Northtowne Appraisal Services, Ltd.

Individual Condominium Unit Appraisal Report

0040655649
File No. 1124carr/1171139

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

SUBJECT

Property Address 1124 Carriage Ln | Unit # - | City Saxonburg | State PA | Zip Code 16056
Borrower Marcie Heyl | Owner of Public Record Pitell Contracting Inc | County Butler
Legal Description 0.665 AC - LOT 312 1121 1124 CARRIAGE LN Lot 312
Assessor's Parcel # 100-S6-A312-0000 | Tax Year 2020 | R.E. Taxes $ 4,500
Project Name Plantation at Saxonburg | Phase # 1 | Map Reference 38300-42-019 | Census Tract 9115.02
Occupant [ ] Owner [ ] Tenant [X] Vacant | Special Assessments $ 0 | HOA $ 250 [ ] per year [X] per month
Property Rights Appraised [X] Fee Simple [ ] Leasehold [ ] Other (describe)
Assignment Type [X] Purchase Transaction [ ] Refinance Transaction [ ] Other (describe)
Lender/Client Citizens Bank, N.A. | Address 1215 Superior Ave E, Cleveland, OH 44114
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? [X] Yes [ ] No
Report data source(s) used, offering price(s), and date(s). DOM Unk;Has a contingent sale pending as of 11/04/2021 for $394,297. The reference number is #0 as provided by Contract, days on market is 0. The subject is a new construction. It has not been listed for sale in West

CONTRACT

I [X] did [ ] did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.
Arms length sale;The appraiser reviewed the sale contract on the subject property. The appraiser is aware that there are no concessions noted on the purchase agreement.
Contract Price $ 394,297 | Date of Contract 11/04/2021 | Is the property seller the owner of public record? [X] Yes [ ] No | Data Source(s) County Web Site
Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? [ ] Yes [X] No
If Yes, report the total dollar amount and describe the items to be paid. $0;;No financial assistance provided.

NEIGHBORHOOD

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics				Condominium Unit Housing Trends				Condominium Housing		Present Land Use %	
Location	[ ] Urban	[X] Suburban	[ ] Rural	Property Values	[ ] Increasing	[X] Stable	[ ] Declining	PRICE	AGE	One-Unit	75 %
Built-Up	[X] Over 75%	[ ] 25-75%	[ ] Under 25%	Demand/Supply	[ ] Shortage	[X] In Balance	[ ] Over Supply	$(000)	(yrs)	2-4 Unit	3 %
Growth	[ ] Rapid	[X] Stable	[ ] Slow	Marketing Time	[ ] Under 3 mths	[X] 3-6 mths	[ ] Over 6 mths	74 Low	0	Multi-Family	2 %
Neighborhood Boundaries	Rt 422 to the North, Rt 356 to the East, Rt 19 to the West, and Rt 910 to the South.							655 High	50	Commercial	10 %
								257 Pred.	10	Other Vac	10 %

Neighborhood Description The subject is approx 30 miles North of downtown Pittsburgh in an average suburban community affording average municipal services & public schools & having average market appeal.It is favorably situated with respect to street and land use patterns and transportation linkages as well as accessibility of major employment centers. It is in the South Butler Area School District.
Market Conditions (including support for the above conclusions) The general marketing conditions of this neighborhood are average. Supply and demand factors appear to be in balance and typical marketing time is 3-6 months. All forms of financing are available to the area. Interest rates and discount points are considered reasonable. The difference between the Federal and Conventional market is minimal.

PROJECT SITE

Topography 28967 sf | Size Irregular | Density Low | View N;Res;
Specific Zoning Classification Rural Residential TND | Zoning Description Rural Residential Town Center Traditional neighborhood development
Zoning Compliance [X] Legal [ ] Legal Nonconforming - Do the zoning regulations permit rebuilding to current density? [ ] Yes [ ] No
[ ] No Zoning [ ] Illegal (describe)
Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? [X] Yes [ ] No If No, describe.

Utilities	Public	Other (describe)		Public	Other (describe)	Off-site Improvements? Type	Public	Private
Electricity	[X]	[ ]	Water	[X]	[ ]	Street Asphalt	[X]	[ ]
Gas	[X]	[ ]	Sanitary Sewer	[X]	[ ]	Alley None	[ ]	[ ]

FEMA Special Flood Hazard Area [ ] Yes [X] No | FEMA Flood Zone X | FEMA Map # 42019C0560D | FEMA Map Date 08/02/2018
Are the utilities and off-site improvements typical for the market area? [X] Yes [ ] No If No, describe.
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? [ ] Yes [X] No If Yes, describe. There were no adverse environmental conditions noted at the time of inspection.

PROJECT INFORMATION

Data source(s) for project information CHOA 724-201-1527 PlantationCHOA@gmail.com
Project Description [ ] Detached [X] Row or Townhouse [ ] Garden [ ] Mid-Rise [ ] High-Rise [ ] Other(describe)

General Description	General Description	Subject Phase		If Project Completed		If Project Incomplete	
# of Stories 2	Exterior Walls Brick/Vin/N	# of Units	56	# of Phases		# of Planned Phases	1
# of Elevators 0	Roof Surface Comp/N	# of Units Completed	44	# of Units		# of Planned Units	56
[ ] Existing [ ] Proposed	Total # Parking 2	# of Units For Sale	12	# of Units for Sale		# of Units for Sale	12
[X] Under Construction	Ratio (spaces/units) 2.1	# of Units Sold	53	# of Units Sold		# of Units Sold	53
Year Built 2022	Type Garage	# of Units Rented	0	# of Units Rented		# of Units Rented	0
Effective Age 0	Guest Parking 2	# of Owner Occupied Units	44	# of Owner Occupied Units		# of Owner Occupied Units	44

Project Primary Occupancy [X] Principal Residence [ ] Second Home or Recreational [ ] Tenant
Is the developer/builder in control of the Homeowners' Association (HOA)? [ ] Yes [X] No
Management Group - [X] Homeowners' Association [ ] Developer [ ] Management Agent - Provide name of management company. Plantation Carriage Homes Home Owners Associaton CHOA 724-201-1527 PlantationCHOA@gmail.com
Does any single entity (the same individual, investor group, corporation, etc.) own more than 10% of the total units in the project? [ ] Yes [X] No If Yes, describe
No Single entity owns more than 10% of the units in the project.
Was the project created by the conversion of an existing building(s) into a condominium? [ ] Yes [X] No If Yes, describe the original use and the date of conversion.
The project was not a conversion
Are the units, common elements, and recreation facilities complete (including any planned rehabilitation for a condominium conversion)? [ ] Yes [X] No If No, describe
The units are not completed. The common elements and recreational facilities are completed.
Is there any commercial space in the project? [ ] Yes [X] No If Yes, describe and indicate the overall percentage of the commercial space.

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PROJECT INFORMATION

Describe the condition of the project and quality of construction. The project consists of brick and vinyl patio homes of average quality construction. The project is a condominium within a master PUD. The master PUD fee is approximately $42/month for use of pool, workout center, clubhouse, and common areas. The $42/month fee is included in the total fee of $250/month.

Describe the common elements and recreational facilities. Pool, workout center, clubhouse and common areas. Monthly fee covers lawn care, mulching, snow removal, exterior maintenance, repair and replacement such as siding and roof. Homeowner is responsible for

Are any common elements leased to or by the Homeowners' Association? ☐ Yes ☒ No If Yes, describe the rental terms and options. The common elements are not leased to or by the HOA.

Is the project subject to a ground rent? ☐ Yes ☒ No If Yes, $ _____ per year (describe terms and conditions) The appraiser is not aware of ground rent.

Are the parking facilities adequate for the project size and type? ☒ Yes ☐ No If No, describe and comment on the effect on value and marketability. Parking facilities are adequate for the project size and type.

PROJECT ANALYSIS

I ☐ did ☒ did not analyze the condominium project budget for the current year. Explain the results of the analysis of the budget (adequacy of fees, reserves, etc.), or why the analysis was not performed. The condominium project budget was not provided.

Are there any other fees (other than regular HOA charges) for the use of the project facilities? ☒ Yes ☐ No If Yes, report the monthly facility charges and describe. community can be rented for larger gatherings. Appraiser was unable to verify fee.

Compared to other competitive projects of similar quality and design, the subject unit charge appears ☐ High ☒ Average ☐ Low If High or Low, describe. Unit charge appears to be average.

Are there any special or unusual characteristics of the project (based on the condominium documents, HOA meetings, or other information) known to the appraiser?
☐ Yes ☒ No If Yes, describe and explain the effect on value and marketability. The appraiser is not aware of any special assessments. The condominium documents, HOA meetings were not provided to the appraiser. CHOA stated there were no special assessment.

UNIT DESCRIPTION

Unit Charge $ 250.00 per month X 12 = $ 3,000 per year Annual assessment charge per year per square feet of gross living area = $ 1.50

Utilities included in the unit monthly assessment ☒ None ☐ Heat ☐ Air Conditioning ☐ Electricity ☐ Gas ☐ Water ☐ Sewer ☐ Cable ☐ Other (describe)

GENERAL DESCRIPTION	INTERIOR materials/condition	AMENITIES	Appliances	CAR STORAGE
Floor # 1	Floors Ct/Ww/LVP/New	☐ Fireplace(s) # 0	☒ Refrigerator	☐ None
# of Levels 2	Walls Drywall/New	☐ Woodstove(s) # 0	☒ Range/Oven	☒ Garage ☐ Covered ☐ Open
Heating Type FWA Fuel Gas	Trim/Finish Wood/New	☒ Deck/Patio Patio	☒ Disp ☒ Microwave	# of Cars 2
☒ Central AC ☐ Individual AC	Bath Wainscot Ceramic Tl/New	☐ Porch/Balcony None	☒ Dishwasher	☐ Assigned ☒ Owned
☐ Other (describe)	Doors Mason/New	☐ Other None	☐ Washer/Dryer	Parking Space # 2

Finished area above grade contains: 7 Rooms 3 Bedrooms 3.0 Bath(s) 1,996 Square Feet of Gross Living Area Above Grade

Are the heating and cooling for the individual units separately metered? ☒ Yes ☐ No If No, describe and comment on compatibility to other projects in the market area. Heating and cooling are separately metered.

