



Property Information for

**2110 Oak Ridge Drive
Champion**

DBV # 2866/1348 ID # 31-15-0145-08

Refer to MLS #900991

To present an offer please submit:

**Completed Pa Sales Agreement/ All Pages
Signed Sellers Disclosure/ All Pages
Copy Of Hand Money Check
Signed Exclusions List if required**

Fax all offers to 724-593-6123 or 412-291-1813

Or present in person to Abe and Wags at the Donegal office of:

**Prudential Preferred Realty
3802 State Route 31 Suite 1
Donegal, PA. 15628
800-419-7653**



Prudential
Preferred Realty



3802 State Route 31, Suite 1 • Donegal, PA 15628
800.419.7653



Residential

Customer Report

WPN



MLS#: 900991 **Ad:** 2110 Oak Ridge Drive **St:** A **LF:** RES **LP:** \$239,000
Dir: County Line to Back Creek to Fowl Hill left into Oak Ridge
LR: M, 15x23 **Bths F:** 2 **P:** **Area:** Saltlick Twp **Zone:**
DR: M, 15x11 **Bedrs:** 3 **Insulation:** Yes **Zip:** 15622
Kit: M, 14x11 **Mstr:** M, 17x12 **Sch Dst:** Connellsville Area **Pool:** N
Fam: **2BR:** M, 14x12 **Sch Tr:** Y **Pub Tr:** N
Den: **3BR:** M, 10x10 **A/Val:** \$145,370
Gam: **4BR:** **Taxes:** \$2,597
Ent: **5BR:** **Maint Condo:**
Lot: 250x587x248x630 **Acres:** 3.47

Type Property: Residence/Single **Years Old:** **Style:** Ranch or 1 Level **Architecture:** Contemporary
Construction: Frame **Floors:** Wall to Wall, Vinyl
Fireplace: 1, LR **Basement:** N **Parking:** 2, Integral Garage **Roof:** Composition
Heat Type: Electric, Baseboard **Cooling:**
Water: Well **Sewer:** Septic Tan **Construct Type:** Existing
County: Fayette **Inclusions:** Auto Door on Garage, Disposal, Electric Stove, Multi-Pane Windows, Refrigerator

Remarks: One level living, 2 car garage, paved drive, level wooded lot. New roof in 2010. Take the Visual Tour

AGENTS ONLY
TO SHOW CALL
412-551-1859
Exclusions

Living Room	Woven wall hanging/coffee table
Hall	Map of North Atlantic Ocean
Bedroom 1	Tall teak desk and all contents/contents of 2 clothes closets
Bedroom 2	Teak desk & contents/Items under mattress (storage area)
Bedroom 3	Desk and all equipment on, in and under it (Computers, cables & etc)/contents of closet except shelving Contents of gun case/All contents of room
Other	Photos
Garage	Mercedes car and all items from car to front of house including safe And rolled rug to left of car

Adrienne Wagner
PRUDENTIAL PREFERRED REALTY
724-593-6195

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PAGE #1

West Penn Multi-List, Inc.™
SELLER DISCLOSURE STATEMENT

WPML LISTING #
10/2011 REVISED

SELLER INITIALS

[Handwritten initials]

THIS FORM MAY ONLY BE CERTIFIED TO BY THE SELLER

SELLER INFORMATION

Seller(s) Name(s): William and Judy A. Speary Jr
Property Address (Mailing Address and Municipality of Property) (hereinafter referred to as the "Property"):
2110 Oak Ridge Dr Champion, PA 15622

Approximate age of Property: 18 Years Seller has owned Property: 9

NOTICE TO PARTIES DBV 2866/1348 ID # 31-15-0145-08

A Seller must disclose to a Buyer all known material defects about the Property being sold that are not readily observable. This Disclosure Statement is designed to assist the Seller in complying with disclosure requirements and to assist the Buyer in evaluating the Property being considered.

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

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

A material defect is a problem with the Property of any portion of it that would have a significant adverse impact on the value of the residential real Property or that INVOLVES AN UNREASONABLE RISK TO PEOPLE ON THE LAND OR PROPERTY.

