covenants with owners of land designated as farm, forest, water supply, or open space land on an adopted municipal, county or regional plan for the purpose of preserving the land as open space. A covenant between the owner and county is binding upon any Buyer of the Property during the period of time that the covenant is in effect (5 or 10 years). Covenants automatically renew at the end of the covenant period unless specific termination notice procedures are followed. When a breach of the covenant occurs, the then-owner is required to pay roll-back taxes and interest. A roll-back tax is the difference in the amount of taxes paid and the taxes that would have been paid in the absence of the covenant. The roll-back taxes are charged for each year that the Property was subject to the covenant, limited to the past 5 years.

(C) Is the Property, or a portion of it, preferentially assessed for tax purposes or enrolled in any program, other than Clean & Green and Open Space, that contains any covenants, subdivision restrictions, or other restrictions affecting the Property? ☐ Yes ☒ No

Explain any yes answers you give in this section:

14. SERVICE PROVIDER/CONTRACTOR INFORMATION

(A) Provide the names, addresses and phone numbers of the service providers for any Maintenance Contracts on the Property (e.g., elevators, other equipment, pest control). Attach additional sheet if necessary:

(B) Provide the names, addresses and phone numbers of the service providers for any Alarm/Safety Contracts on the Property (e.g., security alarm system, sprinkler system, fire/smoke). Attach additional sheet if necessary:

(C) Provide the names, addresses and phone numbers of the service providers for any utilities on the Property (e.g., water, water softener, sewage, on-site sewage service, natural gas, electric, telephone). Attach additional sheet if necessary:

Buyer Initials: _____

CPI Page 6 of 7

Owner Initials: JCH

NJH

343 The undersigned Owner represents that the information set forth in this document is accurate and complete to the best of Owner's
 344 knowledge. Owner permits Broker to share information contained in this document with prospective buyers/tenants and other real
 345 estate licensees. OWNER ALONE IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED IN
 346 THIS STATEMENT. Owner will notify Broker in writing of any information supplied on this form which is rendered inaccurate
 347 by a change in the condition of the Property following completion of this form.

348 OWNER J.C. Horrell President DATE _____
 J.C. Horrell Builder INC
 349 OWNER [Signature] 09/09/25 DATE _____
 350 OWNER _____ DATE _____
 351 BUYER _____ DATE _____
 352 BUYER _____ DATE _____
 353 BUYER _____ DATE _____

**WEST PENN MULTI-LIST, INC. RESIDENTIAL DISCLOSURE FORM FOR
PROPERTIES BUILT PRIOR TO 1978 DISCLOSING INFORMATION ON
LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS**

Rev. 7/2018

PROPERTY ADDRESS: 423 Wilpen Road, Ligonier, PA 15658
(Complete Street, City and ZIP code)

SELLER'S NAME: J.C Horrell Builder INC

**THIS FORM MUST BE COMPLETED FOR ANY PROPERTY BUILT PRIOR TO 1978 AND INITIALED IN EACH BOX
BELOW AS APPROPRIATE**

- A. LEAD WARNING STATEMENT:** Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. 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 of any interest in residential real property is required to provide the Buyer with any information on lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the Buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-paint hazards is recommended prior to purchase.

NOTICE: The inspection referenced herein must be performed by an inspector who is properly certified as required by Federal Law.

B. SELLER'S DISCLOSURE:

1. PRESENCE OF LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS (check one box only):

 / ☐ (a) Known lead-based paint and/or lead-based paint hazards are present in or about the Property (if so, provide the basis for determining that lead-based paint and/or lead-based hazards exist, the location(s), the condition of the painted surfaces, and other available information concerning the Seller's knowledge of the presence of lead-based paint and/or lead-based paint hazards in or about the Property): _____

NJH JCH ☒ (b) Seller has no knowledge of the presence of lead-based paint and/or lead-based paint hazards in or about the Property.

2. RECORDS AND REPORTS AVAILABLE TO SELLER (check one box only):

 / ☐ (a) Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazard in the Property (list documents): _____

NJH JCH ☒ (b) Seller has no records or reports pertaining to lead-based paint and/or lead-based paint hazards in or about the Property.

