

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** 638 Ferndale Avenue
2 _____
3 **OWNER** Victim Services, Inc
4 _____
5 _____
6 _____

7 Owner is providing information to help Broker market the Property. This Statement is not a substitute for any inspections or warranties
8 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
9 real estate broker (Agent for Owner), any real estate broker, or their agents.

10 **Property Type:** Office Retail Industrial Multi-family Land Institutional
11 Hospitality Other: _____

12 **1. OWNER'S EXPERTISE** Owner does not possess expertise in contracting, engineering, environmental assessment, architecture, or
13 other areas related to the construction and conditions of the Property and its improvements, except as follows: _____
14

15 **2. OCCUPANCY** Do you, Owner, currently occupy the Property? Yes No
16 If no, when did you last occupy the Property? _____

17 **3. DESCRIPTION**
18 (A) Land Area: _____
19 (B) Dimensions: _____
20 (C) Shape: _____
21 (D) Building Square Footage: 5,316

22 **4. PHYSICAL CONDITION**
23 (A) Age of Property: _____ Additions: _____

24 (B) Roof
25 1. Age of roof(s): 2020 Unknown
26 2. Type of roof(s): Shingle
27 3. Has the roof been replaced or repaired during your ownership? Yes No
28 4. Has the roof ever leaked during your ownership? Yes No
29 5. Do you know of any problems with the roof, gutters, or downspouts? Yes No
30 Explain any yes answers you give in this section: _____
31 _____
32 _____

33 (C) Structural Items, Basements and Crawl Spaces
34 1. Are you aware of any water leakage, accumulation, or dampness in the building or other structures? Yes No
35 2. Does the Property have a sump pump? Yes No
36 3. Do you know of any repairs or other attempts to control any water or dampness problem in the building or other structures?
37 Yes No
38 4. Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, floors, or
39 other structural components? Yes No
40 Explain any yes answers that you give in this section, describing the location and, if applicable, the extent of the problem and the
41 date and person by whom any repairs were done, if known: _____
42 _____
43 _____

44 (D) Mechanical Systems
45 1. Type of heating: Forced Air Hot Water Steam Radiant
46 Other: _____
47 2. Type of heating fuel: Electric Fuel Oil Natural Gas Propane (on-site) Central Plant
48 Other types of heating systems or combinations: _____
49 3. Are there any chimneys? Yes No If yes, how many? _____
50 Are they working? Yes No When were they last cleaned? _____
51 4. List any buildings (or areas in any buildings) that are not heated: _____
52 5. Type of water heater: Electric Gas Oil Capacity: _____
53 Other: _____

54 **Buyer Initials:** _____

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Owner Initials: [Signature]



- 53 6. Type of plumbing: Copper Galvanized Lead PVC Unknown
 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: _____
 57
 58 8. Type of air conditioning: Central Electric Central Gas Wall None Capacity: _____
 59 List any buildings (or areas of any buildings) that are not air conditioned: _____
 60
 61 9. Type of electric service: _____ AMP 220 Volt 3-phase 1-phase KVA: _____
 62 Other: _____
 63 Transformers: _____ Type: _____
 64 10. Are you aware of any problems or repairs needed in the electrical system? Yes No
 65 If yes, explain: _____
 66 11. Are you aware of any problems with any item in this section that has not already been disclosed? Yes No
 67 If yes, explain: _____
 68 All new electrical service in 2018
 69

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: _____
 76
 77

78 (F) Other Equipment

- 79 1. Exterior Signs: Yes No How many? 1 Number Illuminated: 0
 80 2. Elevators: Yes No How many? _____ 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? _____ Size: _____
 85 5. Loading Docks: Yes No How many? _____ Levelers: Yes No
 86 6. At grade doors: Yes No How many? _____
 87 7. Are you aware of any problems with the equipment listed in this section? Yes No
 88 If yes, explain: _____
 89

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: _____
 96

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: _____
 108

109 Buyer Initials: _____

Owner Initials: mejo

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, earth movement, upheaval, subsidence, or earth stability problems that have occurred on or affect
 115 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: _____
119 _____
120 _____

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 at or above 4 picocuries 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: _____
 138 _____
 139 _____

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: _____
 142 _____
 143 _____

- 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 storage 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: _____
 154 _____
 155 _____

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: _____
 160 _____
 161 _____

- 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: _____

Owner Initials: 

- 167 (C) Wood Infestation
- 168 1. Are you aware of any termites/wood-destroying insects, dryrot, 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: _____
- 173 _____
- 174 _____

- 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: _____
- 180 _____
- 181 _____

