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

Seller Initials VC _____ _____ Buyer Initials

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

THIS FORM MAY ONLY BE CERTIFIED TO BY THE SELLER

1065063
WPML LISTING #
7/2014 REVISED

SELLER INFORMATION

Seller(s) Name(s): Vincent Gilmartin

Property Address (Mailing Address and Municipality of Property) (hereinafter referred to as the "Property"):
1852 Eagles Ridge , Hidden Valley, PA 15502

Approximate age of Property: _____ Years Seller has owned Property: _____

NOTICE TO PARTIES

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

This document 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 document is not a warranty of any kind by the Seller or a warranty or representation by the West Penn Multi-List, Inc., any listing real estate broker, any selling real estate broker or their agents. The Buyer is encouraged to address concerns about any condition of the Property that may not be included in this statement with the Seller. This document also 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 or any portion of it that would have a significant adverse impact on the value of the residential real Property or that INVOLVES AN UNREASONABLE RISK TO PEOPLE ON THE LAND OR PROPERTY. When completing this form, check yes, no, unknown (unk), or not applicable (N/A) for each question. If a question does not apply to the property, N/A should be selected. Unknown (unk) should only be checked when the question does apply to the property but the Seller is uncertain of the answer.

1. SELLER'S EXPERTISE

	Yes	No	
a		✓	(a) Does the Seller possess expertise in contracting, engineering, architecture, environmental assessment, or other areas related to the construction and conditions of the property and its improvements?
b		✓	(b) Is the Seller the landlord for the property?
c		✓	(c) Is the Seller a real estate licensee ?

Explain any "yes" answers in section 1: _____

2. IDENTITY OF INDIVIDUAL COMPLETING THIS DISCLOSURE

	Yes	No	Unk	Is the individual completing this form:
1	✓			1. The Owner
2		✓		2. The Executor/trix of an Estate
3		✓		3. The Administrator of an Estate
4		✓		4. The Trustee
5		✓		5. An individual holding Power of Attorney

3. OWNERSHIP/OCCUPANCY

	Yes	No	Unk	
a	✓			(a) Do you, the Seller, currently occupy this Property? If "no," when did you last occupy the Property? _____ (Year)
b	✓			(b) Is the Property zoned for single family residential use?
c			✓	(c) Will a Certificate of Occupancy be required by the municipality and/or government unit?
d		✓		(d) Are you aware of any pets having lived in the house or other structures during your ownership?
e				(e) If the Seller was not the most recent occupant of the property, when did the Seller last occupy the property? _____
f				(f) When was the property purchased by Seller? _____
g			✓	(g) Are you aware of the Zoning Classification? If yes, what is the Zoning Classification? _____

4. ROOF & ATTIC

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

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

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

	Yes	No	Unk	N/A	
a		✓			(a) Does the Property have a sump pump, or grinder pump?
b		✓			(b) Does the property have a sump pit? If so, how many? _____ Where are they located? _____

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

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5. SUMP PUMPS, BASEMENTS, GARAGES, AND CRAWL SPACES (continued)

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

	Yes	No	Unk	N/A	
c		✓			(c) Are you aware of sump pumps ever being required to be used at this property?
d				✓	(d) If there is a sump pump at this address, is the sump pump in working order?
e				✓	(e) To your knowledge, if there is a sump pump, has the sump pump been required to operate for any length of time?
f		✓			(f) Are you aware of any water leakage, accumulation or dampness within the basement, garage, or crawl space?
g		✓			(g) Do you know of any repairs or other attempts to control any water or dampness problem(s) in the basement, garage, or crawl space?
h		✓			(h) Are the downspouts or gutters connected to a public system?
i		✓			(i) Does the property have a grinder pump? If so, how many? _____ Where are they located? _____

6. 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) and the date(s) the repair(s) were attempted, or attach a more detailed summary.