C. AGENT ACKNOWLEDGEMENT AND CERTIFICATION:

[Signature] Agent/Licensee has informed Seller of Seller's obligations under the Residential Lead-Based Paint Hazard Reduction Act, 42 U.S. §4852(d), and is aware of Agent's responsibility to ensure such compliance. The Agent/Licensee has informed Seller of the obligation to provide the Buyer with a Federally approved pamphlet on lead poisoning prevention and the approved pamphlet has been presented to the Buyer prior to the Buyer signing the Acknowledgement set forth below.

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

BROKER FOR SELLER (Company Name) BHHS-Ligonier

AGENT/LICENSEE Jay McCaffrey

DATE _____

BROKER FOR BUYER (Company Name) _____

AGENT/LICENSEE _____

DATE _____

D. BUYER'S ACKNOWLEDGMENT:

 / Buyer has received the pamphlet *Protect Your Family from Lead in Your Home* and has read the Lead Warning Statement.

 / Buyer has reviewed Seller's disclosure of known lead-based paint and/or lead-based paint hazards and has received the records and reports regarding lead-based paint and/or lead-based paint hazards identified above.

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 premises 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.

E. 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.

[Signature] Prosidal
Seller J.C Horrell Builder INC **Date** 09/09/25

Buyer _____ **Date** _____

Seller _____ **Date** _____

Buyer _____ **Date** _____

[Signature]
Agent Jay McCaffrey **Date** 9/8/25

Agent _____ **Date** _____

OIL, GAS AND MINERAL RIGHTS/INTERESTS ADDENDUM TO AGREEMENT OF SALE OGM

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

1 **PROPERTY 423 Wilpen Road, Ligonier, PA 15658**
 2 **SELLER J.C Horrell Builder INC**
 3 **BUYER**

4 **1. TITLE**

5 Notwithstanding the default language of the Agreement of Sale regarding title to the Property, Seller will not warrant title to any oil,
 6 gas and/or mineral rights/interests regardless of whether they are conveyed, excepted or reserved. Buyer is advised to conduct an
 7 investigation as to the history of the ownership rights/interests and status of the oil, gas and/or mineral rights/interests pertaining to
 8 the Property.

9 **2. TITLE SEARCH CONTINGENCY**

10 (A) Buyer understands and acknowledges that the warranty of title in the Agreement of Sale does not pertain to the oil, gas and/or
 11 mineral rights/interests that have been excepted. Seller will not defend title to these rights/interests and does not covenant that
 12 Buyer will have quiet enjoyment of these rights/interests.

13 (B) A typical title search examines transfers made during the previous sixty years and may not specifically research surface or subsur-
 14 face rights that have been sold or leased by a previous owner. Buyer is advised to ask their title agent about the scope and depth
 15 of the title search performed prior to deciding whether to waive or elect a title search contingency pertaining to oil, gas, mineral
 16 and/or surface rights.

17 (C) Buyer may elect, at Buyer's expense, to conduct an investigation of the history of the ownership rights/interests and status of the
 18 oil, gas and/or mineral rights/interests to the Property to be performed by a properly licensed or otherwise qualified professional.

19 ☐ **WAIVED.** Buyer understands and acknowledges that Seller may not own all oil, gas and/or mineral rights/interests to the
 20 Property and that Buyer has the option to make this Agreement contingent on receiving a certain interest in the oil, gas and/or
 21 mineral rights/interests. **BUYER WAIVES THIS OPTION** and agrees to the **RELEASE** in the Agreement of Sale.

22 ☐ **ELECTED.** Investigation Period: _____ days (60 if not specified) from the Execution Date of the Agreement of Sale.

23 1. **Within the Investigation Period,** Buyer will have completed an investigation of the ownership rights/interests and status
 24 of the oil, gas and/or mineral rights/interests to the Property. Buyer will pay for any and all costs associated with the title
 25 search.