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:
- 187 When was the water last tested? _____
- 188 What was the result of the test? _____
- 189 Is the pumping system in working order? Yes No
- 190 If no, explain: _____
- 191 _____
- 192 3. Is there a softener, filter, or other purification system? Yes No
- 193 If yes, is the system: Leased Owned
- 194 4. Are you aware of any problems related to the water service? Yes No
- 195 If yes, explain: _____
- 196 _____

- 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 _____

- 210 (C) Other Utilities
- 211 1. The Property is serviced by the following: Natural Gas Electricity Telephone
- 212 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? _____
- 218 Location: _____
- 219 (D) Is the Property equipped for cable TV? Yes No
- 220 If yes, number of hook-ups: _____
- 221 Location: _____
- 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

224 Buyer Initials: _____

Owner Initials: *PJO*



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 _____
- 235 _____

236 (B) Condemnation or Street Widening

- 237 1. To your knowledge, is the Property located in an area where public authorities are contemplating proceedings for highway,
 238 thoroughfare, rail, or utility construction, a redevelopment project, street widening or lighting, or other similar public projects?
 239 Yes No
- 240 If yes, explain: _____
- 241 _____

242 (C) Zoning

- 243 1. The Property is currently zoned _____ by the (county,
 244 ZIP) _____
- 245 2. Current use is: conforming non-conforming permitted by variance permitted by special exception
- 246 3. Do you know of any pending or proposed changes in zoning? Yes No
- 247 If yes, explain: _____
- 248 _____

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

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

251 If yes, Certificate Number is: _____

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

253 If yes, explain: _____

254 _____

255 **9. LEGAL/TITLE ISSUES**

- 256 (A) Are you aware of any encroachments or boundary line disputes regarding the Property? Yes No
- 257 (B) Are you aware of any recorded encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements,
 258 licenses, liens, charges, agreements, or other matters which affect the title of the Property? Yes No
- 259 (C) Are you aware of any encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements, licenses,
 260 liens, charges, agreements, or other matters which affect the title of the Property that have not been recorded in the official
 261 records of the county recorder where the Property is located? Yes No
- 262 (D) Are you aware of any public improvement, condominium, or owner association assessments against the Property that remain
 263 unpaid? Yes No
- 264 (E) Are you aware of any existing or threatened action, suit, or government proceeding relating to the Property? Yes No
- 265 (F) Are you aware of any reason, including a defect in title, that would prevent you from conveying title to the Property? Yes No
- 266 (G) Are you aware of any judgment, encumbrance, lien (for example, co-maker or equity loan) or other debt against the Property that
 267 cannot be satisfied by the proceeds of this sale? Yes No
- 268 (H) Are you aware of any insurance claims filed relating to the property? Yes No
- 269 Explain any yes answers you give in this section: _____
- 270 _____
- 271 _____

272 **10. RESIDENTIAL UNITS**

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

274 If yes, number of residential dwelling units: _____

275 **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
 276 Property Disclosure Statement, as required by the Pennsylvania Real Estate Seller's Disclosure Law (68 P.S. §7301 et. seq.).

277 **11. TENANCY ISSUES**

- 278 (A) Are you aware of any existing leases, subleases or other tenancy agreements affecting the Property? Yes No
- 279 (B) Are there any verbal agreements or understandings with tenants that are not specifically recorded in the lease (e.g., a promise not
 280 to increase rent, an implied agreement to let tenant end lease early, a first right of refusal on adjoining space)? Yes No
- 281 (C) Are there any tenants for whom you do not currently have a security deposit? Yes No
- 282 (D) Are there any tenants who have been 5 or more days late with their rent payment more than once this year? Yes No

283 Buyer Initials: _____

Owner Initials: 

- 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
- 316 (5 or 10 years). Covenants automatically renew at the end of the covenant period unless specific termination notice procedures
- 317 are followed. When a breach of the covenant occurs, the then-owner is required to pay roll-back taxes and interest. A roll-back
- 318 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
- 319 roll-back taxes are charged for each year that the Property was subject to the covenant, limited to the past 5 years.
- 320 (C) Is the Property, or a portion of it, preferentially assessed for tax purposes or enrolled in any program, other than Clean & Green
- 321 and Open Space, that contains any covenants, subdivision restrictions, or other restrictions affecting the Property?
- 322 Yes No

323 Explain any yes answers you give in this section: _____

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: Ehrlich - prevention
- 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 _____
- 340 _____
- 341 _____

342 Buyer Initials: _____

Owner Initials: 

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		DATE	<u>3-14-24</u>
³⁴⁹ OWNER	_____	DATE	_____
³⁵⁰ OWNER	_____	DATE	_____
³⁵¹ BUYER	_____	DATE	_____
³⁵² BUYER	_____	DATE	_____
³⁵³ BUYER	_____	DATE	_____