Additional features (special energy efficient items, etc.). Granite counter tops in kitchen. Topsoil. Seeding. Straw. Mulch bed with 5-7 plantings in front elevation.

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C1;No updates in the prior 15 years;The dwelling is functionally acceptable. Overall condition is average. No external obsolescence was noted.. The appraisal should not be relied on as a substitute for a home inspection. This is a new construction subject to plans and specs.

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? ☐ Yes ☒ No If Yes, describe
There are no physical deficiencies or adverse conditions known to the appraiser that affect the livability, soundness or structural integrity of the subject.

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? ☒ Yes ☐ No If No, describe. Functional utility is acceptable, with adequately sized rooms, ample closet space and an efficient layout. This dwelling effectively fulfills the functional and aesthetic expectations of purchasers in this price range.

PRIOR SALE HISTORY

I ☒ did ☐ did not research the sale or transfer history of the subject property and comparable sales. If not, explain _____

My research ☒ did ☐ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.
Data source(s) County Web Site
My research ☐ did ☒ did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.
Data source(s) County Web Site

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE NO. 1	COMPARABLE SALE NO. 2	COMPARABLE SALE NO. 3
Date of Prior Sale/Transfer	10/08/2021			
Price of Prior Sale/Transfer	$140,000			
Data Source(s)	County Web Site	County Web Site	County Web Site	County Web Site
Effective Date of Data Source(s)	01/12/2022	01/12/2022	01/12/2022	04/18/2021

Analysis of prior sale or transfer history of the subject property and comparable sales The subject is currently under agreement. It has sold within the past thirty -six months. All comparables have been verified as closed within the past twelve months. Prior sale appears to be lot transfer from Knoch Farms Dev LLC to Pitell contracting. This appears to be for the lots for the 4 attached condominium units.

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There are 2 comparable properties currently offered for sale in the subject neighborhood ranging in price from $ 359,000 to $ 370,000 .

There are 8 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from $ 285,000 to $ 408,000 .

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
Address and Unit #	1124 Carriage Ln -, Saxonburg, PA 16056	1101 Carriage Ln -, Saxonburg, PA 16056		1294 Tilly Dr -, Valencia, PA 16059		1084 Tilly Dr -, Valencia, PA 16059	
Project Name and Phase	Plantation at Saxonbur 1	Plantation at Saxonburg 1		Villas at Mill Creek Condo 1		Villas at Mill Creek Condo 1	
Proximity to Subject		0.04 miles SW		10.77 miles SW		10.77 miles SW	
Sale Price	$ 394,297		$ 285,000		$ 407,325		$ 381,795
Sale Price/Gross Liv. Area	$ 197.54 sq. ft.	$ 197.64 sq. ft.		$ 224.30 sq. ft.		$ 217.18 sq. ft.	
Data Source(s)		WPMLS #1515509;DOM 17		Contract #0;DOM Unk		Contract #0;DOM Unk	
Verification Source(s)		County Web Site		County Web Site/Files		County Web Site/Files	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sale or Financing Concessions		ArmLth Cash;0		ArmLth Conv;0		ArmLth Conv;0	
Date of Sale/Time		s09/21;c08/21		s03/21;c09/20		s05/21;c04/21	
Location	N;Res;	N;Res;		N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
HOA Mo. Assessment	$250	$250		$215	0	$215	0
Common Elements and Rec. Facilities	Pool, Fitness, Comm Ctr	Pool, Fitness, Comm Ctr		Pool, Fitness, Comm Ctr		Pool, Fitness, Comm Ctr	
Floor Location	1	1		1		1	
View	N;Res;	N;Res;		N;Res;		N;Res;	
Design (Style)	RT2L;Townhouse	RT1L;Townhous	0	RT1L;Townhous	0	RT1L;Townhous	0
Quality of Construction	Q3	Q3		Q3		Q3	
Actual Age	0	6	14,250	0		0	
Condition	C1	C2	0	C1		C1	
Above Grade Room Count (Total / Bdrms. / Baths)	7 / 3 / 3.0	5 / 2 / 2.0	10,000	7 / 2 / 2.0	10,000	6 / 2 / 2.0	10,000
Gross Living Area 50	1,996 sq. ft.	1,442 sq. ft.	27,700	1,816 sq. ft.	9,000	1,758 sq. ft.	11,900
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0sf	
Functional Utility	Included	Included		Included		Included	
Heating/Cooling	FWA Gas,C/Air	FWA Gas,C/Air		FWA Gas,C/Air		FWA Gas,C/Air	
Energy Efficient Items	None	None		None		None	
Garage/Carport	2g;Owned	2g;Owned		2g;Owned		2g;Owned	
Porch/Patio/Deck	Patio	Patio		Patio,Porch	0	Patio,Porch	0
Net Adjustment (Total)		[X] + [ ] -	$ 51,950	[X] + [ ] -	$ 19,000	[X] + [ ] -	$ 21,900
Adjusted Sale Price of Comparables		Net Adj. 18.2% Gross Adj. 18.2%	$ 336,950	Net Adj. 4.7% Gross Adj. 4.7%	$ 426,325	Net Adj. 5.7% Gross Adj. 5.7%	$ 403,695

Summary of Sales Comparison Approach: Comparable properties in this report are located in the same community or similar communities as the subject and have access to the similar amenities, such as utility services and conveniences. The comparables selected are considered the best available and are accurate indicators of market value. The appraiser's opinion of value is based primarily on the sales comparison approach. It most accurately reflects the actions of buyers and sellers in the market.

Indicated Value by Sales Comparison Approach $ 395,000

INCOME

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent $ X Gross Rent Multiplier = $ Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM): Homes in this price range and neighborhood are typically purchased for use and not income. Thus, the income approach lacks rationale and was not developed.

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 395,000 Income Approach (if developed) $

The Cost Approach was not developed. It is the opinion of the appraiser that the Sale Comparison Approach data in this form is sufficient for the lender to make a loan decision. The Income Approach is not applicable due to the lack of economic data, as single family dwellings are not typically purchased for income production purposes in this market. Appraiser fee $425.00 AMC000120

This appraisal is made [ ] "as is," [X] subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, [ ] subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or [ ] subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair: Subject to completion per plans and specs.

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is $ 395,000 as of 01/04/2022, which is the date of inspection and the effective date of this appraisal.

This report form is designed to report an appraisal of a unit in a condominium project or a condominium unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject unit, (2) inspect and analyze the condominium project, (3) inspect the neighborhood, (4) inspect each of the comparable sales from at least the street, (5) research, verify, and analyze data from reliable public and/or private sources, and (6) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.

2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.

3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.

4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.

5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.

6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.

2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.

3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.

5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.

6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.

7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.

8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.

9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.

10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.

11. I have knowledge and experience in appraising this type of property in this market area.

12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.

13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.

14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.

15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.

16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.

17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.

18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).

19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.

4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature _____
Name Janet M. Bunner
Company Name Northtowne Appraisal Services, Ltd.
Company Address 3416 Babcock Boulevard
Pittsburgh, PA 15237
Telephone Number 412-847-0577
Email Address appraiser@homeshelper.com
Date of Signature and Report 01/12/2022
Effective Date of Appraisal 01/04/2022
State Certification # RL139446
or State License # _____
or Other (describe) _____ State # _____
State PA
Expiration Date of Certification or License 06/30/2023

ADDRESS OF PROPERTY APPRAISED
1124 Carriage Ln Unit # -
Saxonburg, PA 16056

APPRAISED VALUE OF SUBJECT PROPERTY $ 395,000

LENDER/CLIENT
Name IVG
Company Name Citizens Bank, N.A.
Company Address 1215 Superior Ave E
Cleveland, OH 44114
Email Address _____

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
Name _____
Company Name _____
Company Address _____

Telephone Number _____
Email Address _____
Date of Signature _____
State Certification # _____
or State License # _____
State _____
Expiration Date of Certification or License _____

SUBJECT PROPERTY
☐ Did not inspect subject property
☐ Did inspect exterior of subject property from street
Date of Inspection _____
☐ Did inspect interior and exterior of subject property
Date of Inspection _____

COMPARABLE SALES
☐ Did not inspect exterior of comparable sales from street
☐ Did inspect exterior of comparable sales from street
Date of Inspection _____

Northtowne Appraisal Services, Ltd.

Individual Condominium Unit Appraisal Report

0040655649
File No. 1124carr/1171139

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE NO. 4		COMPARABLE SALE NO. 5		COMPARABLE SALE NO. 6	
Address and Unit #	1124 Carriage Ln -, Saxonburg, PA 16056	1121 Carriage Ln -, Saxonburg, PA 16056		1123 Carriage Ln -, Saxonburg, PA 16056			
Project Name and Phase	Plantation at Saxonbur 1	Plantation at Saxonburg 1		Plantation at Saxonburg 1			
Proximity to Subject		0.05 miles SE		0.05 miles SE			
Sale Price	$ 394,297		$ 361,226		$ 359,621		$
Sale Price/Gross Liv. Area	$ 197.54 sq. ft.	$ 189.82 sq. ft.		$ 179.90 sq. ft.		$ 0.00 sq. ft.	
Data Source(s)		Builder #0;DOM Unk		Builder #0;DOM Unk			
Verification Source(s)		County Web Site		County Web Site			
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sale or Financing Concessions		Listing ;0		Listing ;0			
Date of Sale/Time		c11/21		c07/21			
Location	N;Res;	N;Res;		N;Res;			
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple			
HOA Mo. Assessment	$250	$250		$250			
Common Elements and Rec. Facilities	Pool, Fitness, Comm Ctr	Pool, Fitness, Comm Ctr		Pool, Fitness, Comm Ctr			
Floor Location	1	1		1			
View	N;Res;	N;Res;		N;Res;			
Design (Style)	RT2L;Townhouse	RT2L;Townhous		RT2L;Townhous			
Quality of Construction	Q3	Q3		Q3			
Actual Age	0	0		0			
Condition	C1	C1		C1			
Above Grade Room Count (Total / Bdrms. / Baths)	7 / 3 / 3.0	7 / 3 / 3.0		7 / 3 / 3.0		/ /	
Gross Living Area 50	1,996 sq. ft.	1,903 sq. ft.	0	1,999 sq. ft.	0	sq. ft.	
Basement & Finished Rooms Below Grade	0sf	0sf		0sf			
Functional Utility	Included	Included		Included			
Heating/Cooling	FWA Gas,C/Air	FWA Gas,C/Air		FWA Gas,C/Air			
Energy Efficient Items	None	None		None			
Garage/Carport	2g;Owned	2g;Owned		2g;Owned			
Porch/Patio/Deck	Patio	Patio		Patio			
Net Adjustment (Total)		[X] + [ ] -	$ 0	[X] + [ ] -	$ 0	[X] + [ ] -	$ 0
Adjusted Sale Price of Comparables		Net Adj. 0.0% Gross Adj. 0.0%	$ 361,226	Net Adj. 0.0% Gross Adj. 0.0%	$ 359,621	Net Adj. 0.0% Gross Adj. 0.0%	$ 0