26 2. If the result of the investigation demonstrates terms that are unsatisfactory to Buyer, Buyer will, **within the stated Investigation**
 27 **Period:**

28 a. **Accept the Property** and agree to the **RELEASE** in the Agreement of Sale, OR

29 b. **Terminate the Agreement of Sale** by written notice to Seller, with all deposit monies returned to Buyer according to the
 30 terms contained in the Agreement of Sale, OR

31 c. Enter into a mutually acceptable written agreement with Seller as acceptable to the lender(s), if any.

32 **If Buyer and Seller do not reach a written agreement before the conclusion of the Investigation Period, and Buyer does**
 33 **not terminate the Agreement of Sale by written notice to Seller within that time, Buyer will accept the Property and**
 34 **agree to the terms of the RELEASE in the Agreement of Sale.**

35 **3. EXCEPTION (IF APPLICABLE)**

36 (A) Buyer is aware that the following oil, gas, mineral and/or surface rights/interests have been previously leased, assigned, sold or
 37 otherwise conveyed by Seller or a previous owner of the Property (exceptions) and cannot be transferred to Buyer: _____
 38 _____
 39 _____
 40 _____
 41 _____

42 (B) Buyer acknowledges that Seller may not own 100% of all oil, gas, mineral and/or surface rights/interests to the Property and agrees
 43 that, notwithstanding the default language of the Agreement of Sale regarding title to the Property, Buyer will accept only the
 44 rights/interests and title that Seller is able to convey, free and clear of all other liens, encumbrances, and easements, subject to the
 45 exceptions referenced above.

46 **4. RESERVATION OF RIGHTS/INTERESTS (IF APPLICABLE)**

47 (A) Buyer acknowledges that Seller is reserving and retaining ownership of the following oil, gas and/or mineral rights/interests and
 48 royalties and is not transferring them to Buyer. The rights/interests being reserved and retained by Seller include the right to receive
 49 royalties regarding the same, unless otherwise stated below. This reservation will be executed in its entirety at settlement.

50 ☐ Oil _____

51 ☐ Gas _____

52 ☐ Minerals _____

53 ☐ Coal _____

54 ☐ Other _____

55 **Buyer Initials:** _____

OGM Page 1 of 2

Seller Initials: JCH NJH



Ligonier, 115 South Market Ligonier PA 15658
 John McCaffrey

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 rev. 9/22; rel. 1/23

Phone: (412) 387-1170

Fax:

JC Horrell

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(B) The warranty of title in the Agreement of Sale does not pertain to the oil, gas and/or mineral rights/interests and royalties that have been reserved. Seller will not defend title to these rights/interests or royalties and does not covenant that Buyer will have quiet enjoyment of these rights/interests.

(C) Seller's reservation, if any, does not apply to domestic free gas and surface damage rights/interests, which are set forth below.

(D) If Seller is reserving an interest in any non-excepted oil, gas and/or mineral rights/interests and royalties, within _____ days of the Settlement Date (30 if not specified) Seller will deliver to Buyer the proposed reservation language that will appear in the deed that conveys title to the Property to Buyer for Buyer's review. If this reservation language does not reflect the terms in Paragraph 4(A) above, or if Seller fails to provide the proposed reservation language within the time provided, Seller may be in default of the Agreement of Sale.

(E) Within _____ days (15 if not specified) of receiving Seller's proposed reservation language, or if no reservation language is provided within the stated time, Buyer will notify Seller of Buyer's choice to:

1. Agree to Seller's proposed reservation language, accept the Property, and agree to the RELEASE in the Agreement of Sale, OR
2. Terminate the Agreement of Sale by written notice to Seller with all deposit monies returned to Buyer according to the terms of the Agreement of Sale, OR
3. Enter into a mutually acceptable written agreement with Seller.

If Buyer and Seller do not reach a written agreement during the time stated in this Paragraph, and Buyer fails to respond within the time provided for Buyer's response in Paragraph 4(E) above, or fails to terminate the Agreement of Sale by written notice to Seller within that time, Buyer will accept the Property and agree to the RELEASE in the Agreement of Sale.