1. SELLER'S EXPERTISE

The Seller does not possess expertise in contracting, engineering, architecture or other areas related to the construction and condition of the Property and its improvements, except as follows:

2. OCCUPANCY

- (a) Do you, the Seller, currently occupy this Property? Yes No If "No", when did you last occupy the Property? _____ (Year)
- (b) Is the Property zoned for single family residential use? Yes No Unknown
- (c) Will a Certificate of Occupancy be required by the Municipality and/or government unit? Yes No
- (d) Are you aware of any pets having lived in the house or other structures during your ownership? Yes No

3. ROOF

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

- (a) Date roof was installed: 1993 Documented: Yes No Unknown
- (b) Has the roof been replaced, repaired, or overlay during your ownership? Yes No Unknown
- (c) Has the roof ever leaked during your ownership? Yes No Unknown
- (d) Do you know of any problems with the roof, gutters, or downspouts? Yes No Unknown
Small leak over garage; replaced entire roof 2010

4. BASEMENTS, GARAGES AND CRAWL SPACES (COMPLETE ONLY IF APPLICABLE).

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

- (a) Does the Property have a sump pump or grinder pump? Yes No Unknown
- (b) To your knowledge have "sump pumps" ever been required to be used at this property? Yes No Unknown Not applicable
- (c) If there is a sump pump at this address is the sump pump in working order? Yes No Unknown Not applicable
- (d) To your knowledge, if there is a sump pump, has the sump pump been required to operate for any length of time? Yes No Unknown Not applicable
- (e) Are you aware of any water leakage, accumulation or dampness within the basement, garage or crawl space? Yes No Unknown
- (f) Do you know of any repairs or other attempts to control any water or dampness problem in the basement, garage or crawl space? Yes No Unknown
replaced roof in 2010 to eliminate water dampness

5. TERMITES/WOOD DESTROYING INSECTS, DRY ROT, PESTS

Explain any yes answers with specific information on the location of the problem/issue and a description of any repair efforts, including a description of the repair(s)

- (a) Are you aware of any termites/wood destroying insects, dry rot or pests affecting the property? Yes No Unknown
- (b) Are you aware of any damage to the Property caused by termites, wood destroying insects, dry rot or pests? Yes No Unknown
- (c) Is the property currently under contract by a licensed pest control company? Yes No Unknown
- (d) Are you aware of any termite, pest control reports or treatments to the property? Yes No Unknown
5/14/03 by Daniel Pest Control - no visible evidence of wood destroying insect infestation

6. STRUCTURAL ITEMS

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

- (a) Are you aware of any past or present water leakage in the house or other structure? Yes No Unknown
- (b) Are you aware of any past or present movement, shifting, deterioration or other problem with walls, foundations or other structural components? Yes No Unknown
- (c) Are you aware of any past or present problems with driveways, walkways, patios or retaining walls on the Property? Yes No Unknown

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6. STRUCTURAL ITEMS CONTINUED

- (d) Have there been any repairs or other attempts to remedy or control the cause or effect of any defects or conditions described above? Yes No Unknown
- (e) Are you aware of any problem with the use or operation of the windows? Yes No Unknown
- (f) Are you aware of defects (including stains) in flooring or floor coverings? Yes No Unknown
- (g) Has there ever been fire damage to the Property? Yes No Unknown
- (h) Are you aware of any water or ice damage to the property? Yes No Unknown
- (i) Is the property constructed with an exterior insulating finishing system (known as "EIFS"), such as synthetic stucco, dryvit or other similar material? Yes No Unknown. If YES, provide the installation date: _____ or _____ Unknown

7. ADDITIONS/REMODELING

- (a) Have you made any additions, structural changes or other alterations to the Property during your ownership? Yes No Unknown

If yes, list additions, structural changes, or alterations (use additional sheets if necessary)	Approximate date of work	Were permits obtained? (Yes, No, Unknown)	Were final inspections/approvals obtained? (Yes/No/Unknown)
replaced entire roof	9/3/2010	unknown	unknown

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

- (b) Did you obtain all necessary permits and approvals and was all work in compliance with building codes? Yes No Unknown
- (c) Did any former owners of the Property make any additions, structural changes or other alterations to the Property? Yes No Unknown
If "Yes", please identify the work that was done and whether all necessary permits and approvals were obtained along with compliance with building codes? Yes No Unknown

