

# COMMERCIAL PROPERTY INFORMATION SHEET

CPI

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of Realtors® (PAR).

1 PROPERTY 345 N. Main Street, Bernville, PA 19506

2 OWNER Colleen J. Hoch

3 Owner is providing information to help Broker market the Property. This Statement is not a substitute for any inspections or warranties  
4 that a buyer may wish to obtain. This Statement is not a warranty of any kind by Owner or a warranty or representation by any listing  
5 real estate broker (Agent for Owner), any real estate broker, or their agents.

6 Property Type:  Office  Retail  Industrial  Multi-family  Land  Institutional  
7  Hospitality  Other: 2 APARTMENTS | COMMERCIAL SPACE

8 1. OWNER'S EXPERTISE Owner does not possess expertise in contracting, engineering, environmental assessment, architecture, or  
9 other areas related to the construction and conditions of the Property and its improvements, except as follows: \_\_\_\_\_

10 2. OCCUPANCY Do you, Owner, currently occupy the Property?  Yes  No  
11 If no, when did you last occupy the Property? \_\_\_\_\_

12 3. DESCRIPTION

13 (A) Land Area: \_\_\_\_\_  
14 (B) Dimensions: \_\_\_\_\_  
15 (C) Shape: \_\_\_\_\_  
16 (D) Building Square Footage: \_\_\_\_\_

17 4. PHYSICAL CONDITION

18 (A) Age of Property: ~ 107 yrs Additions: YES, BUT DON'T KNOW WHEN  
19 (B) Roof

20 1. Age of roof(s): 8 yrs  Unknown  
21 2. Type of roof(s): SHINGLES WITH SOLAR

22 3. Has the roof been replaced or repaired during your ownership?  Yes  No

23 4. Has the roof ever leaked during your ownership?  Yes  No

24 5. Do you know of any problems with the roof, gutters, or downspouts?  Yes  No

25 Explain any yes answers you give in this section: ROOF REPLACED IN 2017 FOR SOLAR

26 6. (C) Structural Items, Basements and Crawl Spaces

27 1. Are you aware of any water leakage, accumulation, or dampness in the building or other structures?  Yes  No  
28 2. Does the Property have a sump pump?  Yes  No  
29 3. Do you know of any repairs or other attempts to control any water or dampness problem in the building or other structures?  Yes  No  
30 4. Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, floors, or  
31 other structural components?  Yes  No

32 Explain any yes answers that you give in this section, describing the location and, if applicable, the extent of the problem and the  
33 date and person by whom any repairs were done, if known: REPLACED ROOFING 2017 + REINFORCED  
34 COMMERCIAL PART TO HANDLE SOLAR PANELS. USED WATER PROOFING  
35 MATERIAL ON BASEMENT WALLS

36 7. (D) Mechanical Systems

37 1. Type of heating:  Forced Air  Hot Water  Steam  Radiant  
38  Other:  
39 2. Type of heating fuel:  Electric  Fuel Oil  Natural Gas  Propane (on-site)  Central Plant  
40  Other types of heating systems or combinations: \_\_\_\_\_  
41 3. Are there any chimneys?  Yes  No If yes, how many?  
42 Are they working?  Yes  No When were they last cleaned?  
43 4. List any buildings (or areas in any buildings) that are not heated: \_\_\_\_\_  
44 5. Type of water heater:  Electric  Gas  Oil Capacity: \_\_\_\_\_  
45  Other: \_\_\_\_\_

46 8. Buyer Initials: \_\_\_\_\_

47 CPI Page 1 of 7

48 Owner Initials: CJH



49 COPYRIGHT PENNSYLVANIA ASSOCIATION OF REALTORS® 2004

50 10/04

53 6. Type of plumbing:  Copper  Galvanized  Lead  PVC  Unknown SOME  
54  Other: \_\_\_\_\_

55 7. Are you aware of any problems with plumbing or heating systems or fixtures on the Property?  Yes  No  
56 If yes, explain: \_\_\_\_\_