	Yes	No	Unk	
a		✓		(a) Are you aware of any termites/wood-destroying insects, dry rot, or pests affecting the property?
b		✓		(b) Are you aware of any damage to the property caused by termites, wood-destroying insects, dry rot, or pests?
c		✓		(c) Is the property currently under contract by a licensed pest control company?
d		✓		(d) Are you aware of any termite, pest control reports, or treatments to the property?

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

7. STRUCTURAL ITEMS

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

	Yes	No	Unk	
a		✓		(a) Are you aware of any past or present water leakage in the house or other structure in areas other than the roof, basement, and/or crawl spaces?
b		✓		(b) Are you aware of any past or present movement, shifting, infiltration, deterioration, or other problem with walls, foundations, or other structural components?
c		✓		(c) Are you aware of any past or present problems with driveways, walkways, patios, or retaining walls on the Property?
d		✓		(d) Have there been any repairs or other attempts to remedy or control the cause or effect of any defects or conditions described above?
e		✓		(e) Are you aware of any problem with the use or operation of the windows?
f		✓		(f) Are you aware of defects (including stains) in flooring or floor coverings?
g		✓		(g) Has there ever been fire damage to the Property?
h		✓		(h) Are you aware of any past or present water or ice damage to the Property?
i			✓	(i) Is the property constructed with an exterior insulating finishing system (known as "EIFS"), such as synthetic stucco, dryvit, or other similar material? If "yes," provide the installation date: _____

8. ADDITIONS/REMODELING

	Yes	No	Unk	
a	✓			(a) Have you made any additions, structural changes, or other alterations to the property during your ownership?

If "yes," list additions, structural changes, or alterations	Approximate date of work	Were permits obtained?	Were final inspections/approvals obtained (Yes/No/Unknown)
deck	2009	yes	yes

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

b	✓			(b) Did you obtain all necessary permits and approvals and was all work in compliance with building codes?
c		✓		(c) Did any former owners of the Property make any additions, structural changes, or other alterations to the Property? If "yes " please identify the work that was done and indicate whether all necessary permits and approvals were obtained along with compliance with building codes: _____

9. WATER SUPPLY

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

A	Yes	No	Unk	N/A	
1		✓			(A) Source 1. Public Water

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9. WATER SUPPLY (continued)

	Yes	No	Unk	N/A	
2		✓		✓	2. A well on the property
3		✓		✓	3. Community Water
4		✓		✓	4. No Water Service (explain):
5		✓		✓	5. Other (explain):
B					(B) Bypass valve (for properties with multiple water sources)
1			✓		1. Does your water source have a bypass valve?
2				✓	2. If "yes " is the bypass valve working?
C					(C) General
1		✓			1. Does the property have a water softener, filter, or other type of treatment system? If you do not own the system, explain: _____
2		✓			2. Have you ever experienced a problem of any nature with your water supply? If yes, please explain: _____
3				✓	3. If the property has a well, do you know if the well has ever run dry?
4		✓	✓		4. Is there a well on the property not used as the primary source of drinking water?
5		✓			5. Is the water system on this property shared?
6		✓			6. Are you aware of any leaks or other problems, past or present, related to the water supply, pumping system, well, and related items? If yes, please explain: _____
7		✓			7. Are you aware of any issues/problems with the water supply or well as the result of drilling (for oil, gas, etc.) on the property?
8		✓			8. Are you aware of any issues/problems with the water supply or well as the result of drilling (for possible oil and gas or any other substance) on any surrounding properties?
9					9. If your drinking water source is not public: When was your water last tested? Date _____
a					(a) Was the test documented?
b					(b) What was the result of the test? _____

10. SEWAGE SYSTEM

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

A	Yes	No	Unk	N/A	(A) What is the type of sewage system?
1	✓				1. Public Sewer
2			✓		2. Individual on-lot sewage system
3				✓	3. Individual on-lot sewage system in proximity to well
4			✓		4. Community sewage disposal system
5			✓		5. Ten-acre permit exemption
6		✓			6. Holding tank
7		✓			7. Cesspool
8		✓			8. Septic tank
9		✓			9. Sand mound
10		✓			10. None
11		✓			11. None available/permit limitations in effect
12		✓			12. Other. If "other," please explain: _____

