

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

PAGE #1
SELLER INITIALS

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

1014612

WPML LISTING #
10/2011 REVISED

THIS FORM MAY ONLY BE CERTIFIED TO BY THE SELLER

SELLER INFORMATION

Seller(s) Name(s): John J. and Geri A. McLaughlin
Property Address (Mailing Address and Municipality of Property) (hereinafter referred to as the "Property"):
532 Kooser Circle Hidden Valley, PA 15502
Approximate age of Property: _____ Years Seller has owned Property: _____

NOTICE TO PARTIES

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: 1998 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

LEAK AT CHIMNEY WAS REPAIRED

4. SUMP PUMPS, 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

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

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

Table with 4 columns: 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)

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.

- (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
(b) If your drinking water source is not public: When was your water last tested? Documented? Yes No
(c) Does the property have a water softener, filter or other type of treatment system? Yes No Unknown
(d) Have you ever experienced a problem of any nature with your water supply? Yes No Unknown
(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
(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
(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.

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
(b) Is there a sewage pump? Yes No
(c) When was the septic system, holding tank or cesspool last serviced?
(d) Is either the water or sewage system shared? Yes No
(e) Are you aware of any leaks, backups or other problems relating to any of the plumbing, water and sewage-related items? Yes No

10. PLUMBING SYSTEM

- (a) Type of plumbing: Copper Galvanized Lead PVC Polybutylene pipe (PB) Mixed Unknown Other

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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: _____
- (c) If a water heater is present, what is the age of water heater? ONE YEAR

12. AIR CONDITIONING SYSTEM

- (a) Type of air conditioning: Central electric Central gas Wall Units None Number of window units included in sale: _____
Location(s): 2 HEAT PUMPS INSTALLED INTO WALLS
- (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(s) (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) _____
- (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? 2 YEARS AGO 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? 200 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? _____
Locations of detectors: _____
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: JACUZZI TUB BASEMENT
Are there covers available? Yes No Unknown
- (f) 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 1 In working order? Yes No Location of ceiling fan(s) _____
- (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

Table with 4 columns: DATE, TYPE OF TEST, RESULTS (picocuries/liter or working levels), NAME OF TESTING SERVICE

- (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
 Yes No Unknown
 Yes No 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: _____

(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: _____

(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: _____

Details: _____

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18. CONDOMINIUM AND OTHER HOMEOWNER 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.

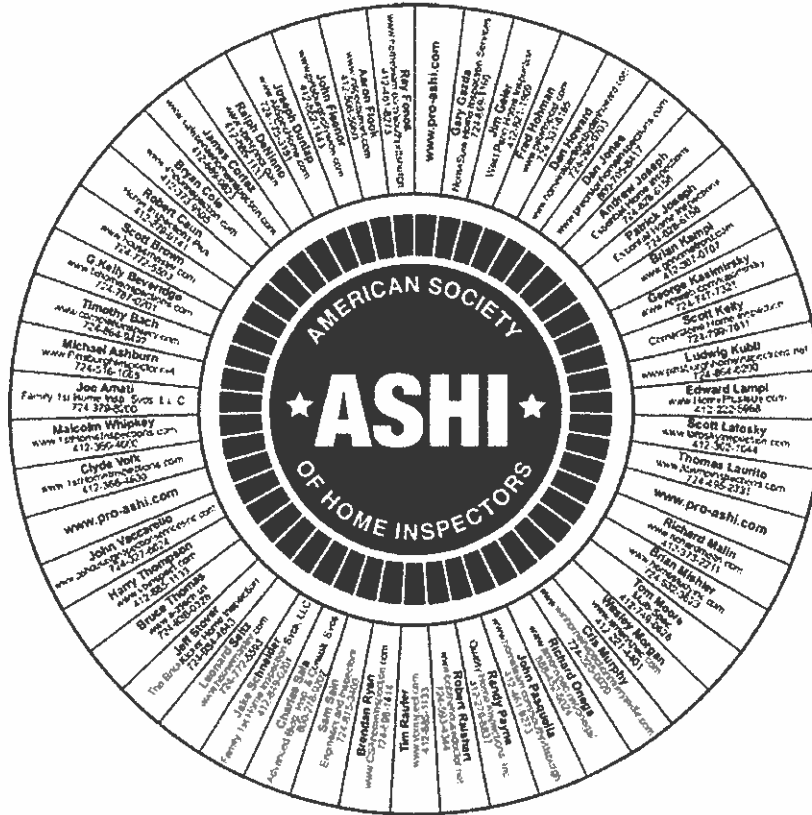
Except where these exceptions apply, the Seller is required to satisfy the requirements of the Real Estate Seller Disclosure Law as may be amended and is required to make disclosures in accordance with the provisions of the Law.