8. WATER SUPPLY

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

- (a) What is the source of your drinking water? Public Community System Well on Property Other _____
If "Other", please explain: _____
- (b) If your drinking water source is not public, when was your water last tested? 5/14/03 Documented? Yes No
What was the result of the test? 21 + BG Colony / 100 ml
- Is the pumping system in working order? Yes No Unknown
If "No", Please explain: _____
- (c) Do you have a water softener, filter or other type of treatment system? Yes No Unknown
If you do not own the system, explain: _____
- (d) Have you ever experienced a problem of any nature with your water supply? Yes No Unknown
If yes, please explain: _____
- (e) If the property has a well, has the well ever run dry? Yes No Unknown
- (f) Is there a well on the property not used as the primary source of drinking water? Yes No Unknown
If yes, is the well capped? Yes No Unknown
- (g) Is the water system on this property shared? Yes No Unknown
- (h) Are you aware of any leaks or other problems, past or present, related to the water supply, pumping system, well and related items? Yes No Unknown
replaced well pump 7/16/2010

- (i) Are you aware of any issues/problems with the water supply or well as the result of drilling (for oil, gas, etc.) on the property? Yes No Unknown. Are you aware of any issues/problems with the water supply or well as the result of drilling (for possible oil and gas or any other substance) on any surrounding properties? Yes No Unknown.

9. SEWAGE SYSTEM

Explain any yes answers by including specific information on the location of the problem/issue and a description of any repair efforts, including a description of the repairs and the date the repair(s) were attempted/made.

- (a) What is the type of sewage system? Public sewer Individual on-lot sewage system Individual on-lot sewage disposal system in proximity to well Community sewage disposal system Ten acre permit exemption Holding tank Cesspool Septic tank Sand mound None None available/permit limitations if effect Other If "Other", please explain: _____
NOTE TO SELLER AND BUYER: If this Property is not serviced by a community sewage system, The Pennsylvania Sewage Facilities Act requires disclosure of this fact and compliance with provisions of the Act. A Sewage Facilities Disclosure of the type of sewage facility must be included in every Agreement of Sale.
- (b) Is there a sewage pump? Yes No If "Yes", is it in working order? Yes No
- (c) When was the septic system, holding tank or cesspool last serviced? pumped 6/07
- (d) Is either the water or sewage system shared? Yes No If "Yes", please explain: _____
- (e) Are you aware of any leaks, backups or other problems relating to any of the plumbing, water and sewage-related items? Yes No
If "Yes", Please explain: _____

10. PLUMBING SYSTEM

- (a) Type of plumbing: Copper Galvanized Lead PVC Polybutylene pipe (PB) Mixed Unknown Other
If "Other", please explain: _____

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10. PLUMBING SYSTEM CONTINUED

(b) Are you aware of any problems with any of your plumbing fixtures (including, but not limited to: kitchen, laundry or bathroom fixtures, wet bars, hot water heater, etc.)?
 Yes No If "Yes", please explain: _____

11. DOMESTIC WATER HEATING

(a) Type of water heating: Electric Natural Gas Fuel Oil Propane Solar Summer/Winter Hook-Up Other (Explain): _____

(b) Are you aware of any problems with any water heater or related equipment? Yes No Unknown If "Yes", explain: _____

12. AIR CONDITION SYSTEM

(a) Type of air conditioning: Central electric Central gas Wall Units None Number of window units included in sale: _____
Location(s): _____

(b) List any areas of the house that are not air conditioned: _____

(c) Age of Central Air Conditioning System: _____ Unknown Date last serviced, if known: _____

(d) Are you aware of any problems with any item in this section? Yes No If "Yes", explain: _____

13. HEATING SYSTEM

Explain any yes answers by including specific information on the location of the problem/issue and a description of any repair efforts, including a description of the repairs and the date(s) the repair(s) were attempted.

(a) Type(s) of heating fuel(s) (check all that apply): Electric Fuel Oil Natural Gas Propane Coal Wood Other
If "Other", please explain: _____

(b) Type(s) of heating systems (check all that apply): Forced Hot Air Hot Water Heat Pump Electric Baseboard Steam
 Wood Stove (How many? _____) Coal Stove (How Many? _____) Other: _____

(c) Age of Heating System: _____ Unknown Date last services, if known: _____

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

(e) Are there any fireplaces? Yes No If "yes", how many? 1 Are they working? Yes No Type (woodburning or gas) woodburning