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

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

11. PLUMBING SYSTEM

A	Yes	No	Unk	(A) Type of plumbing
1			✓	1. Copper
2			✓	2. Galvanized
3			✓	3. Lead
4			✓	4. PVC
5			✓	5. Polybutylene pipe (PB)
6			✓	6. Mixed
7		✓		7. Other. If "other," please explain: _____
B				(B) Known problems
1		✓		1. Are you aware of any problems with any of your plumbing fixtures (including but not limited to: kitchen, laundry or bathroom fixtures, wet bars, hot water heater, etc.)? If "yes," please explain: _____

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12. DOMESTIC WATER HEATING

	Yes	No	Unk	
A				(A) Type of water heating
1	✓			1. Electric
2		✓		2. Natural Gas
3		✓		3. Fuel Oil
4		✓		4. Propane
5		✓		5. Solar
6		✓		6. Summer/Winter Hook-Up
7		✓		7. Other. If "other," please explain: ____
B				(B) Known problems and age
1		✓		1. Are you aware of any problems with any water heater or related equipment? If "yes," please explain: ____
2				2. If a water heater is present, what is its age? replaced 2011

13. AIR CONDITIONING SYSTEM

	Yes	No	Unk	
A				(A) Type of air conditioning:
1		✓		1. Central electric
2		✓		2. Central gas
3		✓		3. Wall Units
4	✓			4. None
5				5. Number of window units included in sale: ____ Location(s): ____
6				6. List any areas of the house that are not air conditioned: ____
7				7. Age of Central Air Conditioning System: ____ Date last serviced, If known: ____
8		✓		8. Are you aware of any problems with any item in this section? If "yes," explain: ____ Explain any "yes" answers with specific information on the location of the problem/issue and a description of any repair efforts, including a description of the repair(s) and the date(s) the repair(s) were attempted, or attach a more detailed summary.

14. HEATING SYSTEM

	Yes	No	Unk	
A				(A) Type(s) of heating fuel(s) (check all that apply):
1	✓			1. Electric
2		✓		2. Fuel Oil
3		✓		3. Natural Gas
4		✓		4. Propane
5		✓		5. Coal
6	✓	✓		6. Wood (fireplace)
7		✓		7. Pellet
8		✓		8. Other If "other," please explain: ____
9		✓		9. Are you aware of any problems with any item in this section? If "yes," please explain: ____
B				(B) Type(s) of heating system(s) (check all that apply)
1		✓		1. Forced Hot Air
2		✓		2. Hot Water
3		✓		3. Heat Pump
4	✓			4. Electric Baseboard
5		✓		5. Steam
6		✓		6. Wood Stove (How many? ____)
7	✓			7. Other fireplace
C				(C) Age of Heating System: ____
D			✓	(D) Date last serviced, if known: ____
E				(E) List any areas of the house that are not heated: ____
F	✓			(F) Are there any fireplaces?
1				1. If "yes," how many? 1
2	✓			2. Are they working? Type (woodburning or gas)? woodburning
G	✓			(G) Are there any chimneys (from a fireplace, water heater, or any other heating system)?
1				1. If "yes," how many? 1
2	✓			2. Are they working?
3			✓	3. When were they last cleaned? ____
H		✓		(H) Are you aware of any heating fuel tanks on the Property?
1				1. If "yes," please describe the location(s), including underground tank(s): ____
2				2. If you do not own the tank(s), explain: ____
I		✓		(I) Are you aware of any problems or repairs needed regarding any item in this section? If "yes," please explain: ____

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15. ELECTRICAL SYSTEM

	Yes	No	Unk	
A				(A) Type of electrical system:
1		✓		1. Fuses
2	✓			2. Circuit Breakers - How many amps?
3		✓		3. Are you aware of any knob and tube wiring in the home?
4		✓		4. Are you aware of any problems or repairs needed in the electrical system?
				If "yes," please explain: _____

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

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.