58 8. Type of air conditioning:  Central Electric  Central Gas  Wall  None Capacity: 2ND FL APT  
59 List any buildings (or areas of any buildings) that are not air conditioned: \_\_\_\_\_

60 9. Type of electric service: \_\_\_\_\_ AMP  220 Volt  3-phase  1-phase  KVA: \_\_\_\_\_  
61  Other: \_\_\_\_\_

62 Transformers: \_\_\_\_\_ Type: \_\_\_\_\_

63 Are you aware of any problems or repairs needed in the electrical system?  Yes  No  
64 If yes, explain: \_\_\_\_\_

65 10. Are you aware of any problems with any item in this section that has not already been disclosed?  Yes  No  
66 If yes, explain: \_\_\_\_\_

70 (E) Site Improvements

71 1. Are you aware of any problems with storm-water drainage?  Yes  No  
72 2. Are you aware of any past or present problems with driveways, parking areas, sidewalks, curbs, other paved surfaces, or  
73 retaining walls on the Property?  Yes  No  
74 3. Explain any yes answers that you give in this section, describing the location and, if applicable, the extent of the problem and  
75 the date and person by whom any repairs were done, if known: DAMP BASEMENT DUE TO STONE  
76 WALLS

78 (F) Other Equipment

79 1. Exterior Signs:  Yes  No How many? 1 Number Illuminated: 0  
80 2. Elevators:  Yes  No How many? 1 Cable  Hydraulic rail  
81 Working order?  Yes  No Certified through (date) \_\_\_\_\_  
82 Date last serviced \_\_\_\_\_

83 3. Skylights:  Yes  No How many? \_\_\_\_\_

84 4. Overhead Doors:  Yes  No How many? 4 Size: 3 SINGLE CAR + 1 NARROW DOOR  
85 5. Loading Docks:  Yes  No How many? \_\_\_\_\_ Levelers:  Yes  No  
86 6. At grade doors:  Yes  No How many? 5 4 GARAGE ENTRANCE IN REAR  
87 7. Are you aware of any problems with the equipment listed in this section?  Yes  No  
88 If yes, explain: \_\_\_\_\_

90 (G) Fire Damage

91 1. To your knowledge, was there ever a fire on the Property?  Yes  No  
92 2. Are you aware of any unrepaired fire damage to the Property and any structures on it?  Yes  No  
93 If yes, explain location and extent of damage: \_\_\_\_\_

94 (H) Are you aware of any problems with water and sewer lines servicing the Property?  Yes  No  
95 If yes, explain: \_\_\_\_\_

97 (I) Alarm/Safety Systems

98 1. Fire:  Yes  No In working order?  Yes  No  
99 If yes, connected to: Fire Department  Yes  No Monitoring Service:  Yes  No  
100 2. Fire extinguishers:  Yes  No  
101 3. Smoke:  Yes  No In working order?  Yes  No  
102 4. Sprinkler:  Yes  No Inspected/certified?  Yes  No  
103 Wet  Dry Flow rate: \_\_\_\_\_  
104 5. Security:  Yes  No In working order?  Yes  No  
105 If yes, connected to: Police Department  Yes  No Monitoring Service  Yes  No  
106 6. Are there any areas of the Property that are not serviced by the systems in this section?  Yes  No  
107 If yes, explain: ONLY COMMERCIAL AREA HAS ALARM SYSTEM

109 Buyer Initials: \_\_\_\_\_

CPI Page 2 of 7

Owner Initials: CJA

110 5. ENVIRONMENTAL

111 (A) Soil Conditions

112 1. Are you aware of any fill or expansive soil on the Property?  Yes  No  
113 If yes, were soil compaction tests done?  Yes  No If yes, by whom? \_\_\_\_\_  
114 2. Are you aware of any sliding, settling, earthmovement, upheaval, subsidence, or earth stability problems that have  
115 occurred on or affect the Property?  Yes  No  
116 3. Are you aware of any existing or proposed mining, strip-mining, or any other excavations that might affect the Property?  
117  Yes  No

118 Explain any yes answers you give in this section: SETTLING ON EMPTY LOT

121 (B) Hazardous Substances

122 1. Are you aware of the presence of any of the following on the Property?