(F) If Seller fails to deliver the proposed reservation language as specified in Paragraph 4(D), and Buyer exercises the right to terminate this Agreement as a result, all deposit monies shall be returned to Buyer according to the terms of the Agreement of Sale. Upon termination, Seller will reimburse Buyer for any investigative costs incurred by Buyer to verify the title, status and ownership of the oil, gas and/or mineral rights/interests underlying the Property.

5. SURFACE DAMAGES

In the event Seller is reserving and retaining oil, gas and/or mineral rights/interests as set forth in Paragraph 4(A), then Seller further agrees to convey, assign and/or transfer to Buyer: i) the exclusive right to receive compensation for any and all damages, which include, but are not limited to, pipeline rights-of-way, well pad sites, compressor sites, and standing marketable timber, and ii) any and all surface consent or surface remediation rights set forth in the applicable oil, gas, and/or mineral rights lease, pipeline right-of-way agreement or other surface use agreement pertaining to the Property. A copy of the applicable language of the lease is attached to this Addendum or will be provided to Buyer within _____ days (10 if not specified).

6. DOMESTIC FREE GAS

Seller will convey to Buyer 100% of the domestic free gas rights unless otherwise stated here _____

7. DOCUMENTATION

- ☒ Seller has no documentation pertaining to any written leases, addenda, surface use agreements, pipeline easements, or other documents relating to prior conveyances, assignments, or transfers of the oil, gas and/or mineral rights/interests to the Property.
- ☐ Seller has attached to this Addendum copies of all written oil, gas and/or mineral rights leases, addenda, surface use agreements, pipeline easements, and other documents (e.g., royalty agreements/statements) within Seller's possession having to do with prior conveyances, assignments, or transfers of these rights/interests, as follows: _____

8. ASSIGNMENT OF INTEREST

Buyer, or someone acting on Buyer's behalf, will be responsible for promptly notifying any and all lessees in writing of the assignment of any oil, gas and/or mineral rights/interests to Buyer. This paragraph will survive settlement.

9. ADDITIONAL RESOURCES

(A) For additional information regarding oil, gas and mineral ownership, leasing and transfer in the Commonwealth of Pennsylvania, both parties are encouraged to contact the Pennsylvania Department of Environmental Protection's Bureau of Oil and Gas Management, the Pennsylvania Department of Conservation and Natural Resources, or the Penn State Institute for Natural Gas Research.

(B) Prior to signing this Addendum, both parties are advised to contact legal counsel experienced in oil, gas and/or mineral rights/interests if either has any questions about the transfer of these rights. Broker(s) and/or Licensee(s) will not provide legal advice concerning the ownership status of the oil, gas and/or mineral rights/interests of the Property. Buyer and Seller have been given the opportunity to negotiate the terms of this Agreement, including the reservation of oil, gas and/or mineral rights/interests. All other terms and conditions of the Agreement of Sale remain unchanged and in full force and effect.

BUYER _____

BUYER _____

BUYER _____

SELLER _____

SELLER _____

SELLER _____

DATE _____

DATE _____

DATE _____

DATE _____

DATE _____

DATE _____


COAL, OIL, GAS AND/OR MINERAL INTERESTS/RIGHTS DISCLOSURE STATEMENT

PROPERTY ADDRESS 423 Wilpen Road, Ligonier, PA 15658
 OWNER(S)/SELLER(S) J.C Horrell Builder INC
 BUYER(S) _____