ITEM	SUBJECT	COMPARABLE SALE NO. 4	COMPARABLE SALE NO. 5	COMPARABLE SALE NO. 6
Date of Prior Sale/Transfer	10/08/2021			
Price of Prior Sale/Transfer	$140,000			
Data Source(s)	County Web Site	County Web Site	County Web Site	
Effective Date of Data Source(s)	01/12/2022	01/12/2022	01/12/2022	

Summary of Sales Comparison Approach: The builder provided 2 listings. Listings have same base price. The difference in sale price is the amount of options

1121 Carriage Options $31329 Base $329900
1123 Carriage Options $24721 Base $329900 Lot premium $5000
These sales are located in the same building as the subject. There are 4 attached units.

Subject $329900 Options $59398 Lot premium $5000

The builder stated that the subject is the highest price unit they have built in this development due to options. The listing vary by more than 3%. This is due to upgrades.

Uniform Appraisal Dataset Definitions

Condition Ratings and Definitions

C1 The improvements have been very recently constructed and have not previously been occupied. The entire structure and all components are new and the dwelling features no physical depreciation.*

*Note: Newly constructed improvements that feature recycled materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100% new foundation and the recycled materials and the recycled components have been rehabilitated/re-manufactured into like-new condition. Recently constructed improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (i.e., newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).

C2 The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category either are almost new or have been recently completely renovated and are similar in condition to new construction.

*Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.

C3 The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

*Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.

C4 The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

*Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.

C5 The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

*Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.

C6 The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

*Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.

Quality Ratings and Definitions

Q1 Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2 Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residences constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high-quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

Q3 Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4 Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5 Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6 Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure.

Definitions of Not Updated, Updated, and Remodeled

Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.
Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical /functional deterioration.

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.
An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/ or expansion.
A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of square footage). This would include a complete gutting and rebuild.

Explanation of Bathroom Count

The number of full and half baths is reported by separating the two values by a period. The full bath is represented to the left of the period. The half bath count is represented to the right of the period. Three-quarter baths are to be counted as a full bath in all cases. Quarter baths (baths that feature only toilet) are not to be included in the bathroom count.

Northtowne Appraisal Services, Ltd.

Uniform Appraisal Dataset Definitions

0040655649
File No. 1124carr/1171139

Abbreviations Used in Data Standardization Text

Abbrev.	Full Name	Appropriate Fields
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
A	Adverse	Location & View
ArmLth	Arms Length Sale	Sale or Financing Concessions
AT	Attached Structure	Design(Style)
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
B	Beneficial	Location & View
BsyRd	Busy Road	Location
cp	Carport	Garage/Carport
Cash	Cash	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
Comm	Commercial Influence	Location
c	Contracted Date	Date of Sale/Time
Conv	Conventional	Sale or Financing Concessions
cv	Covered	Garage/Carport
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
DOM	Days On Market	Data Sources
DT	Detached Structure	Design(Style)
dw	Driveway	Garage/Carport
Estate	Estate Sale	Sale or Financing Concessions
e	Expiration Date	Date of Sale/Time
FHA	Federal Housing Authority	Sale or Financing Concessions
g	Garage	Garage/Carport
ga	Garage - Attached	Garage/Carport
gbi	Garage - Built-in	Garage/Carport
gd	Garage - Detached	Garage/Carport
GR	Garden Structure	Design(Style)
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
HR	High Rise Structure	Design(Style)
Ind	Industrial	Location & View
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
Listing	Listing	Sale or Financing Concessions
MR	Mid-Rise Structure	Design(Style)
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
op	Open	Garage/Carport
o	Other	Basement & Finished Rooms Below Grade
O	Other	Design(Style)
Prk	Park View	View
Pstrl	Pastoral View	View
PwrLn	Power Lines	View
PubTrn	Public Transportation	Location
rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
Relo	Relocation Sale	Sale or Financing Concessions
REO	REO Sale	Sale or Financing Concessions
Res	Residential	Location & View
RT	Row or Townhouse	Design(Style)
RH	Rural Housing - USDA	Sale or Financing Concessions
SD	Semi-detached Structure	Design(Style)
s	Settlement Date	Date of Sale/Time
Short	Short Sale	Sale or Financing Concessions
sf	Square Feet	Area, Site, Basement
sqm	Square Meters	Area, Site, Basement
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
wo	Walk Out Basement	Basement & Finished Rooms Below Grade
wu	Walk Up Basement	Basement & Finished Rooms Below Grade
WtrFr	Water Frontage	Location
Wtr	Water View	View
w	Withdrawn Date	Date of Sale/Time
Woods	Woods View	View

Other Appraiser-Defined Abbreviations

Abbrev.	Full Name	Appropriate Fields	Abbrev.	Full Name	Appropriate Fields

ADDENDUM

Borrower: Marcie Heyl	File No.: 1124carr/1171139
Property Address: 1124 Carriage Ln	Case No.: 0040655649
City: Saxonburg State: PA	Zip: 16056
Lender: Citizens Bank, N.A.	

I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

I have knowledge and experience in appraising this type of property in this market area and I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.

The borrower owns a portion of the land. This is why the appraiser deems the cost approach not applicable.

Highest and best use:
1) Be legally permissible The zoning is legal
2) Be physically possible There is a house built on the land
3) Be financially feasible The subject conforms to the neighborhood. 4) Be maximally productive A single family home is the most productive use in this neighborhood and conforms with current zoning.

There were no signs of oil/gas drilling within 200 ft of the subject.

The appraiser is not aware of any oil/gas and/or mineral leases.

It has not been proven if oil/gas and/or mineral leases affect the marketability.

All adjustments are market based. Based on the appraiser's opinion of what a typical buyer would pay on the open market for the difference in amenities.

It is a common practice for the seller to pay some of the buyer's closing costs. Many of the seller contributions are for FHA financing which allows 6% seller assists. Therefore, concession adjustments were not made.

There is no active drilling on the property, any active pumping site is not within 300 feet of the property & it's common for the area.

There has been a FEMA Disaster declared in the subjectÃ’ÆÃ â¬"Ã’â¬ Ã¢â¬â¢Ã’ÆÃ¢â¬Â Ã’Â¢Ã¢â¬aÂ¬Ã¢â¬~Â¢Ã’ÆÃ
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The appraiser has not identified any purchaser, borrower or seller as an intended user of this appraisal, and no such party should use or rely on this appraisal for any purpose. Such parties are advised to obtain an appraisal from an appraiser of their own choosing if they require an appraisal for their own use. Any reference to or use of this appraisal report by a purchaser, borrower or seller for their own purposes, including without limitation for the purposes of a property purchase decision or an appraisal contingency in a purchase agreement, is at such partyÃ’ÆÃ
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own risk and is not intended or authorized by the appraiser

Taxes are estimated based on completion per plans and specs.

Estimated remaining economic life 70 years

The appraiser is not aware of any pending lawsuits or special assessments.

Borrower on the order Marcie Heyl. Buyer on the contract Marcie L Heyl & Kevin R Heyl.

The HOA stated there are 56 planned units. 44 are sold and closed. 12 units are remaining. 9 of the 12 units are under contract.

The subject was framed at time of inspection. The exterior was measured with a tape measure and the interior of the 2nd floor. I also reviewed the renderings. The builder has a gla of 1999 sf. The measured gla is 1996 sf. Deemed reliable but not guaranteed.

There are no utilities on at time of inspection.

The purchase contract with options is $394297. The total when I add is $394298.

Sale 1 and listings 4 and 5 are located in the same development. Sales 2 and 3 are in competing developments and built by a different builder.

New construction sales are often not listed in MLS. I did a search of the subject development on the county website. The majority of sales were from 2016. I also asked the builder for recent similar sales. There were none provided. Sale 1 is a resale in the development. I searched the school district for the past 24 months for similar condo style dwellings. I was unable to find any. Therefore, I expanded the search for sales.

Sales 2 and 3 were given the most weight because they are new construction sales that are recent. These sales are also most similar in gla. The subject sold within the range of values of the sales. Therefore, it appraised at sale price rounded.

No adjustment was made for C1 vs C2 as effective age is similar.

Due to limited sales activity and custom nature of the subject, it was necessary to use dissimilar properties and adjust for differences. This resulted in net adjustments for comparable # 1 to be in excess of 15%. These adjustments are outside of the recommended guidelines, however, are warranted in this report. The comparables are considered the best available, they are reflective of market actions for the subject property and, after adjustments, are indicative of market value for the subject property.

GLA for sale 1 is less than 20% of the subject gla. This was included due to a lack of similar sales in the development that can be verified.

Borrower: Marcie Heyl		File No.: 1124carr/1171139
Property Address: 1124 Carriage Ln		Case No.: 0040655649
City: Saxonburg	State: PA	Zip: 16056
Lender: Citizens Bank, N.A.		

Twelve Month Listing History of Subject Property
Continued from Twelve Month Listing History of Subject Property: been listed for sale in West Penn MLS in the past 12 months.