	Yes	No	Unk	
A		✓		(A) Electric garage door opener. Number of transmitters: _____
1				1. Are the transmitters in working order?
B		✓		(B) Keyless entry?
1				1. Is the system in working order?
C	✓			(C) Smoke detectors? How many? 2
1				1. Location of smoke detectors: upstairs hallway, downstairs hallway
D		✓		(D) Carbon Monoxide and/or other detectors? Identify other types of detectors, if applicable, and their location(s): _____
E		✓		(E) Security Alarm system?
1				1. If "yes," is system owned?
2				2. Is system leased? If system is leased, please provide lease information: _____
F		✓		(F) Lawn sprinkler system?
1				1. Number of sprinklers: _____ Automatic timer?
2				2. Is the system in working order?
G		✓		(G) Swimming Pool?
1				1. Is it in ground?
2				2. Is it out of ground?
3				3. Other (please explain): _____
4				4. Pool heater?
5				5. In working order?
6				6. Pool cover?
7				7. List all pool equipment: _____
H		✓		(H) Spa/Hot Tub/Whirlpool Tub/Other similar equipment? Explain: _____
1				1. Are there covers available?
I	✓			(I) Refrigerator?
J	✓			(J) Range/Oven?
K	✓			(K) Microwave?
L		✓		(L) Convection Oven?
M	✓			(M) Dishwasher?
N		✓		(N) Trash Compactor?
O	✓			(O) Garbage Disposal?
P		✓		(P) Freezer?
Q	✓			(Q) Are the items in this sections (H) – (P) in working order? If "no," please explain: _____
1				1. Please also identify the location if these items are not in the kitchen. _____
R	✓			(R) Washer?
1	✓			1. Is it in working order?
S	✓			(S) Dryer?
1	✓			1. Is it in working order?
T		✓		(T) Intercom system?
1				1. Is it in working order?
U	✓			(U) Ceiling fans? Number of ceiling fans 2
1	✓			1. Are they working order?
2				2. Location of ceiling fans: living room, upstairs hallway
V		✓		(V) Awnings?
W		✓		(W) Attic Fan(s)
X		✓		(X) Exhaust Fans?

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16. OTHER EQUIPMENT AND APPLIANCES WHICH MAY BE INCLUDED IN SALE (continued):

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.

	Yes	No	Unk	
Y		✓		(Y) Storage Shed?
Z	✓			(Z) Deck?
AA		✓		(AA) Any type of invisible animal fence?
BB	✓			(BB) Satellite dish?
CC				(CC) Describe any equipment, appliance or items not listed above: _____
DD		✓		(DD) Are any items in this section in need of repair or replacement? If "yes" please explain: _____

17. LAND (SOILS, DRAINAGE, AND BOUNDARIES)

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

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

NOTE TO BUYER: THE PROPERTY MAY BE SUBJECT TO MINE SUBSIDENCE DAMAGE. MAPS OF THE COUNTIES AND MINES WHERE MINE SUBSIDENCE DAMAGE MAY OCCUR AND INFORMATION ON MINE SUBSIDENCE INSURANCE ARE AVAILABLE THROUGH: DEPARTMENT OF ENVIRONMENTAL PROTECTION, MINE SUBSIDENCE INSURANCE FUND, 25 TECHNOLOGY DRIVE, CALIFORNIA TECHNOLOGY PARK, COAL CENTER, PA 15423, 1-800-922-1678 OR 724-769-1100.

	Yes	No	Unk	
E		✓		(E) To your knowledge, is the Property, or part of it, located in a flood zone or wetlands area?
F		✓		(F) Do you know of any past or present drainage or flooding problems affecting the Property or adjacent properties?
G		✓		(G) Do you know of encroachments, boundary line disputes, rights of way, or easements?

