Addendum to SELLER'S Property Disclosure Statement

Property: 687 Mills Lane, Mahaffey, PA 15757
Seller: Daniel D. Cunkelman, Catherine L. Ravenscroft, Willis Dean Cunkelman; Executors of the Estate of Jacquelyn L. Cunkelman (wife of previously deceased Willis H. Cunkelman)

Section 2. Ownership/Occupancy
The Property was purchased by Willis H. Cunkelman and Jacquelyn L. Cunkelman 9/9/1993 for the purposes of constructing a cabin and using the land for recreation, hunting, and camping by family members. The Property has not been regularly occupied since their ownership other than temporary short-term stays.

Section 7.(C) Water infiltration
Due to a gap below the kitchen entrance door, water was able to seep in and rot some of the wooden flooring under the linoleum. The linoleum and the rotten wood in the affected area were removed. The supporting floor joists were solid. New pine flooring was installed in the disrupted area. A storm door was added and the gutters adjusted to prevent future water seepage. Work was completed by family members.

Section 9. Water Supply
Water is obtained from a spring on the property. The spring water holding system is on the east side of the powerline about a third of the way up the hill.
A gravity feed plastic water line runs from the spring to the camp but is disconnected when not in use. Water has not been tested for minerals or bacteria.

Section 10. Sewage System
The property has an outhouse near the cabin. Under the outhouse is a plastic barrel to serve as a holding tank to be emptied as needed by an appropriate sewage removal agent. There are no other sewage handling facilities on the property.

Section 11. Plumbing
The only plumbing in the cabin is to the kitchen sink from the water supply.

Section 12. Domestic Water Heating
The cabin has no running hot water. Water can be heated on the stove for cooking or washing.

Section 13. Heating System

(A) Fuel type and (B) System type: The cabin currently has two wood stoves. One is a box stove that shows signs of rust pitting or holes and should be removed. The main heating is from a pot-bellied stove at the center of the cabin. Cabin heating depends on radiant heat from the pot-bellied stove.

(D) Chimney. The chimney is a metal stove pipe. It is connected to the pot-bellied heating stove at this time but should be replaced with a double-walled pipe through the ceiling and roof.

Section 15. Electrical System

Electric. There is no electric service to the camp or outhouse. A powerline runs through the property and is a potential source of electric power.

Section 16. Other equipment and appliances.

Cabin Lights. Internal lighting for the cabin is available with existing propane light fixtures. Two 20lb propane tanks set outside the camp. Copper tubing is run through the walls of the camp to the light fixtures and a gas stove. A valve at the tanks has to be opened before the lights can be lit by match or lighter. Both propane tanks must be connected to operate the propane gas system.

Gas Stove. <u>The gas stove pilot MUST be lit as soon as the propane is turned on outside.</u> It does not have an automatic lighter.

The propane copper tubing and fittings should be tested for leaks initially and regularly.

Section 20. Flooding, Drainage, and Boundaries

(A) Drainage. Some of the ground around the cabin will be wet and spongy at certain times of the year depending on precipitation. There is no underground drainage system.

There is a small creek bed that runs between the private driveway entrance and the cabin. Two culverts and stone have been installed in the creek bed to allow driving access directly to the cabin. The creek bed is often dry and not susceptible to flooding.

(B) Boundaries. The access road (formerly Bucks Run Road) provides access to the property from the Beech Run Road. It runs through property that is Pa. State Game Land. A perpetual agreement granted by and to previous property owners grants access to the northeast corner of the property. The agreement also grants access to a neighboring property owned by Brian Sekula at the same point. Documents accompany the deed.

Daniel D. Cunkelman, EX 10/28/2026

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