

SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address: 88 Kopper Kettle Road, Washington, PA 15301

Seller: CNX Land LLC (“**seller**”)

A seller must disclose to a buyer all known material defects about property being sold that are not readily observable. 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 statement discloses the seller's knowledge of the condition of the property as of the date signed by the seller. This statement is not a warranty of any kind by the seller or a warranty or representation by any listing real estate broker, any selling real estate broker, any auctioneer or any of their respective agents. The buyer is encouraged to address concerns about the conditions of the property that may not be included in this statement. This statement does not relieve the seller of the obligation to disclose a material defect that may not be addressed on this form.

A material defect is a problem with the 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.

Seller is instructed to check or mark each question as “yes,” “no,” “unknown” or “N/A.” Check or complete a question as **N/A** when a question does not apply to the property. Check **unknown** when the question does apply to the property but you are not sure of the answer.

(1) Seller's expertise. The seller does not possess expertise in contracting, engineering, architecture or other areas related to the construction and conditions of the property and its improvements, _____ except _____ as _____ follows: None

(2) Occupancy. Do you, the seller, currently occupy this property? ___ yes X no
If “no,” when did you last occupy the property? _____

(3) Roof.

(i) Date roof was installed: _____ Documented? ___ yes ___ no X unknown

(ii) Has the roof been replaced or repaired during your ownership? ___ yes X no

If “yes,” were the existing shingles removed? ___ yes ___ no ___ unknown

(iii) Has the roof ever leaked during your ownership? ___ yes ___ no X unknown

(iv) Do you know of any problems with the roof, gutters or downspouts? ___ yes X no

Explain any “yes” answers that you give in this section: _____

(4) Basements and crawl spaces (complete only if applicable).

(i) Does the property have a sump pump? ___ yes ___ no X unknown

(ii) Are you aware of any water leakage, accumulation or dampness within the basement or crawl space? ☐ yes ☒ no

If "yes," describe in detail: _____

(iii) Do you know of any repairs or other attempts to control any water or dampness problem in the basement or crawl space? ☐ yes ☒ no

If "yes," describe the location, extent, date and name of the person who did the repair or control effort: _____

(5) Termites/wood destroying insects, dry rot, pests.

(i) Are you aware of any termites/wood destroying insects, dry rot or pests affecting the property? ☐ yes ☒ no

(ii) Are you aware of any damage to the property caused by termites/wood destroying insects, dry rot or pests? ☐ yes ☒ no

(iii) Is your property currently under contract by a licensed pest control company? ☐ yes ☒ no

(iv) 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 that you give in this section: _____

(6) Structural items. See NOTE TO BUYER in Section (13)(iii) below.

(i) Are you aware of any past or present water leakage in the house or other structures? ☐ yes ☒ no

(ii) Are you aware of any past or present movement, shifting, deterioration or other problems with walls, foundations or other structural components? ☒ yes ☐ no

(iii) Are you aware of any past or present problems with driveways, walkways, patios or retaining walls on the property? ☐ yes ☒ no

Explain any "yes" answers that you give in this section: See section 13 "NOTE TO BUYER" _____

When explaining efforts to control or repair, please describe the location and extent of the problem and the date and person by whom the work was done, if known: _____

(7) Additions/remodeling. Have you made any additions, structural changes or other alterations to the property? ☐ yes ☒ no

If "yes," please describe: _____

(8) Water. See NOTE TO BUYER in Section (13)(iii) below.

(i) What is the source of your drinking water? ☐ public ☐ community system
☒ well on property ☐ other

If "other," please explain: _____

(ii) If your drinking water source is not public: When was your water last tested?
_____ unknown _____ What was the result of the test? _____ unknown _____

_____ Is the pumping system in working order? ☐ yes ☐ no ☒ unknown

If "no," please explain: _____

(iii) Do you have a softener, filter or other purification system? ☐ yes ☐ no ☒ unknown
If "yes," is the system: ☐ leased ☐ owned?