(f) Are there any chimneys (from a fireplace, water heater, or any other heating system)? Yes No
If "yes", how many? 1 Are they working? Yes No

When were they last cleaned? Unknown

(g) Are you aware of any heating fuel tanks on the Property? Yes No
If "Yes", please describe location(s), including underground tank(s): _____
If you do not own the tanks, explain: _____

(h) Are you aware of any problems or repairs needed regarding any item in this section? Yes No
If "Yes", please explain: _____

14. ELECTRICAL SYSTEM

(a) Type of Electrical System: Fuses Circuit Breakers How Many Amps? _____ Unknown

(b) Are you aware of any knob and tube wiring in the home? Yes No

(c) Are you aware of any problems or repairs needed in the electrical system? Yes No

If "Yes", please explain: _____

15. OTHER EQUIPMENT AND APPLIANCES INCLUDED IN SALE (COMPLETE WHERE APPLICABLE):

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

(a) Electrical garage door opener: Yes No Number of transmitters _____
Are the transmitters in working order? Yes No Unknown
Keyless entry? Yes No Is this system in working order? Yes No Unknown

(b) Smoke detectors? Yes No Unknown How many? 1
Locations of detectors: hallway

Other types of detectors? Yes No Unknown Identify other types of detectors if applicable and their location(s): _____

(c) Security alarm system? Yes No Is system owned? Yes No
Is system Leased? Yes No If system is leased please provide lease information: _____

(d) Lawn sprinkler system? Yes No Number of sprinklers _____ Automatic Timer? Yes No Is system in working order? Yes No

(e) Swimming pool? Yes No In ground? Yes No Out of ground? Yes No Other: _____
Pool heater? Yes No In working order? Yes No Pool Cover? Yes No List all pool equipment: _____

Spa/Hot Tub/ Whirlpool Tub/other similar equipment? Yes No Explain: _____

(f) Are there covers available? Yes No Unknown
Refrigerator? Yes No Range/Oven? Yes No Microwave? Yes No Convection Oven? Yes No
Dishwasher? Yes No Trash Compactor? Yes No Garbage Disposal? Yes No Freezer? Yes No
Are the items in section (f) in working order? Yes No If no please explain: _____

(g) Washer? Yes No Is this in working order? Yes No Dryer? Yes No Is this in working order? Yes No

(h) Intercom system? Yes No Is this in working order? Yes No

(i) Ceiling fans? Yes No Number of ceiling fans 2 In working order? Yes No Location of ceiling fan(s) living room + master bedroom

(j) Awnings? Yes No Attic fan(s)? Yes No Exhaust fan(s)? Yes No Storage shed? Yes No Deck? Yes No
Any type of "invisible" animal fence? Yes No Satellite dish? Yes No
Describe any other equipment or appliances not listed above: _____

(k) Are any items in this section in need of repair or replacement? Yes No Unknown If YES please explain: _____

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16. LAND (SOILS, DRAINAGE AND BOUNDARIES)

Explain any **yes** answers by including specific information on the location of the problem/issue and a description of any repair efforts, including a description of the repairs and the date(s) the repair(s) were attempted.

- (a) Are you aware of any fill or expansive soil on the Property? Yes No Unknown
- (b) Are you aware of any sliding, settling, earth movement, upheaval, subsidence or earth stability problems that have occurred on or that affect the Property? Yes No Unknown

NOTE TO BUYER: THE PROPERTY MAY BE SUBJECT TO MINE SUBSIDENCE DAMAGE. MAPS OF THE COUNTIES AND MINES WHERE MINE SUBSIDENCE DAMAGE MAY OCCUR AND INFORMATION ON MINE SUBSIDENCE INSURANCE ARE AVAILABLE THROUGH: DEPARTMENT OF ENVIRONMENTAL PROTECTION, MINE SUBSIDENCE INSURANCE FUND, 25 Technology Drive, California Technology Park, Coal Center, PA 15423. 800) 922-1678 or 724-769-1100.