123 Asbestos material:  Yes  No

124 Formaldehyde gas and/or ureaformaldehyde foam insulation (UFFI):  Yes  No

125 Discoloring of soil or vegetation:  Yes  No

126 Oil sheen in wet areas:  Yes  No

127 Contamination of well or other water supply:  Yes  No

128 Proximity to current or former waste disposal sites:  Yes  No

129 Proximity to current or former commercial or industrial facilities:  Yes  No

130 Proximity to current, proposed, or former mines or gravel pits:  Yes  No

131 Radon levels above 4 pico curies per liter:  Yes  No

132 Use of lead-based paint:  Yes  No

133 Note: If Property contains a residence with one to four dwelling units, and the structure was constructed, or construction began,  
134 before 1978, you must disclose any knowledge of lead-based paint and any reports and/or records of lead-based paint on the  
135 Property.

136 Are you aware of any lead-based paint or lead-based paint hazards on the Property?  Yes  No

137 If yes, explain how you know of it, where it is, and the condition of those lead-based paint surfaces: \_\_\_\_\_

140 Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on the Property?  Yes  No  
141 If yes, list all available reports and records: \_\_\_\_\_

144 2. To your knowledge, has the Property been tested for any hazardous substances?  Yes  No

145 3. Are you aware of any storage tanks on the Property?  Yes  No  Aboveground  Underground

146 Total number of storage tanks on the Property: \_\_\_\_\_ Aboveground \_\_\_\_\_ Underground

147 Are all storage tanks registered with the Pennsylvania Department of Environmental Protection?  Yes  No

148 If no, identify any unregistered storage tanks: \_\_\_\_\_

149 Has any storage tank permit ever been revoked pursuant to a federal or state law regulating storage tanks?  Yes  No

150 Have you ever been ordered to take corrective action by a federal or state agency citing a release, or danger of release, from a storage  
151 tank?  Yes  No

152 Do methods and procedures exist for the operation of tanks and for the operator's/owner's maintenance of a leak  
153 detection system, an inventory control system, and a tank testing system?  Yes  No Explain: \_\_\_\_\_

156 Has there been any release or any corrective action taken in response to a release from any of the storage tanks on the Property?  
157  Yes  No

158 If yes, have you reported the release to and corrective action to any governmental agency?  Yes  No

159 Explain: \_\_\_\_\_

162 4. Do you know of any other environmental concerns that may have an impact on the Property?  Yes  No

163 Explain any yes answers you give in this section: \_\_\_\_\_

164 \_\_\_\_\_

165 \_\_\_\_\_

166 Buyer Initials: \_\_\_\_\_

CPI Page 3 of 7

Owner Initials: CJA \_\_\_\_\_

167 (C) Wood Infestation

168 1. Are you aware of any termites/wood-destroying insects, dry rot, or pests affecting the Property?  Yes  No  
169 2. Are you aware of any damage to the Property caused by termites/wood-destroying insects, dryrot, or pests?  Yes  No  
170 3. Is the Property currently under contract by a licensed pest control company?  Yes  No  
171 4. Are you aware of any termite/pest control reports or treatments for the Property in the last five years?  Yes  No  
172 Explain any yes answers you give in this section: \_\_\_\_\_

175 (D) Natural Hazards/Wetlands

176 1. To your knowledge, is this Property, or part of it, located in a flood zone or wetlands area?  Yes  No  
177 2. Do you know of any past or present drainage or flooding problems affecting the Property?  Yes  No  
178 3. To your knowledge, is this Property, or part of it, located in an earthquake or other natural hazard zone?  Yes  No  
179 Explain any yes answers you give in this section: DAMP BASEMENT DUE TO STONE WALLS  
ONLY UNDER APT OF BUILDING