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.*

H		✓		(H) Are you aware of any shared or common areas (i.e., driveways, bridges, docks, walls, etc.) or maintenance agreements?
I		✓		(I) Do you have an existing survey of the Property?
				If "yes," has the survey been made available to the Listing Real Estate Broker?
J		✓		(J) Does the Property abut a public road?
				If not, is there a recorded right-of-way and maintenance agreement to a public road?
K		✓		(K) Is the Property, or a portion of it, preferentially assessed for tax purposes or subject to limited development rights?
				If "yes," check all that apply:
1				1. Farmland and Forest Land Assessment Act - 72 P.S. § 5490.1 et seq. (Clean and Green Program)
2				2. Open Space Act - 16 P.S. § 11941 et seq.
3				3. Agricultural Area Security Law - 3 P.S. § 901 et seq. (Development Rights)
4				4. Other: _____
L		✓		(L) Has the property owner(s) attempted to secure mine subsidence insurance?
M		✓		(M) Has the property owner(s) obtained mine subsidence insurance? 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:* _____

18. HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES

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

	Yes	No	Unk	N/A	
A		✓			(A) Are you aware of any underground tanks (other than home heating fuel or septic tanks disclosed above)?
B		✓			(B) Are you aware of any past or present hazardous substances present on the Property (structure or soil) such as, but not limited to, asbestos or polychlorinated biphenyls (PCBs), etc.?
C		✓			(C) Are you aware of sewage sludge (other than commercially available fertilizer products) being spread on the property, or have you received written notice of sewage sludge being spread on an adjacent property?
D		✓			(D) Are you aware of any tests for mold, fungi, or indoor air quality in the Property?
E		✓			(E) Other than general household cleaning, have you taken any efforts to control or remediate mold or mold-like substances in the property?

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.*

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

Seller Initials VC _____ **WPML SELLER DISCLOSURE STATEMENT** _____ _____ Buyer Initials

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18. HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES (continued)

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

	Yes	No	Unk	N/A	
F		✓			(F) Are you aware of any dumping on the Property?
G		✓			(G) Are you aware of the presence of an environmental hazard or biohazard on your property or any adjacent property?
H	✓				(H) Are you aware of any tests for radon gas that have been performed in any buildings on the Property?

DATE	TYPE OF TEST	RESULTS (picocuries/liter or working levels)	NAME OF TESTING SERVICE
2009	Radon	working levels	unknown

I		✓			(I) Are you aware of any radon removal system on the Property? If "yes," list date installed and type of system, and whether it is in working order below:

DATE INSTALLED	TYPE OF SYSTEM	PROVIDER	WORKING ORDER Yes	WORKING ORDER No

J		✓		✓	(J) If Property was constructed, or if construction began before 1978, you must disclose any knowledge of lead-based paint on the Property. Are you aware of any lead-based paint or lead-based paint hazards on the Property?
1					1. If "yes," explain how you know of them, where they are, and the condition of those lead-based paint surfaces:
K				✓	(K) If Property was constructed, or if construction began before 1978, you must disclose any reports or records of lead-based paint or lead based paint hazards on the Property. Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on the Property?
1					1. If "yes," list all available reports and records:
L		✓			(L) Are you aware of testing on the Property for any other hazardous substances or environmental concerns?
M		✓			(M) Are you aware of any other hazardous substances or environmental concerns that might impact upon the property?

Explain any "yes" answers in this section: _____

Details: _____

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

	Yes	No	Unk	
A				(A) Please indicate whether the property is part of a:
1		✓		1. Condominium Association
2		✓		2. Cooperative Association
3	✓			3. Homeowners Association or Planned Community
4		✓		4. 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.

	Yes	No	Unk	
B				(B) Damages/Fees/Miscellaneous Other
1		✓		1. Do you know of any defect, damage or problem with any common elements or common areas which could affect their value or desirability?
2		✓		2. Do you know of any condition or claim which may result in an increase in assessments or fees?
3				3. What are the current fees for the Association(s)?
4				4. Are the Association fees paid: Monthly ☐ Quarterly ☐ Annually ☐ Other ☐
5	✓			5. Are there any services or systems that the Association or Community is responsible for supporting or maintaining?
6	✓			6. Is there a capital contribution or initiation fee? If so, how much is said fee? 500