- (c) Are you aware of any existing or proposed mining, strip mining or any other excavations that might affect this Property? Yes No Unknown
- (d) To your knowledge, is the Property, or part of it, located in a flood zone or wetlands area? Yes No Unknown
- (e) Do you know of any past or present drainage or flooding problems affecting the Property or adjacent properties? Yes No Unknown
- (f) Do you know of encroachments, boundary line disputes, rights of way or easements? Yes No Unknown

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

- (g) Are you aware of any shared or common areas (for example, driveways, bridges, docks, walls, etc.) or maintenance agreements? Yes No Unknown
- (h) Do you have an existing survey of the Property? Yes No Unknown
If "Yes", has the survey been made available to the Listing Real Estate Broker? Yes No Unknown
- (i) Does the Property abut a public road? Yes No Unknown
If not, is there a recorded right-of-way and maintenance agreement to a public road? Yes No Unknown
- (j) Is the property or a portion of it, preferentially assessed for tax purposes, or subject to limited development rights? Yes No Unknown
If "Yes", check all that apply below:
 Farmland and Forest Land Assessment Act - 72 P.S. § 5490.1 et seq. (Clean and Green Program)
 Open Space Act - 16 P.S. § 11941 et seq
 Agricultural Area Security Law - 3 P.S. § 901 et seq. (Development Rights)
 Other _____
- (k) Has the property owner(s) attempted to secure mine subsidence insurance? Yes No Unknown
Has the property owner(s) obtained mine subsidence insurance? Yes No Unknown Details: _____

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

17. HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES

Explain any **yes** answers by including specific information on the location of the problem/issue and a description of any repair efforts, including a description of the repairs and the date(s) the repair(s) were attempted.

- (a) Are you aware of any underground tanks (other than home heating fuel or septic tanks disclosed above)? Yes No Unknown
- (b) Are you aware of any past or present hazardous substances present on the property (structure or soil) such as, but not limited to, asbestos or polychlorinated biphenyls (PCBs), etc.? Yes No Unknown
- (c) Are you aware of sewage sludge (other than commercially available fertilizer products) being spread on the property, or have you received written notice of sewage sludge being spread on an adjacent property? Yes No Unknown
- (d) Are you aware of any tests for mold, fungi, or indoor air quality in the property? Yes No Unknown
- (e) Other than general household cleaning, have you taken any efforts to control or remediate mold or mold-like substances in the property? Yes No Unknown
Note to Buyer: Individuals may be affected differently, or not at all, by mold contamination, lead-based paint or other environmental concerns. If mold contamination, indoor air quality, lead-based paint or any other type of environmental issue is a concern, Buyers are encouraged to engage the services of a qualified professional to do testing. Information on environmental issues is available from the United States Environmental Protection Agency and may be obtained by contacting IAQ INFO, P.O. Box 37133, Washington, D.C. 20013-7133, 1-800-438-4318.
- (f) Are you aware of any dumping on the property? Yes No Unknown
- (g) Are you aware of the presence of an environmental hazard or biohazard on your property or any adjacent property? Yes No Unknown
- (h) Are you aware of any tests for radon gas that have been performed in any buildings on the property? Yes No Unknown

DATE	TYPE OF TEST	RESULTS (picocuries/liter or working levels)	NAME OF TESTING SERVICE
5/16/03	Average Radon Concentration	9.5	KADALINK by Home Study Inc

- (i) Are you aware of any radon removal system on the property? Yes No Unknown If "Yes," list date installed and type of system, and whether it is in working order below:

DATE INSTALLED	TYPE OF SYSTEM	PROVIDER	WORKING ORDER
5/28/03	AMG Hawk	Gamma Environmental Service Inc	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown
- (j) If Property was constructed, or if construction began before 1978, you must disclose any knowledge of lead-based paint on the Property. Are you aware of any lead-based paint or lead-based paint hazards on the property? Yes No Unknown If "Yes," explain how you know of it, where it is, and the condition of those lead-based paint surfaces: N/A
- (k) If Property was constructed, or if construction began before 1978, you must disclose any reports or records of lead-based paint or lead based paint hazards on the Property. Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on the Property? Yes No Unknown If "yes," list all available reports and records: N/A
- (l) Are you aware of testing on the property for any other hazardous substances or environmental concerns? Yes No Unknown
- (m) Are you aware of any other hazardous substances or environmental concerns that might impact upon the property? Yes No Unknown

Explain any "Yes" answers in this Section: _____

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18. CONDOMINIUMS AND OTHER HOMEOWNERS ASSOCIATIONS (COMPLETE ONLY IF APPLICABLE)

(a) Type: Condominium Cooperative Homeowners Association Other If "Other", please explain: _____

Notice regarding Condominiums, Cooperatives and Homeowners Associations: According to Section 3407 of the Uniformed Condominium Act (68 Pa.C.S. §3407) (Relating to resales of Units) and 68 Pa.C.S. §4409 (Relating to resales of cooperative interests) and Section 5407 of the Uniform Planned Community Act (68 Pa.C.S.A. 5407), a Buyer of a resale Unit must receive a Certificate of Resale issued by the Association. The Buyer will have the option of canceling the Agreement with return of all deposit moneys until the Certificate has been provided to the Buyer and for five days thereafter or until conveyance, whichever occurs first. The Seller must be sure the Buyer receives a Resale Certificate.