Extra Comments
Comments on Market Data:

Due to a lack of recent sales data on homes with similar market appeal in the subjects immediate area, it was necessary to expand the search for comparables outside a one mile radius from the subject property. Therefore comparables #2 and 3 are in excess of 1 mile from the subject. However, they do appeal to the same socio-economic market. This lack of sales data is attributable to lack of offerings and not indicated of an insufficient demand.

Comparables # 1,2,3 are more than 6 months old, due to the relative infrequency of recent sales which are comparable to the subject, it was necessary to broaden the time period. The sales are limited due to the fact that there are few offerings and not because of an imbalance of supply and demand. No time adjustment was warranted due to the stable nature of this market.

There is no dollar dissimilarity that was able to be abstracted from the market for the variation in predominantly brick construction versus predominantly frame construction in this price range and market area.

An age adjustment was calculated at 5% for sale 1. This accounts for any wear and tear.

No adjustment was made for C1 vs C2 as effective age is similar.

The location of the bathrooms in the comparables were unknown to the appraiser. Therefore, it was assumed by the appraiser that the bathrooms noted in the West Penn Multi-List or county records property descriptions were above grade. If bath location is determined to be different than noted in this appraisal there would be no effect on the estimated value.

Square foot adjustments are based on $?/sf of living space. All sales are closed and data is believed to be reliable. Indicated square foot area of comparable homes is approximate. The most recent, closely located sales were considered and their degree of comparability to the subject evaluated.

The subject property has a value which is lower than the predominate value for the neighborhood, creating an active market of people who desire to live there, but cannot afford the typical dwellings and does not represent an under-improvement for this area.

No adjustment was made between a porch, patio or deck as the utility usage is the same in this climate and geographic region and do not add or subtract from the marketability of properties.
Personal property was given no value in this report.

The appraiser may or may not have personally inspected each comparable. A visual exterior inspection was made on each comparable. Estimates and adjustments were compiled, analyzed and derived from published data sources.

Closing costs were estimated based upon WPMLS and agent information. If the appraiser is unable to determine actual closing costs zero was recorded on the form. All information is deemed reliable but not guaranteed.

Summary:

APPRAISER DID NOT DETERMINE IF SUBJECT PROPERTY MEETS STATE OR LOCAL BUILDING OR FIRE AND PANIC CODE REQUIREMENTS. APPRAISER HAS DETERMINED THAT THE SUBJECT MEETS MINIMUM PROPERTY STANDARDS, UNLESS NOTED OTHERWISE, TO ASSURE SAFE SANITARY HOUSING AS PER H.U.D. MINIMUM PROPERTY STANDARDS. IN THE EVENT THERE IS A CONCERN REGARDING STATE OR LOCAL BUILDING CODE COMPLIANCE, TOXIC OR HAZARDOUS CONDITIONS, STRUCTURAL INTEGRITY OR EQUIPMENT ADEQUACY, AN APPROPRIATE INSPECTOR SHOULD BE CONTACTED.

UPON REQUEST AND IN ACCORDANCE WITH USPAP STANDARD RULE 2-2A STATEMENT ON APPRAISAL STATEMENT NO.7 (SMT-7), THE APPRAISER SUBMITS THIS APPRAISAL REPORT WHICH IS PREPARED FOR MORTGAGE PURPOSES COMPLIANCE WITH USPAP REGULATIONS (STATEMENT NO. 7). THE INTENDED USERS OF THIS REPORT BEING THE MORTGAGE ORIGINATOR, PROCESSOR, UNDERWRITER, ATTORNEY, AND LOAN OFFICER. THE BORROWER IS NOT AN INTENDED USER.

Please note that electronic signatures have been used in this report. USPAP and the Appraisal Standards Board state that electronically affixing a signature to a report carries the same level of authenticity and responsibility as an ink signature on a paper copy report ("the term written records includes information stored on electronic, magnetic or other media.") All electronic signatures in this report have a security feature maintained by individual exception of the appraiser.

The appraiser certifies and agrees that this appraisal was prepared in accordance with the requirements of Title XI or the Financial Institutions, Reform, Recovery, and Enforcement Act (FIRREA) or 1989, as amended (12 USC 3331 et seq) and applicable implementing regulations in effect the the time the appraiser signs the appraisal certification.

No employee, director, officer or agent of the lender, or any other third party acting as a joint venture partner, independent contractor, appraisal management company, or partner in behalf of the lender has influenced or attempted to influence the development, reporting, result or review of this assignment through coercion extortion, collusion, compensation, instruction, inducement, intimidation, bribery or in any other manner. I have not been contacted by anyone other than the intended user (lender/client as identified on the first page of the report),
borrower or designated contact to make an appointment to enter the property. I agree to immediately report any unauthorized contacts either personally by phone or electronically to vendor management.

DIMENSION LIST ADDENDUM

Borrower: Marcie Heyl | File No.: 1124carr/1171139
Property Address: 1124 Carriage Ln | Case No.: 0040655649
City: Saxonburg | State: PA | Zip: 16056
Lender: Citizens Bank, N.A.

GROSS BUILDING AREA (GBA)	1,996
GROSS LIVING AREA (GLA)	1,996

Area(s)	Area	% of GLA	% of GBA
Living	1,996		100.00
Level 1	1,528	76.55	76.55
Level 2	468	23.45	23.45
Level 3	0	0.00	0.00
Other	120	6.01	6.01
GBA			
Basement ☐	0		
Garage ☐	483		
☐			

Area Measurements					Area Type					
Measurements			Factor	Total	Level 1	Level 2	Level 3	Other	Bsmt.	Garage
6.00	x 22.00	x 1.00	=	132.00	X					
41.00	x 32.00	x 1.00	=	1,312.00	X					
14.00	x 6.00	x 1.00	=	84.00	X					
23.00	x 21.00	x 1.00	=	483.00						X
	x	x	=							
39.00	x 12.00	x 1.00	=	468.00		X				

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: Marcie Heyl		File No.: 1124carr/1171139
Property Address: 1124 Carriage Ln		Case No.: 0040655649
City: Saxonburg	State: PA	Zip: 16056
Lender: Citizens Bank, N.A.		



FRONT VIEW OF
SUBJECT PROPERTY

Appraised Date: January 4, 2022
Appraised Value: $ 395,000



REAR VIEW OF
SUBJECT PROPERTY



STREET SCENE

INTERIOR PHOTOS

Borrower: Marcie Heyl		File No.: 1124carr/1171139
Property Address: 1124 Carriage Ln		Case No.: 0040655649
City: Saxonburg	State: PA	Zip: 16056
Lender: Citizens Bank, N.A.		



Kitchen

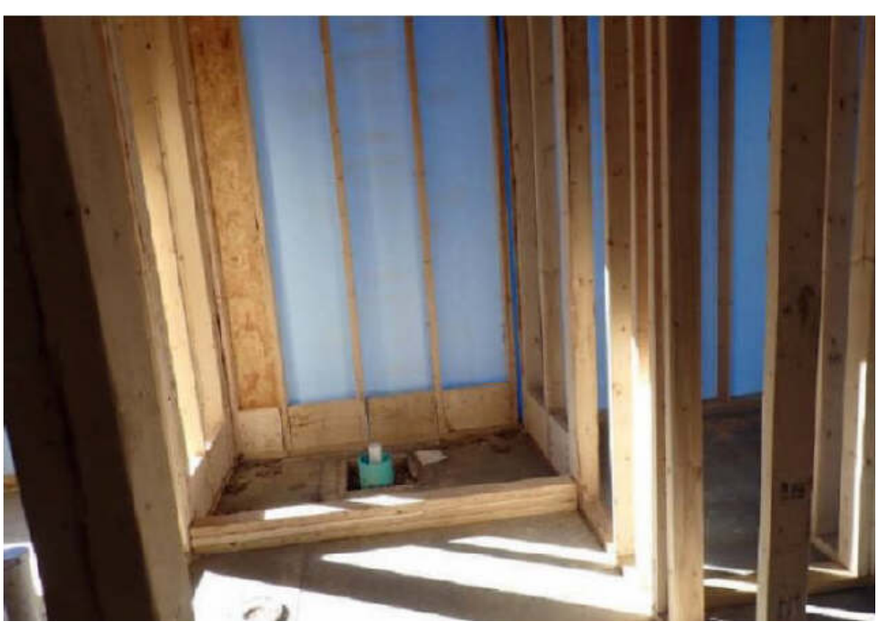
Comment:



Living Area

Description:

Comment:



Bathroom

Description:

Comment:

Borrower: Marcie Heyl		File No.: 1124carr/1171139
Property Address: 1124 Carriage Ln		Case No.: 0040655649
City: Saxonburg	State: PA	Zip: 16056
Lender: Citizens Bank, N.A.		



Address



Interior of garage



Solarium



Bedroom



Bedroom



Bath



Mechanical



Laundry



Walk in closet



Dining room



Bedroom



Bath



Bedroom



Walk in closet

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Marcie Heyl		File No.: 1124carr/1171139
Property Address: 1124 Carriage Ln		Case No.: 0040655649
City: Saxonburg	State: PA	Zip: 16056
Lender: Citizens Bank, N.A.		



COMPARABLE SALE #1

1101 Carriage Ln
-, Saxonburg, PA 16056
Sale Date: s09/21;c08/21
Sale Price: $ 285,000



COMPARABLE SALE #2

1294 Tilly Dr
-, Valencia, PA 16059
Sale Date: s03/21;c09/20
Sale Price: $ 407,325



COMPARABLE SALE #3

1084 Tilly Dr
-, Valencia, PA 16059
Sale Date: s05/21;c04/21
Sale Price: $ 381,795

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Marcie Heyl		File No.: 1124carr/1171139
Property Address: 1124 Carriage Ln		Case No.: 0040655649
City: Saxonburg	State: PA	Zip: 16056
Lender: Citizens Bank, N.A.		