If your answer to any of the above is "yes," please explain each answer: 5) maintains grounds, water (outdoor to house), sidewalk(s), snow removal

20. MISCELLANEOUS

	Yes	No	Unk	
A		✓		(A) Are you aware of any existing or threatened legal action affecting the Property?
B		✓		(B) Do you know of any violations of federal, state, or local laws or regulations relating to this Property?
C		✓		(C) Are you aware of any public improvement, condominium, or homeowner association assessments against the Property that remain unpaid or of any violations of zoning, housing, building, safety, or fire ordinances that remain uncorrected?
D		✓		(D) Are you aware of any judgment, encumbrances, lien (for example, comaker or equity loan), or other debt against this Property that cannot be satisfied by the proceeds of this sale?
E		✓		(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?

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

Seller Initials JC _____

WPML SELLER DISCLOSURE STATEMENT

_____ _____ Buyer Initials

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20. MISCELLANEOUS (continued)

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

A material defect is 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		✓		(G) Are you aware if the sale of this property would be subject to the provisions of the Foreign Investment in Real Property Tax Act, 26 U.S.C. §1445, as may be amended, which provides that a Buyer must withhold ten (10%) percent of the amount realized by a foreign Seller from the sale of an interest in U.S. Real Property? If the Seller is a foreign person and the Buyer fails to withhold this amount, the Buyer may be held liable for the tax.
H		✓		(H) Are you aware of any historic preservation restriction or ordinance or archeological designation associated with the Property?
I		✓		(I) Are you aware of any insurance claims filed relating to the Property?
J		✓		(J) Is there any additional information that you feel you should disclose to a prospective Buyer because it may materially and substantially affect the value or desirability of the Property, e.g. zoning violation, set-back violations, zoning changes, road changes, pending municipal improvements, pending tax assessment appeals, etc.?

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

K		✓		(K) Have you ever attempted to obtain insurance of any nature for the property and were rejected?
L		✓		(L) Are you aware of a lease of the oil, gas, or mineral rights being agreed to for this particular property?

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

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

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

P	Yes	No	Unk	(P) Are you aware of the transfer, sale, and/or lease of any of the following property rights, whether said transfer was by you or a prior Owner of the property?
1		✓		1. Natural Gas
2		✓		2. Coal
3		✓		3. Oil
4		✓		4. Timber
5		✓		5. Other minerals or rights such as hunting rights, quarrying rights, or farming rights
6		✓		6. Have you been approached by an Oil & Gas Company to lease your OGM rights? If "yes," please provide the name of the company: _____

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

Buyer(s) acknowledge their right to investigate any of the rights or issues described within this Seller Disclosure Statement prior to signing or entering into the Agreement of Sale. The Buyer(s) acknowledge they have the option or right to investigate the status of any of the property rights by, among other means, obtaining a title examination of unlimited years, engaging legal counsel, conducting a search of the public records in the County Office of the Recorder of Deeds and elsewhere. Buyer(s) also expressly acknowledge the right to investigate the terms of any existing Leases to determine if the Buyer may be subject to the terms of these Leases. Please explain any "yes" answers in Section 20 above. _____

21. COMPLIANCE WITH REAL ESTATE SELLER DISCLOSURE LAW

In Pennsylvania, a Seller is required to satisfy the requirements of the Real Estate Seller Disclosure Law. These requirements are generally described in the notice found on the first page of this document. This law requires the Seller in a residential transfer of real estate to make certain disclosures regarding the property to potential Buyers. The notice is to be provided in a form defined by law and is required before an agreement of sale is signed. The law defines a residential real estate transfer as a sale, exchange, installment sales contract, lease with an option to buy, grant, or other transfer of an interest in real property where not less than one (1) and not more than four (4) residential dwelling units are involved. In transactions involving a condominium, homeowners association, or cooperative, the disclosure is to specifically refer to the Seller's Unit. 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) Transfers 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 they may be amended and is required to make disclosures in accordance with the provisions of the Law. Although there are exceptions to the requirements of the Seller Disclosure Law, certain disclosures may still be required under Common Law.