(b) Do you know of any defect, damage or problem with any common elements or common areas which could affect their value or desirability? Yes No Unknown

(c) Do you know of any condition or claim which may result in an increase in assessments or fees? Yes No Unknown

If your answer to (b) or (c) is "Yes", explain in detail: _____

19. MISCELLANEOUS

Explain any yes answers by including specific information on the location of the problem/issue and a description of any repair efforts, including a description of the repairs and the date(s) the repair(s) were attempted.

(a) Are you aware of any existing or threatened legal action affecting the Property? Yes No Unknown

(b) Do you know of any violations of Federal, State or local laws or regulations relating to this Property? Yes No Unknown

(c) Are you aware of any public improvement, condominium or homeowner association assessments against the Property that remain unpaid or of any violations of zoning, housing, building, safety or fire ordinances that remain uncorrected? Yes No Unknown

(d) Are you aware of any judgment, encumbrances, lien (for example, comaker or equity loan) or other debt against this Property that cannot be satisfied by the proceeds of this sale? Yes No Unknown

(e) Are you aware of any reason, including a defect in title, that would prevent you from giving a warranty deed or conveying title to the Property? Yes No Unknown

(f) Are you aware of any material defects to the Property, dwelling or fixtures which are not disclosed elsewhere on this form? Yes No Unknown

A material defect is a problem with the Property or any portion of it that would have significant adverse impact on the value of the residential real Property or that INVOLVES AN UNREASONABLE RISK TO PEOPLE ON THE LAND.

(g) Are you aware of any historic preservation restriction or ordinance or archeological designation associated with the Property? Yes No Unknown

(h) Are you aware of any insurance claims filed relating to the Property? Yes No Unknown

If "Yes", please explain: _____

(i) Is there any additional information that you feel you should disclose to a prospective Buyer because it may materially and substantially affect the value or desirability of the Property, e.g. zoning violation, set back violations, zoning changes, road changes, pending municipal improvements, pending tax assessment appeals, etc.? Yes No Unknown

If your answers in this section are "Yes", explain in detail _____

(j) Have you ever attempted to obtain insurance of any nature for the property and were Rejected? Yes No

(k) Are you aware of a lease of the oil, gas or mineral rights being agreed to for this particular property? Yes No Unknown

Are you aware of a lease of the oil, gas or mineral rights for adjacent properties? Yes No Unknown

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

(l) Are you aware if any drilling has occurred on this property? Yes No

Are you aware if any drilling is planned for this property? Yes No

Are you aware if any drilling has occurred or is planned to occur on nearby property? Yes No Unknown

If the answer is YES to any of these items please explain: _____

20. COMPLIANCE WITH REAL ESTATE SELLER DISCLOSURE LAW

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

(a) Transfers that are the result of a court order;

(b) Transfers to a mortgage lender that result from a buyer's default and subsequent foreclosure sales that result from default;

(c) Transfers from a co-owner to one or more other co-owners;

(d) Transfers made to a spouse or direct descendant;

(e) Transfers between spouses that result from divorce, legal separation, or property settlement;

(f) Transfers by a corporation, partnership or other association to its shareholders, partners or other equity owners as part of a plan of liquidation;

(g) Transfers of a property to be demolished or converted to a non-residential use;

(h) Transfer of unimproved real property;

(i) Transfers by a fiduciary during the administration of a decedent estate, guardianship, conservatorship or trust;

(j) Transfers of new construction that has never been occupied when:

(1) the buyer has received a one-year warranty covering the construction;

(2) the building has been inspected for compliance with the applicable building code or, if none, a nationally recognized model building code; and

(3) a certificate of occupancy or certificate of code compliance has been issued for the dwelling.