(iv) What is the type of sewage system? ☐ public sewer ☐ private sewer ☒ septic
tank ☐ cesspool ☐ other

If "other," please explain: _____

(v) Is there a sewage pump? ☐ yes ☐ no ☒ unknown

If "yes," is it in working order? ☐ yes ☐ no

(vi) When was the septic system or cesspool last serviced? unknown

(vii) Is either the water or sewage system shared? ☐ yes ☒ no

If "yes," please explain: _____

(viii) Are you aware of any leaks, backups or other problems relating to any of the
plumbing, water and sewage-related items? ☐ yes ☒ no

If "yes," please explain: _____

(9) Plumbing system.

(i) Type of plumbing: ☐ copper ☐ galvanized ☐ lead ☐ PVC ☒ unknown
☐ other

If "other," please explain: _____

(ii) 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.)? ☐ yes
☒ no

If "yes," please explain: _____

(10) Heating and air conditioning.

(i) Type of air conditioning: ☐ central electric ☐ central gas ☐ wall ☒ none

Number of window units included in sale: _____

Location: _____

(ii) List any areas of the house that do not have air conditioning: _____

(iii) Type of heating: ☐ electric ☐ fuel oil ☐ natural gas ☒ other

If "other," please explain: Source is unknown

(iv) List any areas of the house that are not heated: _____

(v) Type of water heating: ___ electric ___ gas ___ solar ___ X other
If "other," please explain: Source is unknown

(vi) Are you aware of any underground fuel tanks on the property? ___ yes ___ X no
If "yes," please describe: _____

Are you aware of any problems with any item in this section? ___ yes ___ X no
If "yes," please explain: _____

(11) Electrical system. Are you aware of any problems or repairs needed in the electrical system? ___ yes ___ X no
If "yes," please explain: _____

(12) Other equipment and appliances included in sale (complete only if applicable). 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 Real Estate Purchase Agreement.* Terms of the Real Estate Purchase Agreement negotiated between buyer and seller will determine which items, if any, are included in the purchase of the property.

(i) ___ Electric garage door opener; number of transmitters ___

(ii) ___ Smoke detectors; how many ___

Location: _____

(iii) ___ Security alarm system ___ owned ___ leased

Lease information: _____

(iv) ___ In-ground lawn sprinkler? Number ___ Automatic timer ___

(v) ___ Swimming pool ___ Pool heater ___ Spa/hot tub

List all pool/spa equipment: _____

(vi) ___ Refrigerator ___ Range ___ Microwave oven ___ Dishwasher ___

Trash compactor ___ Garbage disposal ___

(vii) ___ Washer ___ Dryer

(viii) ___ Intercom

(ix) ___ Interior fire sprinklers

(x) ___ Ceiling fans; number of ceiling fans ___

Location: _____

(xi) Other: _____

Are any items in this section in need of repair or replacement? ___ yes ___ no
If "yes," please explain: _____

(13) Land (soils, flooding, drainage and boundaries).

(i) Are you aware of any fill or expansive soil on the property? ___ yes ___ X no

(ii) Are you aware of any sliding, settling, earth movement, upheaval, subsidence or earth stability problems that have occurred on or that affect the property? X yes ___ no

NOTE TO BUYER: Your property may be subject to mine subsidence damage. Maps of the counties and mines where mine subsidence damage may occur and mine subsidence insurance are available through:

Department of Environmental Protection
Mine Subsidence Insurance Fund
3913 Washington Road
McMurray, PA 15317
412-941-7100

(iii) Are you aware of any existing or proposed mining, strip mining or any other excavations that might affect this property? X yes ___ no

NOTE TO BUYER: Mining and drilling operations have been conducted on, in, underlying, adjacent to and/or within the vicinity of the property. Some or all of the coal on, in, underlying, adjacent and/or within the vicinity of all or portions of the property has been mined and removed and the property may have been used for oil and gas, exploration, development production, water, midstream and related purposes. Due to deterioration, subsidence, changes in topographical elevations, flooding, of the property or other reasons related to past, present and future operations: (i) the surface and other strata and features of or pertaining to the property as well as structures and facilities located on or within the property may not be sound, stable, or secure and/or may hereafter become unsound, unstable or dangerous, (ii) the water supply and sewage system(s) for the property are or may hereafter become contaminated, deficient and/or diminished, and (iii) there are or may be damaged structures and facilities on said property.