COMPARABLE SALE #4

1121 Carriage Ln
-, Saxonburg, PA 16056
Sale Date: c11/21
Sale Price: $ 361,226



COMPARABLE SALE #5

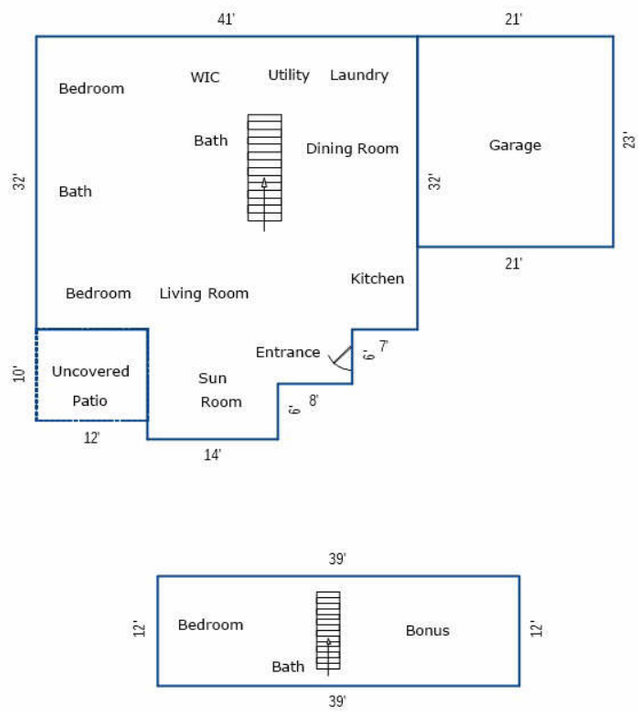
1123 Carriage Ln
-, Saxonburg, PA 16056
Sale Date: c07/21
Sale Price: $ 359,621

COMPARABLE SALE #6

Sale Date:
Sale Price: $

FLOORPLAN SKETCH

Borrower: Marcie Heyl		File No.: 1124carr/1171139
Property Address: 1124 Carriage Ln		Case No.: 0040655649
City: Saxonburg	State: PA	Zip: 16056
Lender: Citizens Bank, N.A.		



Sketch by Apex Medina™

Comments:

AREA CALCULATIONS SUMMARY

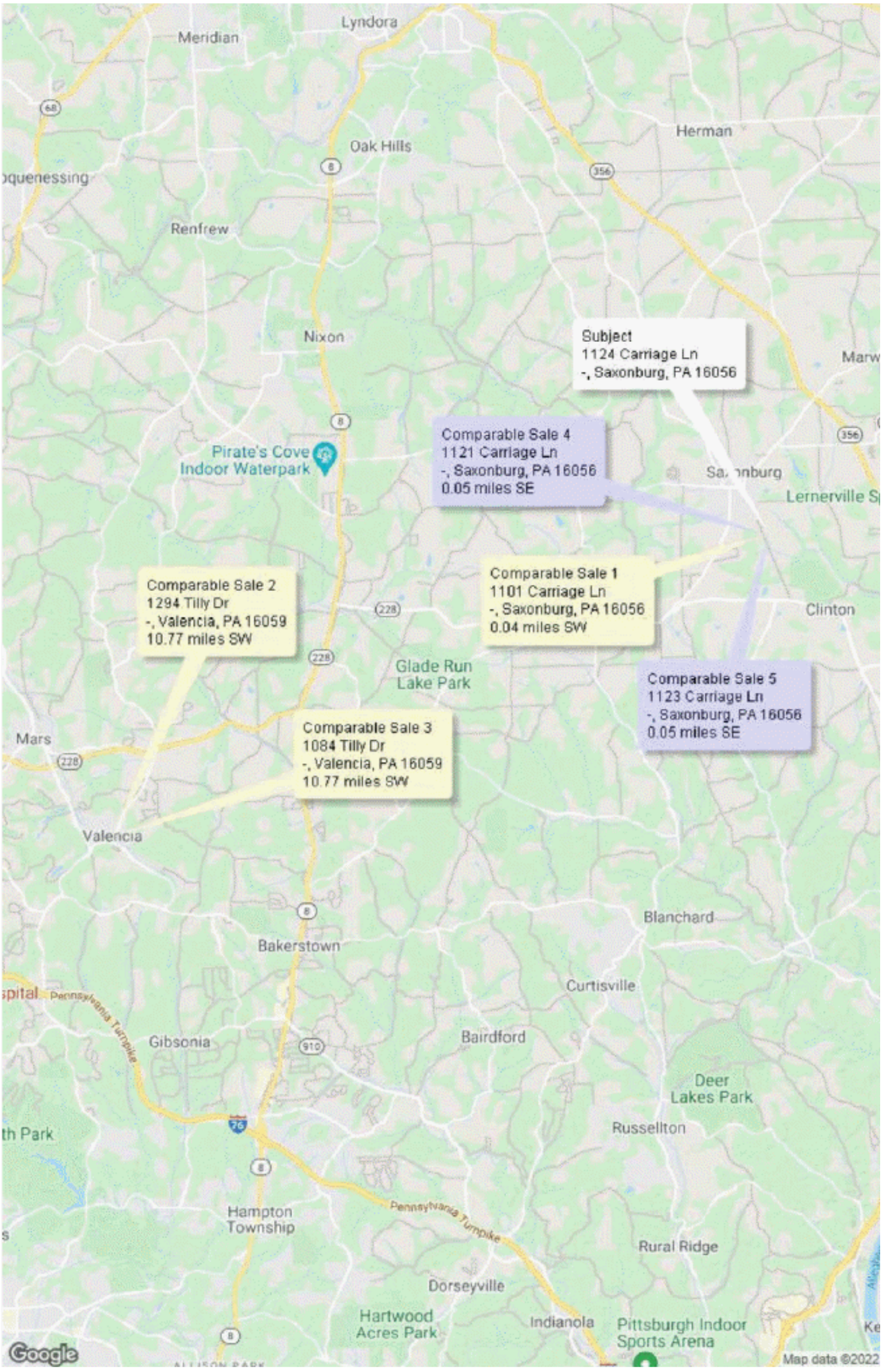
Code	Description	Net Size	Net Totals
GLA1	First Floor	1528.0	1528.0
GLA2	Second Floor	468.0	468.0
GAR	Garage	483.0	483.0
P/P	Porch	120.0	120.0
Net LIVABLE Area		(rounded)	1996

LIVING AREA BREAKDOWN

Breakdown			Subtotals
First Floor			
22.0	x	6.0	132.0
32.0	x	41.0	1312.0
6.0	x	14.0	84.0
Second Floor			
12.0	x	39.0	468.0
4 Items		(rounded)	1996

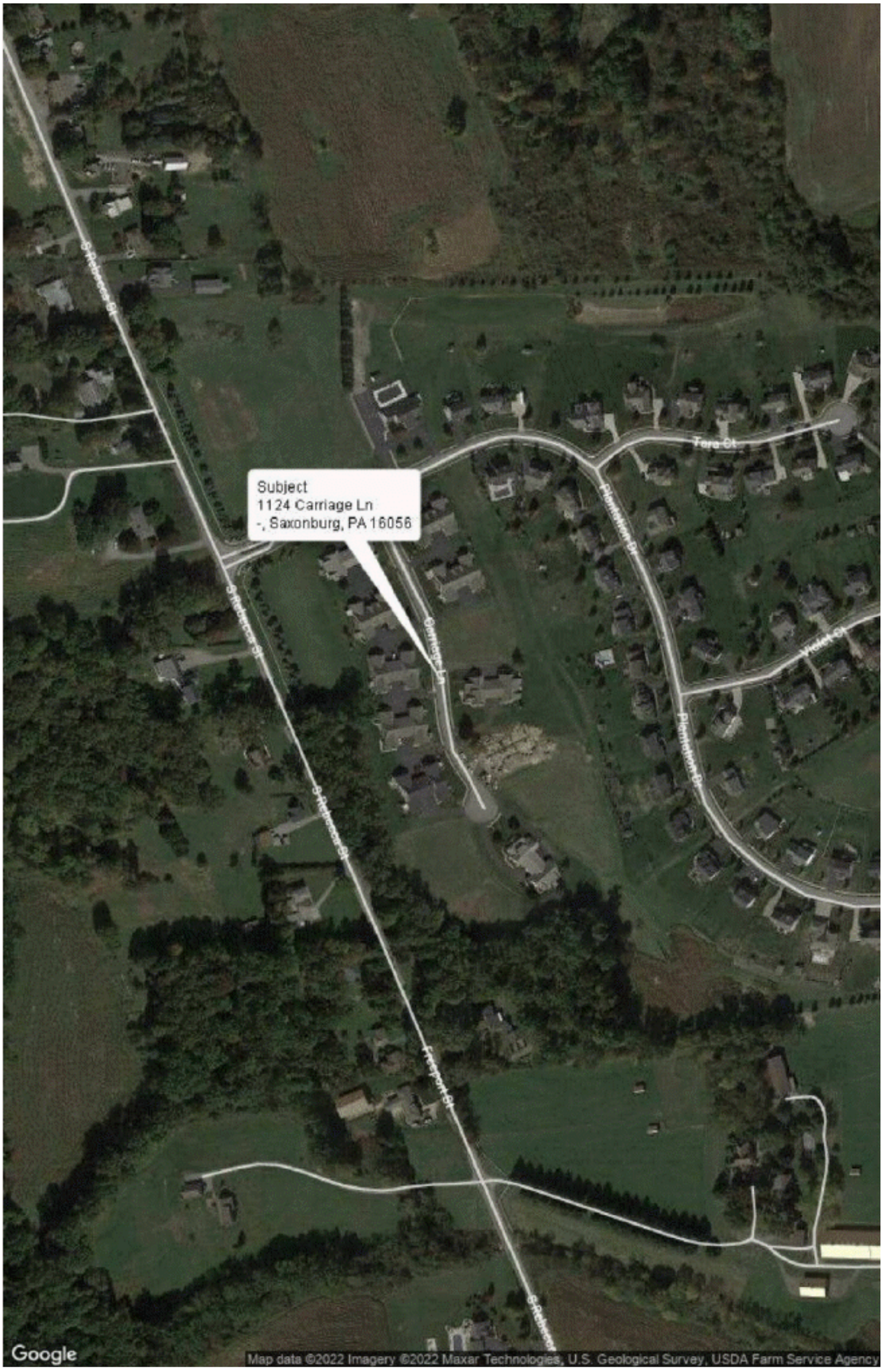
LOCATION MAP

Borrower: Marcie Heyl		File No.: 1124carr/1171139
Property Address: 1124 Carriage Ln		Case No.: 0040655649
City: Saxonburg	State: PA	Zip: 16056
Lender: Citizens Bank, N.A.		