This form is not a substitute for the West Penn Multi-List, Inc. (WPML) Seller Disclosure Statement, but rather is a supplement to the disclosure forms required by the Pennsylvania Seller Disclosure Law as may be amended. The WPML is not responsible for the information contained herein. This form is to be completed by Seller and thoroughly reviewed by Buyer, and the bottom of each page should be initialed by both Buyer and Seller following this review. Surface and subsurface rights may be transferred together, but sometimes they are transferred separately. Despite the best intentions of Sellers, property owners are often not aware of the precise extent of the coal, oil, gas and/or mineral interests/rights that they may or may not own. The following has been completed by Seller to indicate Seller's knowledge of and intentions about the coal, oil, gas and/or mineral interests and/or rights for the Property. This form is not a substitute for any inspections or warranties that Buyer may wish to obtain. Buyer has the right and opportunity to obtain a complete mineral/oil and gas title search to verify the chain of title of the mineral/oil and gas rights for the subject Property. The responses provided below are given to the best of Seller's knowledge and may not reflect all coal, oil, gas and/or mineral interests/rights for the Property. The statements contained herein are not a warranty of any kind by Seller or a warranty or representation by any listing real estate broker, any selling real estate broker, their licensees or the WPML. Buyer is advised to conduct a full examination of coal, oil, gas and/or mineral interests/rights for the Property.

1. RESERVATION OF COAL, OIL, GAS AND/OR MINERAL INTERESTS/RIGHTS

(A) Seller is reserving the following coal, oil, gas and/or mineral interests/rights as indicated, and such rights are not being transferred to Buyer:

- ☐ Coal _____
☐ Oil _____
☐ Gas _____
☐ Minerals _____
☐ Other _____

This reservation(s) will be executed in its entirety at settlement, unless otherwise indicated.

(B) Seller's reservation does not apply to domestic free gas and surface damage interests/rights, as described herein.

(C) Any warranty of title identified in the Agreement of Sale does not pertain to the coal, oil, gas and/or mineral interests/rights that are reserved by Seller. Seller will not defend title to these interests/rights and does not covenant that Buyer will have quiet enjoyment of these interests/rights.

2. COAL, OIL, GAS AND/OR MINERAL INTERESTS/RIGHTS EXCEPTED

(A) Seller is aware that the following coal, oil, gas, mineral and/or surface rights/interests have been previously leased, sold or otherwise conveyed by Seller or a previous owner of the property (exceptions) as indicated and is not transferring them to Buyer:

- ☐ Coal _____
☐ Oil _____
☐ Gas _____
☐ Minerals _____
☐ Other _____

(B) Buyer acknowledges that Seller's failure to disclose or identify an exception does not establish Buyer is entitled to such interests/rights. It cannot be presumed that Seller's failure to indicate an exception will entitle Buyer to all of those rights/interests. Buyer is advised to conduct a full examination of all coal, oil, gas and/or mineral rights/interests for the Property. Buyer further acknowledges his/her right to obtain a title search and/or to conduct a complete examination of all coal, oil, gas and/or mineral interests/rights for the Property. A typical title search examines transfers made during the previous sixty years and may not specifically research surface or subsurface rights that have been sold or leased by a previous owner. Buyer is advised to ask their title agent about the scope and depth of the title search performed prior to deciding whether to waive or elect a title search contingency pertaining to oil, gas, mineral and/or surface rights.

(C) Buyer acknowledges the warrant of title in the Agreement of Sale does not pertain to the coal, oil, gas and/or mineral interests/rights that have been excepted. Seller will not defend title to these interests/rights and does not covenant that Buyer will have quiet enjoyment of these interests/rights.

(D) Oil, gas and/or mineral rights and interests that have been previously conveyed are commonly transferred numerous times, with or without proper recording or notice, from owner to owner as well as by corporate acquisitions. Buyer understands that any information provided by Seller herein about Seller's knowledge of the excepted rights is only given to the best of Seller's ability and may not be current.

Seller Initials: JCH



Buyer Initials: _____ / _____

Ligonier, 115 South Market Ligonier PA 15658
 Phone: (412) 367-1170

Fax:

John McCaffrey

JC Horrell Builder


COAL, OIL, GAS AND/OR MINERAL INTERESTS/RIGHTS DISCLOSURE STATEMENT
(continued)

3. (A) Seller owns all or a portion of the following rights/interests (if unknown, state "unknown"):

☐ Oil _____

☐ Gas _____

☐ Minerals _____

☐ Coal _____

☐ Other _____

- (B) Owner of the following rights, if not Seller:

Oil _____ Unknown _____

Gas _____ Unknown _____

Minerals _____ Unknown _____

Coal _____ Unknown _____

Other _____ Unknown _____

- (C) Seller ☐ is ☒ is not aware of a lease affecting subsurface rights.