Seller(s) shall attach additional sheets to this Disclosure Statement if additional space is required for their answer to any section herein and these sheets are considered part of this Disclosure Statement.

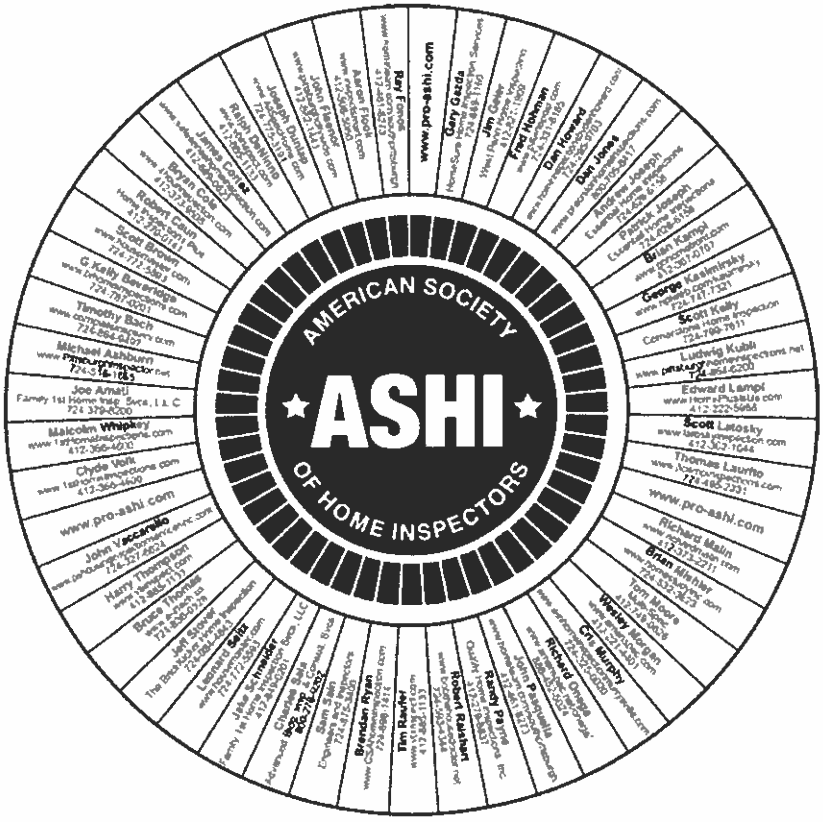
DocuSign Envelope ID: 57334C5C-5C98-46FB-BF87-F3A718F6FC9C

INSPECTION NOTICE TO PROSPECTIVE PURCHASERS

SELLERS NAME: Vincent Gilmartin

PROPERTY ADDRESS 1852 Eagles Ridge Way, Hidden Valley, PA 15502

As indicated in the Seller's Disclosure Statement, Seller's statements concerning the Property are not a warranty of any kind and are not a substitute for any inspections that a Buyer may wish to obtain. It is recommended that a prospective Buyer of property obtain a home inspection as part of the purchase process. The following is a list of home inspectors that are members of the American Society of Home Inspectors (ASHI):



The above information is provided to prospective purchasers as a convenience only. Neither the Sellers nor the Brokers are recommending that Buyers select any of the above inspectors. The listed inspectors are independent contractors, and are not subject to the control of Sellers or the Brokers. The Sellers and Brokers disclaim any and all liability relating to the inspectors or their inspections, and make no representations or warranties concerning their qualifications, or services.