AERIAL MAP

Borrower: Marcie Heyl		File No.: 1124carr/1171139
Property Address: 1124 Carriage Ln		Case No.: 0040655649
City: Saxonburg	State: PA	Zip: 16056
Lender: Citizens Bank, N.A.		



Northtowne Appraisal Services, Ltd.

0040655649

USPAP ADDENDUM

File No. 1124carr/1171139

Borrower: Marcie Heyl
Property Address: 1124 Carriage Ln
City: Saxonburg County: Butler State: PA Zip Code: 16056
Lender: Citizens Bank, N.A.

APPRAISAL AND REPORT IDENTIFICATION

This report was prepared under the following USPAP reporting option:

- [X] Appraisal Report — A written report prepared under Standards Rule 2-2(a).
- [ ] Restricted Appraisal Report — A written report prepared under Standards Rule 2-2(b).

Reasonable Exposure Time

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: 0-365 days

Per information from West Penn MLS.

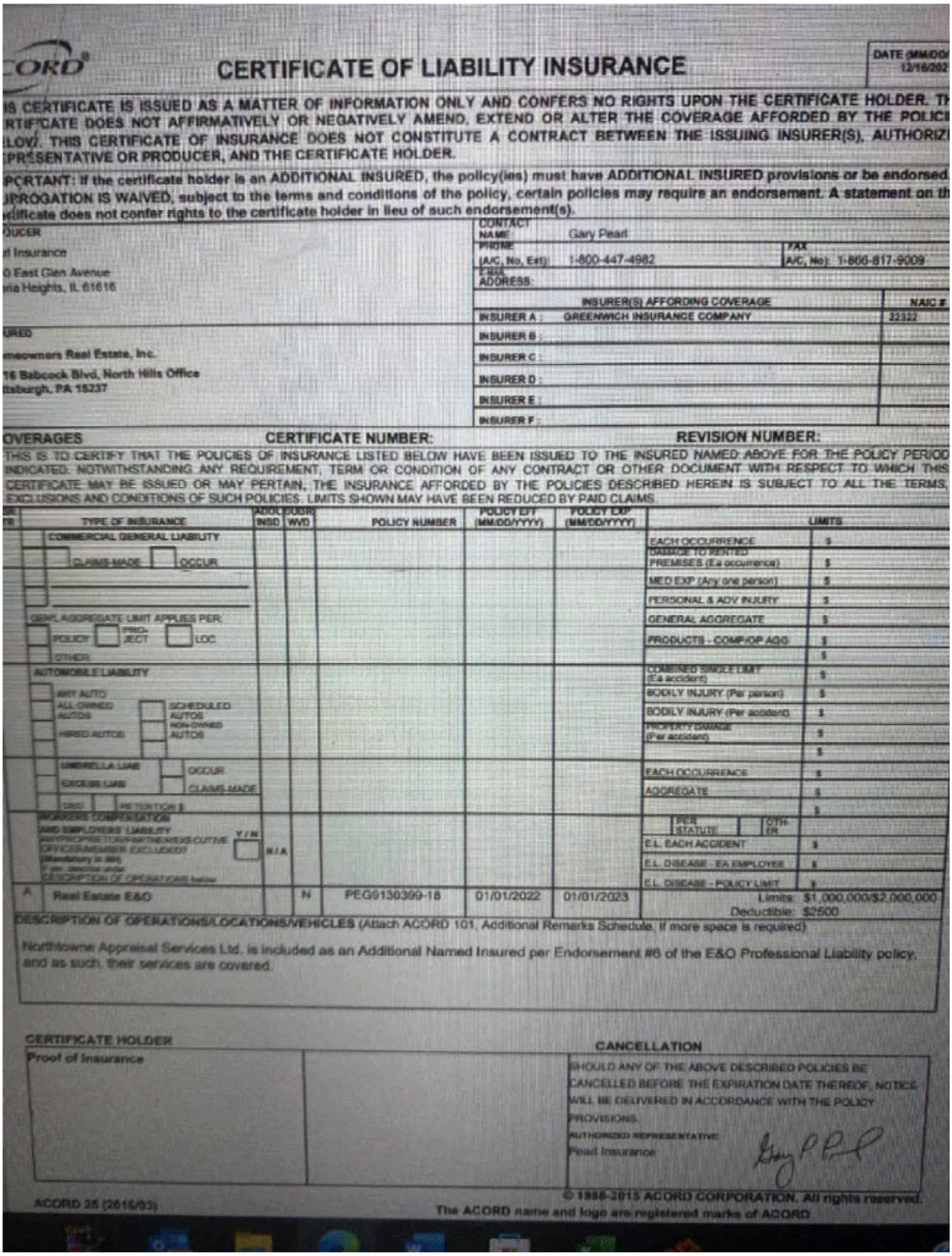
Additional Certifications

- [X] I have performed NO services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- [ ] I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

Additional Comments

APPRAISER:	SUPERVISORY APPRAISER (only if required):
Signature:	Signature:
Name: Janet M. Bunner	Name:
Date Signed: 01/12/2022	Date Signed:
State Certification #: RL139446	State Certification #:
or State License #:	or State License #:
or Other (describe): State #:	State:
State: PA	Expiration Date of Certification or License:
Expiration Date of Certification or License: 06/30/2023	Supervisory Appraiser inspection of Subject Property:
Effective Date of Appraisal: 01/04/2022	[ ] Did Not [ ] Exterior-only from street [ ] Interior and Exterior

Borrower: Marcie Heyl		File No.:	1124carr/1171139
Property Address: 1124 Carriage Ln		Case No.:	0040655649
City: Saxonburg	State: PA	Zip:	16056
Lender: Citizens Bank, N.A.			



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 12/16/202

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. TH
CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICI
BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZ
REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed.
SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on th
this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Pearl Insurance 10 East Glen Avenue Peoria Heights, IL 61616	CONTACT NAME: Gary Pearl PHONE (A/C, No, Ext): 1-800-447-4982 E-MAIL ADDRESS:	FAX (A/C, No): 1-866-817-9009
INSURED Homeowners Real Estate, Inc. 1118 Babcock Blvd, North Hills Office Pittsburgh, PA 15237	INSURER(S) AFFORDING COVERAGE INSURER A : GREENWICH INSURANCE COMPANY INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :	NAIC # 22322

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY CLAIMS-MADE OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY PRO-JECT LOC OTHER:						EACH OCCURRENCE $ DAMAGE TO RENTED PREMISES (Ea occurrence) $ MED EXP (Any one person) $ PERSONAL & ADV INJURY $ GENERAL AGGREGATE $ PRODUCTS - COMP/OP AGG $ $
	AUTOMOBILE LIABILITY ANY AUTO ALL OWNED AUTOS SCHEDULED AUTOS HIRED AUTOS NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) $ BODILY INJURY (Per person) $ BODILY INJURY (Per accident) $ PROPERTY DAMAGE (Per accident) $ $
	UMBRELLA LIAB EXCESS LIAB OCCUR CLAIMS-MADE DED RETENTION $						EACH OCCURRENCE $ AGGREGATE $ $
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N N/A If yes, describe under DESCRIPTION OF OPERATIONS below						PER STATUTE OTH-ER E.L. EACH ACCIDENT $ E.L. DISEASE - EA EMPLOYEE $ E.L. DISEASE - POLICY LIMIT $
A	Real Estate E&O		N	PEG9130399-18	01/01/2022	01/01/2023	Limits: $1,000,000/$2,000,000 Deductible: $2500

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

Northtowne Appraisal Services Ltd. is included as an Additional Named Insured per Endorsement #6 of the E&O Professional Liability policy, and as such, their services are covered.

CERTIFICATE HOLDER

Proof of Insurance

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
Pearl Insurance

ACORD 25 (2016/03)

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Borrower: Marcie Heyl			File No.: 1124carr/1171139
Property Address: 1124 Carriage Ln			Case No.: 0040655649
City: Saxonburg	State: PA		Zip: 16056
Lender: Citizens Bank, N.A.			

ENDORSEMENT # 6

This endorsement, effective 12:01 a.m., 01-01-2022 forms a part of Policy No. -PEG9130399-18- issued to Homeowners Real Estate, Inc. by Greenwich Insurance Company.

ADDITIONAL NAMED INSURED ENDORSEMENT

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

This endorsement modifies insurance provided under the following:

REAL ESTATE PROFESSIONALS ERRORS AND OMISSIONS POLICY

In consideration of the premium charged it is agreed that Item 1. in the Declarations is amended to include the following:

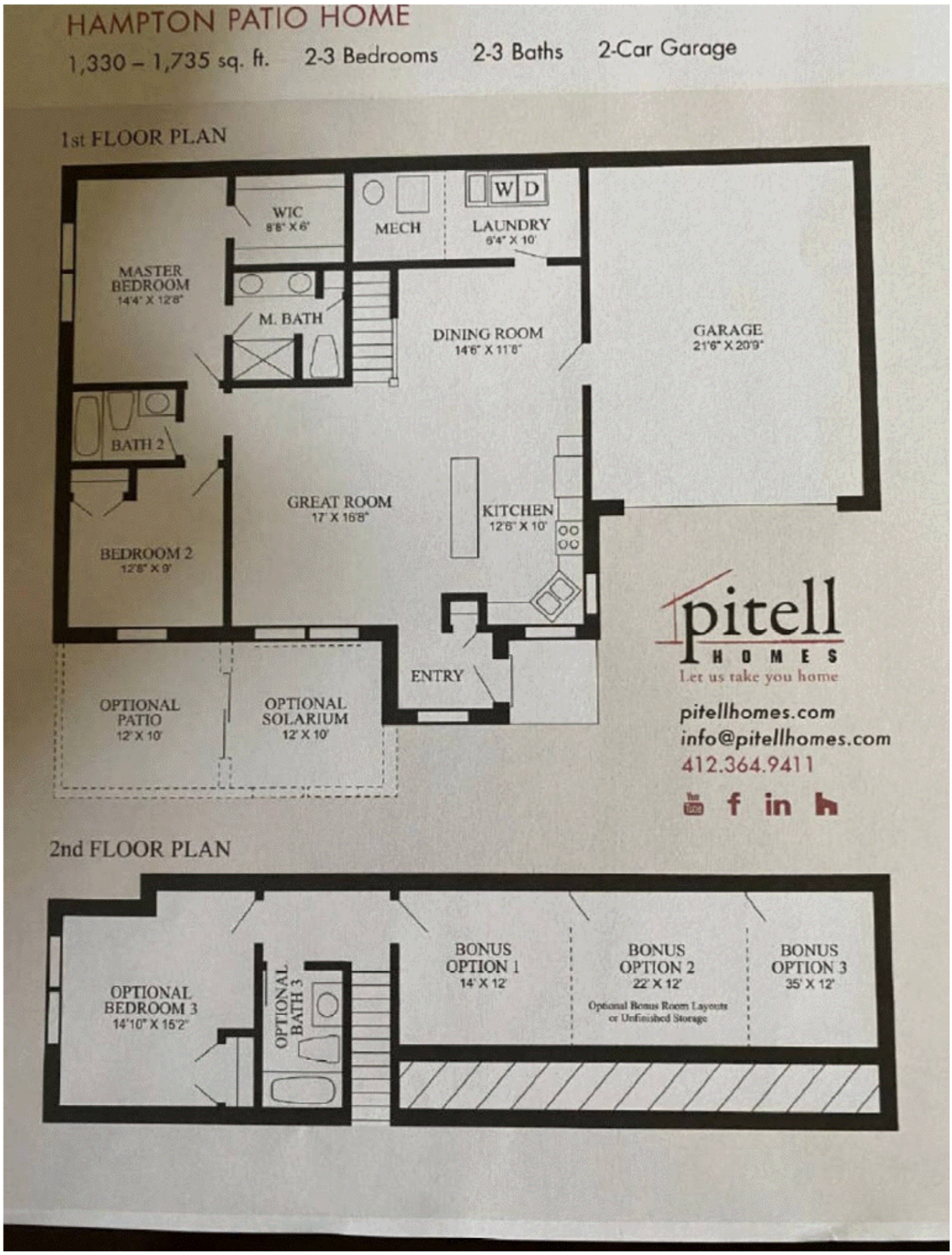
Northlowne Appraisal Services Ltd.

All other provisions of this policy remain unchanged.

Borrower: Marcie Heyl			File No.: 1124carr/1171139
Property Address: 1124 Carriage Ln			Case No.: 0040655649
City: Saxonburg	State: PA		Zip: 16056
Lender: Citizens Bank, N.A.			



Borrower: Marcie Heyl		File No.:	1124carr/1171139
Property Address: 1124 Carriage Ln		Case No.:	0040655649
City: Saxonburg	State: PA	Zip:	16056
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Borrower: Marcie Heyl		File No.: 1124carr/1171139	
Property Address: 1124 Carriage Ln		Case No.: 0040655649	
City: Saxonburg	State: PA		Zip: 16056
Lender: Citizens Bank, N.A.			

Plantation CHOA

Project phases and completion

Phase	Total units	Completed units	Sold units	# of units under construction	# of units not started	Unit addresses
1	8	8	8	0	0	1021-1024 1131-1134
2	4	4	4	0	0	1071-1074
3	12	12	12	0	0	1011-1014 1031-1034 1041-1044
4	4	4	4	0	0	1061-1064
5	4	4	4	0	0	1081-1084
6	4	4	4	0	0	1101-1104
7	4	4	4	0	0	1091-1094
8	4	4	4	0	0	1111-1114
9	4	0	0 *	4	0	1141-1144
10	4	0	0 *	4	0	1121-1124
11	4	0	0	0	4	1151-1154

* These units are under construction

the builder reports 9 buyers on the 12 remaining units as of 1/11/2022

Borrower: Marcie Heyl		File No.:	1124carr/1171139
Property Address: 1124 Carriage Ln		Case No.:	0040655649
City: Saxonburg	State: PA	Zip:	16056
Lender: Citizens Bank, N.A.			

Pitell HOMES

Marcie & Kevin Heyl

1124 Carriage Lane - Customer Selected Options

November 4th, 2021

	Date	Cost
Floor Plan		
Hampton Patio Home, 3 Bedroom, 3 Bath Layout with Solarium	7/17/21	$329,900
1124 Carriage Lane - Lot Premium	7/17/21	$5,000
		$334,900
Framing		
Master Bath Ceramic Tile Shower	7/17/2021	$3,835
Ceramic Tile Shower in Bath 2	7/17/2021	$3,835
Finished Bonus Room 22' x 12'	8/13/2021	$11,450
Unfinished Storage 13' x 12'	7/17/2021	$1,785
CUSTOM OPTION: Add Wall w/Door in Laundry Room	7/17/2021	$725
SUBTOTAL		**$21,630**
Exterior		
Concrete Walkway from Front Door to Patio		
Enlarge Concrete Patio	7/17/2021	$1,175
SUBTOTAL		**$1,175**
HVAC		
Direct Vent Microwave to Exterior	8/13/2021	$375
Honeywell Wifi Thermostat	7/17/2021	$325
SUBTOTAL		**$700**
Plumbing		
8" Spread on Sink Faucet (2) in Master Bath	8/31/2021	$170
8" Spread on Sink Faucet (1) in Bath 2	8/31/2021	$85
8" Spread on Sink Faucet (1) in Bath 3	8/31/2021	$85
Install Slide Bar w/Hand Held Shower in Master Bath	8/31/2021	$415
SUBTOTAL		**$755**
Electrical		

Buyer _____ _____ Builder _____

4 Additional Recessed Lights in Great Room	7/17/2021	$675
Dedicated Garage GFI Circuit	7/17/2021	$225
Additional Dedicated GFI Outlet in Bonus Room	8/13/2021	$225
Additional Dedicated GFI Outlet in Island for Wine Cooler	8/13/2021	$225
Outlet for Wall TV in Great Room	7/17/2021	$85
Ceiling Fan Installed, with Light Kit in Great Room	7/17/2021	$475
CUSTOM: 150 AMP Electrical Service	10/25/2021	$680
SUBTOTAL		**$2,590**

Interior Finishes

Frameless, Hinged Glass Shower Door in Master Bath and Bath 2	7/17/2021	$5,580
Granite Kitchen Counter, Gallery Collection	7/17/2021	$6,275
Additional Cabinet/Island Installation for Kitchen and Laundry Room	10/13/2021	$750
Additional Flooring Upgrades with Touch of Color	11/4/2021	$19,942
SUBTOTAL		**$32,547**

Total Options Selected	**$59,397**
Total Price	**$394,297**
Current Option Balance	**$17,902**

Buyer _____ _____ Builder _____

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pitell HOMES

New Patio Home Base Specifications

Builder:	Pitell Homes
Property Address:	1124 Carriage Lane
Lot Number:	312
Municipality:	Saxonburg Borough
Buyer:	Marcie L. Heyl and Kevin R. Heyl
Date:	July 17th, 2021
Floor Plan:	Hampton Patio Home

Permit & Tap:

1. Building Permits, and Water & Sewer Taps, are provided by the Builder.

Excavating:

1. Topsoil will be excavated and stockpiled on site.
2. Dirt excavated from the foundation footprint will be spread on lot.
3. Excess dirt will not be hauled off of the lot.
4. Topsoil will be re-spread on disturbed areas only, after sidewalks and driveways are installed, at final grade.

Foundation:

1. Footer: 10" x 24" w/3000 PSI concrete w/2 - #4 rebar
2. Foundation Walls:
   - Poured concrete 3' tall standard height, with 3500 PSI concrete 8" thick.
   - Rebar installed 2 pieces horizontally, #4 rebar is used
   - Rain Conductors: 4" SDR35 glue type pipe and fittings.
3. Main Floors:
   - Plastic installed over gravel, 4" of 3500 PSI concrete
   - Smooth finish.
4. Garage Floor:
   - 4" of 3500 PSI concrete

Builder's Initials: SMS

Buyer's Initials: DS MH DS KRH

- Smooth finish.
- Floor Drain included

5. Cracking and chipping in concrete floors, sidewalks, and driveways are not warranted.

Framing:

1. Treated 2x6 is installed on top of concrete wall.
2. Sill straps are placed approximately 6' on center
3. Lumber Type: Spruce Pine Fir (SPF)
4. Floor Joist: 2x10 or as per print on 2nd floor, as noted
5. Sub Floor: ¾" T&G OSB attached with construction adhesive and coated nails.
6. Exterior walls: 1" foam and taped joints
7. 1st floor walls: 9'standard height
8. 2nd floor walls: 8' standard height
9. Ceiling joist and roof rafters: 2x6, 2x8, or as per print / truss design

Brick:

1. Brick Front Only, Partial
2. Type N mortar, tooled joint
3. Lentils: Steel as required.

Siding:

1. Sides, Rear, and Partial Front are Vinyl Siding, Alside

Roofing:

1. Sheathing: 7/16" OSB exterior grade
2. Underlayment: 30lb. felt w/ 1 row of ice & water shield
3. Flashing; Aluminum
4. Shingles: IKO Cambridge dimensional or equal
5. Ridge vent: Continuous on peak of roof

Gutters and Downspouts:

1. Gutters: Seamless Aluminum
2. Downspouts: Aluminum
3. Downspouts connected: Drywell or Storm Sewer

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Exterior Soffit & Facia:

1. Soffit: Aluminum or Vinyl
2. Facia: Aluminum

Windows:

1. Alside Single-Hung Vinyl Windows, Low E Glass, White color
2. Screens: ½" nylon
3. Grills: Between glass
4. Drywall returns on inside of windows, with Sill & Apron only

Exterior Doors:

1. Front: Alside, 6 Panel, Smooth Fiberglass, 4 Panel, Half Round Window
   a. Size: 3/0 x 6/8
2. 6'0" Alside Vinyl Sliding Door in Solarium option