182 6. UTILITIES

183 (A) Water

184 1. What is the source of your drinking water?  Public  Community System  Well on Property  
185  Other: \_\_\_\_\_  
186 2. If the Property's source of water is not public:  
When was the water last tested? \_\_\_\_\_  
187 What was the result of the test? \_\_\_\_\_  
188 Is the pumping system in working order?  Yes  No  
189 If no, explain: \_\_\_\_\_  
190 3. Is there a softener, filter, or other purification system?  Yes  No  
191 If yes, is the system:  Leased  Owned  
192 4. Are you aware of any problems related to the water service?  Yes  No  
193 If yes, explain: \_\_\_\_\_

197 (B) Sewer/Septic

198 1. What is the type of sewage system?  Public Sewer  Community Sewer  On-site (or Individual) sewage system  
199 If on-site, what type?  Cesspool  Drainfield  Unknown  
200  Other (specify): \_\_\_\_\_  
201 2. Is there a septic tank on the Property?  Yes  No  Unknown  
202 If yes, what is the type of tank?  Metal/steel  Cement/concrete  Fiberglass  Unknown  
203  Other (specify): \_\_\_\_\_  
204 3. When was the on-site sewage disposal system last serviced? \_\_\_\_\_  
205 4. Is there a sewage pump?  Yes  No  
206 If yes, is it in working order?  Yes  No  
207 5. Are you aware of any problems related to the sewage system?  Yes  No  
208 If yes, explain: \_\_\_\_\_

209 (C) Other Utilities

210 The Property is serviced by the following:  Natural Gas  Electricity  Telephone  
211  Other: \_\_\_\_\_

212 7. TELECOMMUNICATIONS

213 (A) Is a telephone system included with the sale of the Property?  Yes  No  
214 If yes, type: \_\_\_\_\_  
215 (B) Are ISDN lines included with the sale of the Property?  Yes  No  
216 (C) Is the Property equipped with satellite dishes?  Yes  No  
217 If yes, how many? 1 2ND FL APT  
218 Location: \_\_\_\_\_  
219 (D) Is the Property equipped for cable TV?  Yes  No  
220 If yes, number of hook-ups: 3  
221 Location: 2 APTS + 1 COMMERCIAL AREA  
222 (E) Are there fiber optics available to the Property?  Yes  No Is the building wired for fiber optics?  Yes  No  
223 Does the Property have T1 or other capability?  Yes  No DOESN'T KNOW

224 Buyer Initials: \_\_\_\_\_

CPI Page 4 of 7

Owner Initials: CJR

225 8. GOVERNMENTAL ISSUES/ZONING/USE/CODES

226 (A) Compliance, Building Codes & OSHA

227 1. Do you know of any violations of federal (including ADA), state, or local laws or regulations relating to this Property?  
228  Yes  No

229 2. Do you know of any violations of building codes or municipal ordinances concerning this Property?  Yes  No

230 3. Do you know of any health, fire, or safety violations concerning this Property?  Yes  No

231 4. Do you know of any OSHA violations concerning this Property?  Yes  No

232 5. Do you know of any improvements to the Property that were done without building or other required permits?  Yes  No

233 Explain any yes answers you give in this section: \_\_\_\_\_

234 (B) Condemnation or Street Widening

235 1. To your knowledge, is the Property located in an area where public authorities are contemplating proceedings for highway,  
236 thoroughfare, rail, or utility construction, a redevelopment project, street widening or lighting, or other similar public projects?  
237  Yes  No

238 If yes, explain: \_\_\_\_\_

239 (C) Zoning

240 1. The Property is currently zoned TOWN CENTER by the (county,  
241 ZIP) Berks 19506

242 2. Current use is:  conforming  non-conforming  permitted by variance  permitted by special exception

243 3. Do you know of any pending or proposed changes in zoning?  Yes  No

244 If yes, explain: \_\_\_\_\_

245 (D) Is there an occupancy permit for the Property?  Yes  No

246 (E) Is there a Labor and Industry Certificate for the Property?  Yes  No

247 If yes, Certificate Number is: \_\_\_\_\_

248 (F) Is the Property a designated historic or archeological site?  Yes  No

249 If yes, explain: \_\_\_\_\_

250 9. LEGAL/TITLE ISSUES

251 (A) Are you aware of any encroachments or boundary line disputes regarding the Property?  Yes  No