If Seller is aware of a lease affecting subsurface rights, does Seller have a copy of the lease(s)? ☐ Yes ☒ No

- (D) The warranty of title in the Agreement of Sale does not pertain to any oil, gas, and/or mineral rights/interests that will be conveyed, excepted or reserved. Seller will not defend title to these rights/interests and does not covenant that Buyer will have quiet enjoyment of these rights/interests.

4. **SURFACE RIGHTS**

- (A) Surface rights owned by Seller: _____

- (B) Surface rights excepted: _____

5. **SURFACE DAMAGES**

- (A) The parties acknowledge certain rights exist regarding surface damage as described herein. In the event Seller is reserving and retaining coal, oil, gas and/or mineral interests/rights as set forth in Paragraph 1(A) above, then Seller further agrees to convey, assign and/or transfer to Buyer: (i) the exclusive right to receive compensation for any and all damages, which include, but are not limited to, pipeline rights of way, well-pad sites, compressor sites, and standing marketable timber, and (ii) any and all surface consent or surface remediation rights set forth in the applicable coal, oil, gas and/or mineral rights lease, pipeline right-of-way agreement or other surface use agreement pertaining to the Property. Seller hereby agrees to provide a complete copy of the applicable lease upon written receipt of such a demand. A copy of the applicable language of the lease is attached to this Disclosure or will be provided to Buyer within _____ days (10, if not specified).

- (B) 1. Are you entitled to or do you receive surface damages, including pipeline rights-of way, well pad sites, compression sites and standing marketable timber, according to the terms of the current lease? ☐ Yes ☒ No
2. If known, what limitations are contained in the lease? _____

3. If applicable, is the right to claim surface damages and/or remediation rights transferable to a buyer? ☐ Yes ☒ No

4. Seller understands that the exclusive right to receive surface damages will be assigned to the buyer of the property unless otherwise stated: _____

6. **DOMESTIC FREE GAS**

- (A) Domestic Free Gas is commonly referred to as a byproduct of the drilling process which can be supplied to a residential structure located on the property where drilling takes place to be used for heating the structure.

- (B) If transferrable, Seller will convey to Buyer 100% of the Domestic Free Gas interests/rights unless otherwise stated herein. Any such restrictions are explained as follows: _____

7. **ASSIGNMENT OF LEASES**

Seller is aware that the following leases of coal, oil, gas and/or mineral interests/rights have been assigned from the original lessee to another entity:

☐ Coal _____

☐ Oil _____

☐ Gas _____

☐ Minerals _____

☐ Other _____

Seller Initials: JCH NJH

Buyer Initials: _____ / _____



COAL, OIL, GAS AND/OR MINERAL INTERESTS/RIGHTS DISCLOSURE STATEMENT
(continued)

8. SUPPORTING DOCUMENTATION

- ☒ To the best of Seller's knowledge, information and belief, Seller does not have supporting documentation pertaining to any written leases, addenda, surface use agreements, pipeline easements, or other documents relating to prior conveyances, assignments or transfers of the coal, oil, gas and/or mineral interests/rights to the Property.
- ☐ If Seller has indicated they do not have supporting documentation, but believe such documents may exist and are aware of the location of same, they should disclose any knowledge of the location of such documents by providing information as to where they believe such documents are located, with designation of the address and contact information, including name, address, phone number and e-mail of the custodian:
- _____
- ☐ Seller has attached to this Disclosure Statement copies of all written coal, oil, gas and/or mineral rights leases, addenda, surface use agreements, pipeline easements and other documents (i.e. royalty agreements) within Seller's possession having to do with prior conveyances, assignments or transfers of these interests/rights, as follows: _____

9. EASEMENTS & LEGAL ISSUES

- (A) Are you aware of any encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements, licenses, liens, charges, agreements, or other matters, whether recorded or unrecorded, which affect title of the Property? ☐ Yes ☒ No
- (B) Are you aware of any existing or threatened action, suit, or government proceeding relating to the coal, oil, gas, mineral and/or other rights discussed herein? ☐ Yes ☒ No
- (C) Are you aware of any insurance claims filed relating to the coal, oil, gas, mineral and/or other rights discussed herein? ☐ Yes ☒ No
- (D) Are you aware of any apportionment or allocation issues affecting the Property? ☐ Yes ☒ No
- (E) Because each interest may be transferred separately (e.g., surface rights transferred separately from mineral rights), each parcel might be identified with a separate Tax Identification Number or parcel number.