(iv) To your knowledge, is this property or part of it located in a flood zone or wetlands area? ___ yes X no

(v) Do you know of any past or present drainage or flooding problems affecting the property? ___ yes X no

(vi) Do you know of any encroachments, boundary line disputes or easements? ___ yes X no

NOTE TO BUYER: Most properties have easements running across them for utility services and other reasons. In many cases, the easements do not restrict the ordinary use of the property, and the seller may not be readily aware of them. Buyers may wish to determine the existence of easements and restrictions by examining the property and ordering an abstract of title or searching the records in the Office of the Recorder of Deeds for the county before entering into a Real Estate Purchase Agreement.

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

1. Timber
2. Coal
3. Oil
4. Natural Gas

5. Other mineral or rights (such as farming rights, hunting rights, quarrying rights) Explain: _____

(viii) Are you aware of any shared or common areas (for example, driveways, bridges, docks, walls, etc.) or maintenance agreements? ___ yes X no

Explain any "yes" answers that you give in this section: _____

(14) Hazardous substances.

(i) Are you aware of any underground tanks or hazardous substances present on the property (structure or soil), including, but not limited to, asbestos, polychlorinated byphenyls (PCBs), radon, lead paint, urea-formaldehyde foam insulation (UFFI), etc.? ___ yes X no

(ii) To your knowledge, has the property been tested for any hazardous substances? yes X no

(iii) Do you know of any other environmental concerns that might impact upon the property? ___ yes X no

Explain any "yes" answers that you give in this section: _____

(15) Condominiums and other homeowners associations (complete only if applicable).

Type: ___ condominium* ___ cooperative* ___ homeowners association ___ other
If "other," please explain: _____

***NOTICE REGARDING CONDOMINIUMS COOPERATIVES PLANNED COMMUNITIES AND OTHER HOMEOWNER ASSOCIATIONS:** According to (i) section 3407 of the Uniform Condominium Act (68 Pa. C.S.A. § 3407 (relating to resales of units), (ii) section 4409 of the Real Estate Cooperative Act 68 Pa. C.S.A. § 4409 (relating to resales of cooperative interests), and (iii) section 5407 of the Uniform Planned Community Act 68 Pa. C.S.A. § 5407 (relating to resales of units in planned communities), a buyer of a resale unit in a condominium, cooperative or planned community must receive a certificate of resale issued by the association in the condominium, cooperative or planned community. 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 (5) days thereafter or until conveyance, whichever occurs first.

(16) Miscellaneous.

(i) Are you aware of any existing or threatened legal action affecting the property? ___ yes X no

(ii) Do you know of any violations of Federal, State or local laws or regulations relating to this property? ___ yes X no

(iii) 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? ___ yes X no

(iv) Are you aware of any deed restrictions that apply to the property? X yes ___ no

(v) Are you aware of any mortgage, judgment, encumbrance, lien (for example, co-maker or equity loan) or other debt against this property that cannot be satisfied by the proceeds of this sale? ___ yes X no


(vi) 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? ___ yes X no

(vii) Are you aware of any material defects to the property, dwelling or fixtures which are not disclosed elsewhere on this form? ___ yes X no

NOTE TO BUYER: A material defect is a problem with the 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. The fact that a structural element, system or subsystem is at or beyond the end of the normal useful life is not by itself a material defect.

Explain any "yes" answers that you give in this section: See Deed

The undersigned seller represents that the information set forth in this disclosure statement is accurate and complete to the best of the seller's knowledge. Seller has never occupied the property. The seller hereby authorizes any agent for the seller to provide this information to prospective buyers of the property and to other real estate agents. The seller alone is responsible for the accuracy of the information contained in this statement. 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.

SELLER  DATE 10/6/2020

RECEIPT AND ACKNOWLEDGMENT BY BUYER

The undersigned buyer acknowledges receipt of this disclosure statement. The buyer acknowledges that this statement is not a warranty and the buyer is purchasing this property in its present condition, "**AS IS**" and "with all faults" without any representation or warranty of any kind or nature. It is the buyer's responsibility to satisfy himself or herself as to the condition of the property. This property is being sold at a public auction, without the benefit of an inspection to determine the condition or habitability of the structure or its components or of the property.

BUYER _____ DATE _____

BUYER _____ DATE _____