252 (B) Are you aware of any recorded encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements,  
253 licenses, liens, charges, agreements, or other matters which affect the title of the Property?  Yes  No

254 (C) Are you aware of any encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements, licenses,  
255 liens, charges, agreements, or other matters which affect the title of the Property that have not been recorded in the official  
256 records of the county recorder where the Property is located?  Yes  No

257 (D) Are you aware of any public improvement, condominium, or owner association assessments against the Property that remain  
258 unpaid?  Yes  No

259 (E) Are you aware of any existing or threatened action, suit, or government proceeding relating to the Property?  Yes  No

260 (F) Are you aware of any reason, including a defect in title, that would prevent you from conveying title to the Property?  Yes  No

261 (G) Are you aware of any judgment, encumbrance, lien (for example co-maker or equity loan) or other debt against the Property that  
262 cannot be satisfied by the proceeds of this sale?  Yes  No

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

264 Explain any yes answers you give in this section: \_\_\_\_\_

265 10. RESIDENTIAL UNITS

266 (A) Is there a residential dwelling unit located on the Property?  Yes  No

267 If yes, number of residential dwelling units: 2

268 Note: If one to four residential dwelling units are to be sold with, or as part of, the Property, Owner must complete a Seller's  
269 Property Disclosure Statement, as required by the Pennsylvania Real Estate Seller's Disclosure Law (68 P.S. §7301 et. seq.).

270 11. TENANCY ISSUES

271 (A) Are you aware of any existing leases, subleases or other tenancy agreements affecting the Property?  Yes  No

272 (B) Are there any verbal agreements or understandings with tenants that are not specifically recorded in the lease (e.g., a promise not  
273 to increase rent, an implied agreement to let tenant end lease early, a first right of refusal on adjoining space)?  Yes  No

274 (C) Are there any tenants for whom you do not currently have a security deposit?  Yes  No

275 (D) Are there any tenants who have been 5 or more days late with their rent payment more than once this year?  Yes  No

276 Buyer Initials: \_\_\_\_\_

277 CPI Page 5 of 7

278 Owner Initials: CJH

284 (E) Are there any tenants who are currently more than 30 days behind in paying rent, cam, or tax charges?  Yes  No  
285 (F) Are there any tenants who are in default of the lease for other than monetary reasons (e.g., failure to comply with rules, regulations, lease  
286 terms, etc.)?  Yes  No  
287 (G) Are there any tenants that you have reason to believe are likely to fall into default of their lease within the next six months?  
288  Yes  No  
289 (H) Is there any tenant that you would consider evicting or not offering an opportunity for renewal?  Yes  No  
290 (I) Are you currently involved in any type of dispute with any tenant?  Yes  No  
291 Explain any yes answers you give in this section, providing names of tenants where applicable. Attach additional sheet if necessary:  
292 \_\_\_\_\_  
293 \_\_\_\_\_  
294 \_\_\_\_\_

## 295 12. DOMESTIC SUPPORT LIEN LEGISLATION

296 (A) Has any Owner, at any time, on or since January 1, 1998, been obligated to pay support under an order that is on record in a  
297 domestic relations office in any Pennsylvania county?  Yes  No  
298 If yes, list name and social security numbers of Owner(s) obligated to pay, the county, and the Domestic Relations File or docket  
299 number: \_\_\_\_\_

## 300 13. LAND USE RESTRICTIONS OTHER THAN ZONING

301 (A) Is the Property, or a portion of it, preferentially assessed for tax purposes under the Farmland and Forest Land Assessment  
302 Act (72 P.S. §5490.1 et seq.) (Clean and Green Program)?  Yes  No  
303 Note: An Owner of Property enrolled in the Clean and Green Program must submit notice of the sale and any proposed changes  
304 in the use of Owner's remaining enrolled Property to the County Assessor 30 days before the transfer of title to Buyer. The sale  
305 of Property enrolled in the Clean and Green Program may result in the loss of program enrollment and the loss of preferential tax  
306 assessment for the Property and/or the land of which it is a part and from which it is being separated. Removal from enrollment  
307 in the Clean and Green Program may result in the charge of roll-back taxes and interest. A roll-back tax is the difference in the  
308 amount of taxes paid under the program and the taxes that would have been paid in the absence of Clean and Green enrollment.  
309 The roll-back taxes are charged for each year that the Property was enrolled in the program, limited to the past 7 years.