Except where these exceptions apply, the Seller is required to satisfy the requirements of the Real Estate Seller Disclosure Law as may be amended and is required to make disclosures in accordance with the provisions of the Law.

A WEST PENN MULTI-LIST, INC. SELLER DISCLOSURE FORM
IS REQUIRED TO BE COMPLETED AND SIGNED BY THE SELLER(S)

900991

PAGE 6

WPML SELLER DISCLOSURE STATEMENT

WPML LISTING #
10/2011 REVISED

SELLER INITIALS

WJS *JAS*

The undersigned/Seller represents that the information set forth in this Disclosure Statement is accurate and complete to the best of the Seller's knowledge. The Seller hereby authorizes the Listing Broker to provide this information to prospective Buyers of the Property and to other real estate agents. **THE SELLER ALONE IS RESPONSIBLE FOR THE COMPLETION AND ACCURACY OF THE INFORMATION CONTAINED IN THIS STATEMENT.** The Broker, Agent and/or West Penn Multi-List, Inc. are not responsible for the information contained herein. The Seller shall cause the Buyer to be notified in writing of any information supplied on this form which is rendered inaccurate by a change in the condition of the Property following the completion of this form. The Seller shall promptly notify the Buyer of any such changes in the condition of the property.

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

SELLER *[Signature]*
William Speary Jr

DATE 1.26.12

SELLER *[Signature]*
Judy A. Speary

DATE 1.26.12

SELLER _____

DATE _____

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

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

DATE _____

DATE _____

Please Indicate Capacity/Title of Person Signing Plus Include Documentation.

CORPORATE LISTING

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

DATE _____

Please Indicate Capacity/Title of Person Signing Plus Include Documentation.