Plumbing:

1. Fixtures:
   a. Gerber round toilets in master bath, hall bath - white
   b. Fiberglass Shower Stall in Master Bath, white
   c. Fiberglass Tub & Shower Combo in Bath #2 or Bath #3, white
2. Faucets:
   a. Moen Eva 4" spread in brushed nickel finish for all baths
   b. Moen pressure balancing faucets in tub units and shower stall-Posi. Temp.
   c. Kitchen faucet: Moen Sleek, Single handle, brushed nickel finish
3. Water heater: 50 gal. AO Smith, Electric
4. Mirrors: Above Bath Vanities
5. Piping:
   a. ¾" Pex main line and ½" branches for water
   b. Main line 3/4" to street
   c. Gas line to furnace, range
   d. Hose Bibs: 2 Total, Front and Garage
6. Insinkerator Garbage Disposal at kitchen sink
7. Towel bars and paper holders in each bath, Moen Mason, brushed nickel

Heating:

1. Furnace: Rheem 93% 1-unit, Forced Air, size by heating contractor
2. A/C: Rheem 13 SEER, size by heating contractor
3. Duct Material: Steel – Tape joints
4. Exhaust fans: all baths vented to exterior

Builder's Initials: SMH

Buyer's Initials: DS MH DS KRH

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Electric:

1. Service: 100 AMP
2. Panel: Circuit breaker
3. Special outlets: doorbell circuit provided
4. Standard outlets: to code
5. Smoke detectors: 1st and 2nd hallways and all bedrooms interconnected
6. Exterior outlets: one at each exterior door
7. Overhead Lights in all Bedrooms are pre-wired with fan boxes
8. CAT5 & Coax Cable Connections: All Bedrooms & Family Room
9. Recessed Lighting in Kitchen, per Floor Plan

Insulation:

1. Exterior walls: R-15 Fiberglass Batts
2. Ceiling: R-38 Blown Fiberglass
3. Foundation: 1" insulation on exterior walls
4. Polyseal & Foam for fire packages

Stairs:

1. First Floor Stairs Option: Box Stairs with Pine Treads, risers and stringers, carpeted
2. Spindles: Painted Colonial style, white
3. Railing & Posts: Oak, stained

Interior Walls:

1. Material: ½" gypsum board – glued, screwed and nailed per code
2. Finishes: ceilings are stippled – walls are smooth
3. Painting finishes:
   a. Walls are painted w/ 2 coats of flat, choice of 3 standard colors
   b. Ceilings are painted w/ 1 coat of flat, same color as walls

Kitchen & Cabinets:

1. Kitchen Cabinet & Bath Vanity Material: Oak
   a. Knobs & Pulls are included, crown included
2. Kitchen Countertop: Laminate
3. Bath Vanity Countertops: Cultured Marble
4. Appliances: Range, Microwave, Dishwasher, LG , in Stainless Steel

Interior trim:

Builder's Initials: SAS

Buyer's Initials: DS MH DS KRH

1. Door: 6 Panel Masonite smooth finished, hollow core interior doors
2. Baseboard: 3" on 1st floor and 2nd floor, MDF
3. Casing: 2 ½" Colonial MDF
4. Moldings: shoe molding at LVP and Ceramic Areas
5. Finishes: Doors, baseboards, and casing are painted white.
6. Openings: drywall returns
7. Hardware: Doorknobs are Design House or equal in brushed nickel
8. Shelving: Ventilated Wire in all closets, white

Flooring:

1. Ceramic Tile: All Bath Floors
2. Luxury Vinyl Plank (LVP): Entry, Kitchen
3. Carpet: All Other Areas, 8# pad included
4. No Flooring in Laundry & Mechanical Room

Patio:

1. Included with Solarium option, 12' x 10' concrete patio

Garage:

1. Type: Clopay Model, raised panel, steel, insulated
2. Size: 16' x 7'
3. Garage Door Openers: 2 remotes, with 1 exterior keypad

Walks & Driveways:

1. Front lead walk: 36" wide, 4" concrete, 3500 PSI, from front door to driveway
2. Driveway: 20' wide Asphalt, to Garage Doors

Landscaping:

1. Topsoil Spread after Exterior Concrete and Driveway is installed
2. Seeding & Straw in Yard, disturbed areas only
3. Mulch Bed(s) with 5-7 plantings at Front Elevation

Buyer acknowledges that the *New Patio Home Base Specifications* are included in the Base Price, however final selections, changes, and custom options may change

Builder's Initials: SM

Buyer's Initials: DS MH DS MH

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materials, inclusions, and pricing. EXCEPT AS EXPRESSLY PROVIDED IN THESE BASE SPECIFICATIONS, BUILDER MAKES NO OTHER REPRESENTATIONS OR WARRANTIES OF ANY NATURE, EXPRESS OR IMPLIED.

DocuSigned by: Marcie Heyl — Buyer — Date: 7/17/2021

DocuSigned by: Kevin R. Heyl — Buyer — Date: 7/17/2021

Builder — Date: 7/19/21

Builder's Initials: SM

Buyer's Initials: DS MH DS KRH

Borrower: Marcie Heyl			File No.: 1124carr/1171139
Property Address: 1124 Carriage Ln			Case No.: 0040655649
City: Saxonburg	State: PA		Zip: 16056
Lender: Citizens Bank, N.A.			



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Commonwealth of Pennsylvania
Department of State
Bureau of Professional and Occupational Affairs
PO BOX 2649 Harrisburg PA 17105-2649

21 0085200

License Type
Certified Residential Appraiser

JANET M BUNNER
114 ONTARIO CT
GIBSONIA, PA 15044

License Status
Active

Initial License Date
01/10/2007

License Number
RL139446

Expiration Date
06/30/2023

Commissioner of Professional and Occupational Affairs

Signature

ALTERATION OF THIS DOCUMENT IS A CRIMINAL OFFENSE UNDER 18 PA.C.S.A. 4911

Errors - These items must be corrected to receive a "pass".

- 1073_05AUAD - REPORT - Fair Lending - Comments in the Beginning Addenda contain (OLD) "Comparables # 1,2,3 are more than 6 months old, due to the relative infrequency of recent sales which are comparable to the subject, it was necessary to broaden the time period.", which could be a violation of fair lending practices. Please revise these comments so that there is no risk of a fair lending violation.
  ☐ The appraiser acknowledges that this rule is not applicable to the report or is addressed in the body of the report.
- 1073_05AUAD - REPORT - Fair Lending - Comments in the Beginning Addenda contain (SAFE) "APPRAISER HAS DETERMINED THAT THE SUBJECT MEETS MINIMUM PROPERTY STANDARDS, UNLESS NOTED OTHERWISE, TO ASSURE SAFE SANITARY HOUSING AS PER H.", which could be a violation of fair lending practices. Please revise these comments so that there is no risk of a fair lending violation.
  ☐ The appraiser acknowledges that this rule is not applicable to the report or is addressed in the body of the report.
- 1073_05AUAD - REPORT - Fair Lending - Comments in the Beginning Addenda contain (SCHOOL) "I searched the school district for the past 24 months for similar condo style dwellings.", which could be a violation of fair lending practices. Please revise these comments so that there is no risk of a fair lending violation.
  ☐ The appraiser acknowledges that this rule is not applicable to the report or is addressed in the body of the report.
- 1073_05AUAD - REPORT - Fair Lending - Comments in the Ending Addenda contain (OLD) "Comparables # 1,2,3 are more than 6 months old, due to the relative infrequency of recent sales which are comparable to the subject, it was necessary to broaden the time period.", which could be a violation of fair lending practices. Please revise these comments so that there is no risk of a fair lending violation.
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  ☐ The appraiser acknowledges that this rule is not applicable to the report or is addressed in the body of the report.
- 1073_05AUAD - REPORT - Fair Lending - Comments in the Neighborhood Description contain (SCHOOL) "It is in the South Butler Area School District.", which could be a violation of fair lending practices. Please revise these comments so that there is no risk of a fair lending violation.
  ☐ The appraiser acknowledges that this rule is not applicable to the report or is addressed in the body of the report.

Warnings - These items may be incorrect and require your review.

- 1073_05AUAD - PROJECT INFORMATION - 'Is the Developer in Control of the Homeowners' Association (HOA)' - No is checked and the project is proposed or under construction. Please reconcile.
- 1073_05AUAD - PROJECT INFORMATION - A single entity does not own more than 10% of units in project - is checked and Project is Proposed or Under Construction.
- 1073_05AUAD - PROJECT INFORMATION - Project Complete - no is checked.
- 1073_05AUAD - SALES COMPARISON APPROACH - Gross Living Area (GLA) - all closed sales are inferior to Subject Property.
- 1073_05AUAD - SALES COMPARABLE(S) #1 - Gross Adjustment Percentage - exceeds 15% of Sales Price.
- GSE - RECONCILIATION - This Appraisal is Made: Subject to - is checked. The lender must obtain a certificate of completion, stating the nature of the 'subject to' has been resolved before loan delivery. (ref. FNM0100)
- 1073_05AUAD - RECONCILIATION - 'This Appraisal is Made Subject to Completion Per Plans and Specifications' - is checked. Comment required that use of a hypothetical condition might affect assignment results.
- 1073_05AUAD - RECONCILIATION - Opinion of Market Value - differs from the Subject Prior Sale Price by more than 10% for transfer in the prior 12 months or more than 25% for transfer in the prior 13-36 months.
- GSE - RECONCILIATION - Effective Date - is older than 1 year (365 days) from the current date. (ref. FNM0079)

Information - These items typically require comment.

- 1073_05AUAD - IMPROVEMENTS - Proposed or Under Construction - is checked indicating that the Subject Property is new construction. As per ANSI standards, if the calculation of finished square footage is made from the plans of a proposed house, the statement of Finished Square Footage must include a declaration similar to the following: "Finished square footage calculations for this house were made based on plan dimensions only and may vary from the finished square footage of the house as built."
- UAD - APPRAISER - Expiration Date of Certification or License - does not match ASC.gov. Expiration Date entered on report is 6/30/2023. Expiration Date on ASC.gov is 6/30/2027.