DocuSigned by:

WITNESS _____ DATE 6/29/2015 | 7:39 AM ET

SELLER Vincent Gilmartin DATE

WITNESS _____ DATE SELLER _____ DATE

Buyer(s) acknowledge receipt of this notice

WITNESS _____ DATE BUYER _____ DATE

WITNESS _____ DATE BUYER _____ DATE

Berkshire Hathaway HomeServices The Preferred Realty, 9401 McKnight Road Pittsburgh, PA 15237
Phone: 412-897-8535 Fax: 412-291-1813 Adrienne Abe Wagner

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

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

Seller Initials VC _____ **WPML SELLER DISCLOSURE STATEMENT** _____ _____ Buyer Initials

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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 VC _____ DATE 6/11/2015
Vincent Gilmartin

SELLER _____ DATE _____

SELLER _____ DATE _____

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

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

_____ DATE _____

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

CORPORATE LISTING

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

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

RECEIPT AND ACKNOWLEDGEMENT BY BUYER

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

BUYER _____ DATE _____

BUYER _____ DATE _____

BUYER _____ DATE _____

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

1852 Eagles Ridge Way

MLS # 1065063
$200,000
VT # 3628532

AGENTS ONLY TO SHOW CALL
412-551-1859

At full price this property will be sold furnished with the following exclusions
INCLUDED items transfer at no monetary value
EXCLUDED items are:

Entry	Coat rack/cedar chest
Kitchen	Breville juicer/Keurig coffee maker/pots and pans
Dining Room	Table/chairs/buffet
Living Room	Books/contents of book shelves
Bedroom #1	Wooden pie safe/desk & chair/clothing
Bedroom #2	All exercise equipment/weights/videos/heavy bag/elliptical machine Benches,etc/all contents
Bedroom #3	Clothing/wooden chair/wooden box and contents
Other	Grill

Hidden Valley **$ 200,000**
1852 Eagles Ridge Way Ref #: 1065063

Status:	Active	**New Subdiv:**	
Zip Code:	15502	**Type:**	Townhouse
Bedrooms:	3	**Style:**	2 Story or 2 Level
Full Baths:	2	**Architecture:**	Other
Part. Baths:	1	**Years Old:**	23
Acres:		**Lot Size:**	22x70

Map#/Lot#/Block#/info: S20-035-198-00 ID 200030980 Deed 2023/785

School District: Somerset Area **School Transp:** Y **Public Transp:** N

MULTIPLE UPGRADES! Kitchen counter tops, stainless appliances, flooring, hot water heater, energy efficient hydronic baseboard heaters, bathroom vanities, deck, exterior paint 2014! Check out the list! New stack washer and dryer. See 7S from the back de ck, property backs the State Forest. Sold furnished with accessories and appliances. Seller providing one year home warranty.

	Level	Dimension		Level	Dimension
Living Rm:	Main	17X12	**MstBed:**	Upper	13X12
Dining Rm:	Main	12X10	**2ndBed:**	Upper	13X10
Kitchen:	Main	14X10	**3rdBed:**	Upper	10X9
Family Rm:			**4thBed:**		
Den:			**5thBed:**		
Game Rm:			**Entry:**	Main	8X4

Floors:	Ceramic Tile, Wall to Wall, Other	**Construction:**	Existing / Frame
Fireplace:	1 / Wood	**Roof:**	Composition
Inclusions:	Disposal, Dishwasher, Electric Cook Top, Microwave Oven, Multi-Pane Windows, Pantry, Refrigerator, Washer/Dryer, Window	**Basement:**	N
		Pool:	
		Parking:	/ General/Common Area

Heat Type:	Electric, Baseboard	**Cooling:**	
Water:	Public	**Sewer:**	Public
Insulation:	Yes	**Zoning:**	

Taxes: $ 2,707 **Maint Condo Fee:** $ 182

Directions: Hidden Valley to Eagles Ridge Way

Original Price: 200000 **Previous List:** **Price:** 200000 **Sold Price:** **DOM:**

Entry Date: 06/29/15 **Status Change:**

Closing Date: **Sold Terms:**

Information Deemed Reliable, But Not Guaranteed
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BERKSHIRE HATHAWAY HomeServices | The Preferred Realty

Property Information for

1852 Eagles Ridge Way
Hidden Valley

DBV # 2023/785 ID #200030980
Map S20-035-198-00

Refer to MLS #1065063

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 412-291-1813

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

Berkshire Hathaway Home Services
3802 State Route 31 Suite 1
Donegal, PA. 15628
800-419-7653