RECEIPT AND ACKNOWLEDGEMENT BY BUYER

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

BUYER _____

DATE _____

BUYER _____

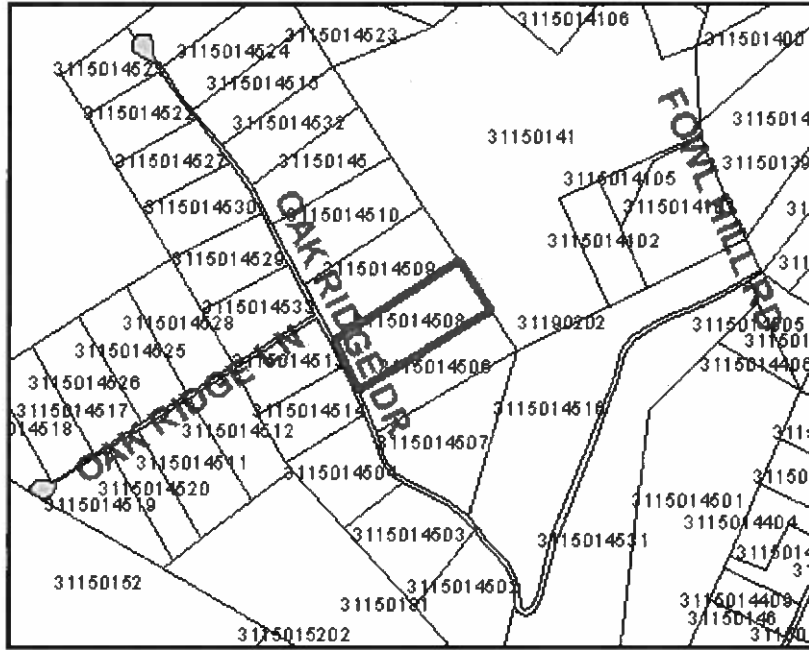
DATE _____

BUYER _____

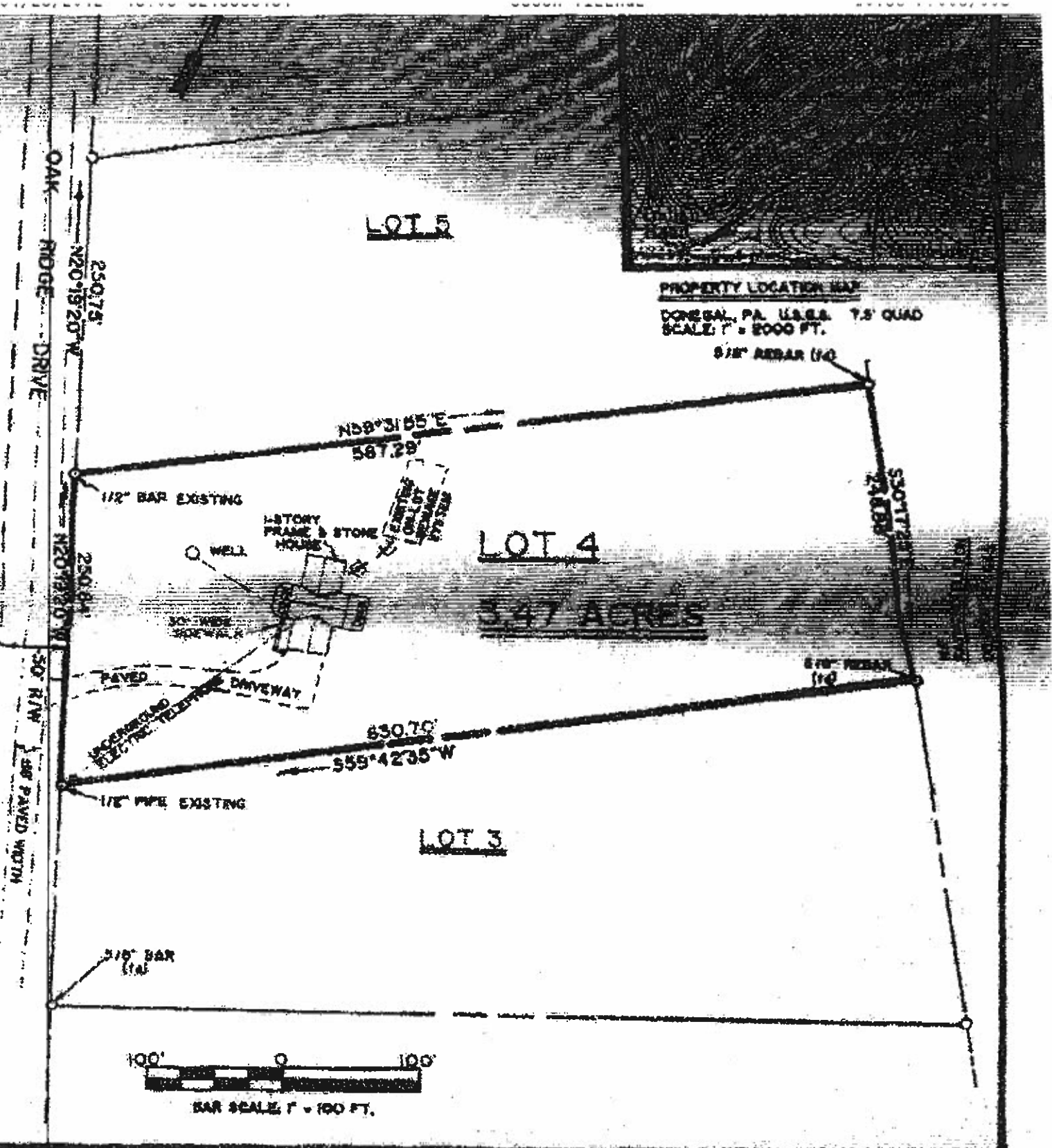
DATE _____

PARID: 3115014508
SPEARY WILLIAM JR AND JUDY A
TRUST

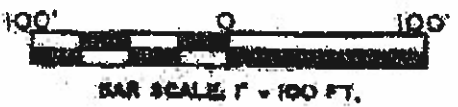
2110 OAK RIDGE DR



Fayette County



PROPERTY LOCATION MAP
 CONEVAL, PA. U.S.G.S. T.S. QUAD
 SCALE: 1" = 2000 FT.



**PLAT OF SURVEY FOR
 HOUSE LOCATION ON LOT**

DESCRIPTION: LOT #4, OAK RIDGE ESTATES
 PLAN BOOK 38 PAGE 57
 TITLE REFERENCE: RB. 1009 P. 346
 TAX MAP: 31-15 PARCEL NO.: P/O 145 SCALE: 1" = 100 FT.
 PROPERTY AREA: 3.47 ACRES SEPTEMBER 1993
 SALT LICK TOWNSHIP, FAYETTE COUNTY, PENNSYLVANIA

Robert R. Meyer