10. VALUATION

The parties understand that no licensee acting on Seller's behalf is an expert in establishing a value for the subsurface rights to the Property and that the value of coal, oil, gas, and/or minerals can fluctuate. Either party may, at their own expense, hire an expert to appraise the subsurface rights to the Property.

11. ADDITIONAL INFORMATION RELATIVE TO THE SUBJECT INTERESTS/RIGHTS

SELLER *[Signature]* President DATE _____
 SELLER *[Signature]* J.C Horrell Builder INC 09/09/25 DATE _____
 SELLER _____ DATE _____

RECEIPT AND ACKNOWLEDGEMENT BY BUYER(S)

The undersigned Buyer(s) acknowledge receipt of this Disclosure and that the representations herein have been made solely by the Seller(s). Buyer(s) further acknowledge the right to request further verification and/or to obtain a detailed title search relative to any of the subject interests/rights. Buyer(s) acknowledge that this Statement is not a warranty and that Buyer is purchasing the Property with only the coal, oil, gas and/or mineral interests/rights that Seller is able and willing to convey. It is Buyer's responsibility to satisfy himself/herself as to the ownership status of the coal, oil, gas and/or mineral interests/rights to the Property. Buyer(s) may investigate the ownership status of the coal, oil, gas and/or mineral interests/rights, at Buyer's expense and by qualified professionals. Buyer(s) may also obtain a title search which specifically includes the chain of title of the mineral/oil and gas rights.

BUYER _____ DATE _____
 BUYER _____ DATE _____
 BUYER _____ DATE _____



*** The information on this site is only updated twice each year (late January and late June)***

*** The tax amounts do not in any way represent whether the taxes are paid or delinquent.***

Ownership and Tax Information

Parcel Number: 51-11-04-0-028
Property Location: LR 64058
Description: COM BLDG GAR LOT 250 X 112.09 X IR
Owner Name: JC HORRELL BUILDER INC
Deed Book/Page: 210/405
Owner Address: 1665 PIPER RD LIGONIER PA 15658
School District: LIGONIER VALLEY
Instrument No: 202101050000405
Number of Acres: 0.00
Land Value: 4,850.00
Improvement Value: 26,690.00
Assessed Value: 31,540.00
Municipality: LIGONIER TWP

| Tax Year | Assessed Value | County Tax | Municipal Tax | Municipal Special Tax1 | Municipal Special Tax2 | Municipal Special Tax3 | School Tax | Land Use | Taxable Status | Total Tax |
|----------|----------------|------------|---------------|------------------------|------------------------|------------------------|------------|-------------|----------------|-----------|
| 2025 | 31,540.00 | 898.26 | 189.24 | 0.00 | 0.00 | 0.00 | 2,709.29 | RESIDENTIAL | TAXABLE | 3,796.79 |
| 2024 | 31,540.00 | 898.26 | 189.24 | 0.00 | 0.00 | 0.00 | 2,709.29 | RESIDENTIAL | TAXABLE | 3,796.79 |
| 2023 | 31,540.00 | 677.79 | 157.70 | 0.00 | 0.00 | 0.00 | 2,709.29 | RESIDENTIAL | TAXABLE | 3,544.78 |
| 2022 | 31,540.00 | 677.79 | 157.70 | 0.00 | 0.00 | 0.00 | 2,709.29 | RESIDENTIAL | TAXABLE | 3,544.78 |
| 2021 | 31,540.00 | 677.79 | 157.70 | 0.00 | 0.00 | 0.00 | 2,709.29 | RESIDENTIAL | TAXABLE | 3,544.78 |
| 2020 | 31,540.00 | 677.79 | 126.16 | 0.00 | 0.00 | 0.00 | 2,709.29 | RESIDENTIAL | TAXABLE | 3,513.24 |
| 2019 | 31,540.00 | 662.02 | 126.16 | 0.00 | 0.00 | 0.00 | 2,641.48 | RESIDENTIAL | TAXABLE | 3,429.66 |
| 2018 | 31,540.00 | 662.02 | 126.16 | 0.00 | 0.00 | 0.00 | 2,583.13 | RESIDENTIAL | TAXABLE | 3,371.31 |
| 2017 | 31,540.00 | 662.02 | 126.16 | 0.00 | 0.00 | 0.00 | 2,523.20 | RESIDENTIAL | TAXABLE | 3,311.38 |
| 2016 | 31,540.00 | 662.02 | 157.70 | 0.00 | 0.00 | 0.00 | 2,469.58 | RESIDENTIAL | TAXABLE | 3,289.30 |