INSPECTION NOTICE TO PROSPECTIVE PURCHASERS

SELLERS NAME: John J. McLaughlin, Geri A. McLaughlin

PROPERTY ADDRESS 532 Kooser Circle, 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.

WITNESS _____ DATE _____

WITNESS _____ DATE _____

WITNESS _____ DATE _____

WITNESS _____ DATE _____

DocuSigned by:
John J. McLaughlin 6/19/2014
SELLER John J. McLaughlin DATE _____

DocuSigned by:
Geri A. McLaughlin 6/19/2014
SELLER Geri A. McLaughlin DATE _____

WITNESS _____ DATE _____ BUYER _____ DATE _____

WITNESS _____ DATE _____ BUYER _____ DATE _____

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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 John J. McLaughlin
John J. McLaughlin

DATE 17 JUN 14

SELLER Geri A. McLaughlin
Geri A. McLaughlin

DATE 6/17/14

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 _____

532 Kooser Circle

MLS # 1014612

\$134,500

VT # 3235904

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:

Living Room Wood Shelf

Bath #2 Wood Shelf

Any original ceramics and paintings

All sporting equipment/clothes/tools and personal items.



Hidden Valley
532 Kooser Circle

\$ 134,500
Ref #: 1014612

Status: Active **New Subdiv:** The Heights Townhomes
Zip Code: 15502 **Type:** Townhouse
Bedrooms: 3 **Style:** 3 or More Stories
Full Baths: 2 **Architecture:** Other
Part. Baths: **Years Old:** 28
Acres: **Lot Size:** 20x62
Map#/Lot#/Block#/inf: 20-034-061-00

School District: Somerset Area

School Transp: Y

Public Transp: N

Renovated interior town home! New flooring, paint, 2 hot water tanks, and air conditioning via a heat pump. Property is being sold furnished with accessories and appliances including a side by side washer and dryer. Cathedral ceilings in living room, jacuzzi tub, sauna, and storage! Seller is providing a one year home warranty.

	<u>Level</u>	<u>Dimension</u>		<u>Level</u>	<u>Dimension</u>
Living Rm:	Main	19x18	MstBed:	Upper	14x12
Dining Rm:	Main	open	2ndBed:	Upper	12x9
Kitchen:	Main	11x9	3rdBed:	Lower	12x9
Family Rm:			4thBed:		
Den:			5thBed:		
Game Rm:			Entry:	Main	

Floors:	Wall to Wall, Vinyl, Other	Construction:	Existing / Frame
Fireplace:	1 / LR	Roof:	Composition
Inclusions:	Disposal, Dishwasher, Electric Stove, Window Treatments, Jet Spray Tub, Microwave Oven, Multi-Pane Windows, Refrigerator	Basement:	N
		Pool:	
		Parking:	/ General/Common Area

Heat Type:	Electric, Baseboard	Cooling:	Wall Unit
Water:	Public	Sewer:	Public
Insulation:	Yes	Zoning:	
Taxes:	\$ 2,579	Maint Condo Fee:	\$ 182

Take a Visual Tour: <http://www.visualtour.com/show.asp?T=3235904>

Directions: Hidden Valley to Kooser Circle

Original Price: 140000	Previous List: 35000	Price: 134500	Sold Price:	DOM:
	Entry Date: 06/20/14		Status Change:	
	Closing Date:		Sold Terms:	

Information Deemed Reliable, But Not Guaranteed

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03/19/15

09:37 AM



BERKSHIRE HATHAWAY | The Preferred Realty
HomeServices

Property Information for

**532 Kooser Circle
Hidden Valley**

**DBV 1814/175 ID #200019860
S20-034-061-00**

Refer to MLS #1014612

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:

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