310 (B) Is the Property, or a portion of it, preferentially assessed for tax purposes under the Open Space Act (16 P.S. §11941 et seq.) (an  
311 Act enabling certain counties of the Commonwealth to covenant with landowners for preservation of land in farm, forest, water  
312 supply, or open spaces uses)?  Yes  No  
313 Note: This Act enables counties to enter into covenants with owners of land designated as farm, forest, water supply, or open  
314 space land on an adopted municipal, county or regional plan for the purpose of preserving the land as open space. A covenant  
315 between the owner and county is binding upon any Buyer of the Property during the period of time that the covenant is in effect  
(5 or 10 years). Covenants automatically renew at the end of the covenant period unless specific termination notice procedures  
316 are followed. When a breach of the covenant occurs, the then-owner is required to pay roll-back taxes and interest. A roll-back  
317 tax is the difference in the amount of taxes paid and the taxes that would have been paid in the absence of the covenant. The  
318 roll-back taxes are charged for each year that the Property was subject to the covenant, limited to the past 5 years.

319 (C) Is the Property, or a portion of it, preferentially assessed for tax purposes or enrolled in any program, other than Clean & Green  
320 and Open Space, that contains any covenants, subdivision restrictions, or other restrictions affecting the Property?  
321  Yes  No  
322 Explain any yes answers you give in this section: \_\_\_\_\_  
323 \_\_\_\_\_  
324 \_\_\_\_\_  
325 \_\_\_\_\_

## 326 14. SERVICE PROVIDER/CONTRACTOR INFORMATION

327 (A) Provide the names, addresses and phone numbers of the service providers for any Maintenance Contracts on the Property (e.g.,  
328 elevators, other equipment, pest control). Attach additional sheet if necessary: \_\_\_\_\_  
329 \_\_\_\_\_  
330 \_\_\_\_\_  
331 \_\_\_\_\_

332 (B) Provide the names, addresses and phone numbers of the service providers for any Alarm/Safety Contracts on the Property (e.g.,  
333 security alarm system, sprinkler system, fire/smoke). Attach additional sheet if necessary: \_\_\_\_\_  
334 \_\_\_\_\_  
335 \_\_\_\_\_  
336 \_\_\_\_\_

337 (C) Provide the names, addresses and phone numbers of the service providers for any utilities on the Property (e.g., water, water  
338 softener, sewage, on-site sewage service, natural gas, electric, telephone). Attach additional sheet if necessary: \_\_\_\_\_  
339 MET SD - ELECTRIC  
340 BERNVILLE BORO - WATER, SEWER & TANDEM  
341 \_\_\_\_\_

343 The undersigned Owner represents that the information set forth in this document is accurate and complete to the best of Owner's  
344 knowledge. Owner permits Broker to share information contained in this document with prospective buyers/tenants and other real  
345 estate licensees. OWNER ALONE IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED IN  
346 THIS STATEMENT. Owner will notify Broker in writing of any information supplied on this form which is rendered inaccurate  
347 by a change in the condition of the Property following completion of this form.

348 OWNER Colleen J. Hoch DATE 12.10.20  
349 OWNER \_\_\_\_\_ DATE \_\_\_\_\_  
350 OWNER \_\_\_\_\_ DATE \_\_\_\_\_  
351 BUYER \_\_\_\_\_ DATE \_\_\_\_\_  
352 BUYER \_\_\_\_\_ DATE \_\_\_\_\_  
353 BUYER \_\_\_\_\_ DATE \_\_\_\_\_