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*** The tax amounts do not in any way represent whether the taxes are paid or delinquent.***

Ownership and Tax Information

| | |
|---------------------------|--|
| Parcel Number: | 51-11-04-0-032 |
| Property Location: | WILPEN RUTH RD |
| Description: | PT LT 16 97.77 X 163.62 X IR |
| Owner Name: | JC HORRELL BUILDER INC |
| Deed Book/Page: | 210/405 |
| Owner Address: | 1665 PIPER RD LIGONIER PA 15658 |
| School District: | LIGONIER VALLEY |
| Instrument No: | 202101050000405 |
| Number of Acres: | 0.00 |
| Land Value: | 500.00 |
| Improvement Value: | 0.00 |
| Assessed Value: | 500.00 |
| Municipality: | LIGONIER TWP |

| Tax Year | Assessed Value | County Tax | Municipal Tax | Municipal Special Tax1 | Municipal Special Tax2 | Municipal Special Tax3 | School Tax | Land Use | Taxable Status | Total Tax |
|----------|----------------|------------|---------------|------------------------|------------------------|------------------------|------------|-------------|----------------|-----------|
| 2025 | 500.00 | 14.24 | 3.00 | 0.00 | 0.00 | 0.00 | 42.95 | RESIDENTIAL | TAXABLE | 60.19 |
| 2024 | 500.00 | 14.24 | 3.00 | 0.00 | 0.00 | 0.00 | 42.95 | RESIDENTIAL | TAXABLE | 60.19 |
| 2023 | 500.00 | 10.75 | 2.50 | 0.00 | 0.00 | 0.00 | 42.95 | RESIDENTIAL | TAXABLE | 56.20 |
| 2022 | 500.00 | 10.75 | 2.50 | 0.00 | 0.00 | 0.00 | 42.95 | RESIDENTIAL | TAXABLE | 56.20 |
| 2021 | 500.00 | 10.75 | 2.50 | 0.00 | 0.00 | 0.00 | 42.95 | RESIDENTIAL | TAXABLE | 56.20 |
| 2020 | 500.00 | 10.75 | 2.00 | 0.00 | 0.00 | 0.00 | 42.95 | RESIDENTIAL | TAXABLE | 55.70 |
| 2019 | 500.00 | 10.50 | 2.00 | 0.00 | 0.00 | 0.00 | 41.88 | RESIDENTIAL | TAXABLE | 54.38 |
| 2018 | 500.00 | 10.50 | 2.00 | 0.00 | 0.00 | 0.00 | 40.95 | RESIDENTIAL | TAXABLE | 53.45 |
| 2017 | 500.00 | 10.50 | 2.00 | 0.00 | 0.00 | 0.00 | 40.00 | RESIDENTIAL | TAXABLE | 52.50 |
| 2016 | 500.00 | 10.50 | 2.50 | 0.00 | 0.00 | 0.00 | 39.15 | RESIDENTIAL | TAXABLE | 52.15 |



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