

**COMMERCIAL PROPERTY INFORMATION SHEET**

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1 **PROPERTY** 519 N Hermitage Rd, Hermitage, PA 16148

2 **OWNER** ~~Zippert, \*\*\*\*\*~~ Ann K Zippert, Trust

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

7 **Property Type:**  Office  Hospitality  Retail  Industrial  Multi-family  Land  Institutional

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

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

14 **3. DESCRIPTION**  
(A) Land Area: 56,000 Square Feet.  
(B) Dimensions: 140' Frontage 400' Deep.  
(C) Shape: Rectangle  
(D) Building Square Footage: House 75' by 29' 2175 square feet

19 **4. PHYSICAL CONDITION**  
(A) Age of Property: 1963  
(B) Roof: Replaced 2015 Owens Corning Duration Fiber Glass Asphalt

22 **1. Age of roof(s):** 2015 Replaced  
23 **2. Type of roof(s):** Owens Corning Duration Fiber Glass Asphalt  
24 **3. Has the roof been replaced or repaired during your ownership?**  Yes  No  
25 **4. Has the roof ever leaked during your ownership?**  Yes  No  
26 **5. Do you know of any problems with the roof, gutters, or downspouts?**  Yes  No

27 Explain any yes answers you give in this section:

30 **(C) Structural Items, Basements and Crawls Spaces**  
31 **1. Are you aware of any water leakage, accumulation, or dampness in the building or other structures?**  Yes  No  
32 **2. Does the Property have a sump pump?**  Yes  No  
33 **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  
34 **4. Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, floors, or other structural components?**  Yes  No

37 Explain any yes answers that you give in this section, describing the location and, if applicable, the extent of the problem and the date and person by whom any repairs were done, if known.  
38 **39 Kitchen sink leaked, both Toilets leaked in 1/2 bath and Ceiling tiles in the basement are skinned.**

41 **(D) Mechanical Systems**  
42 **1. Type of heating:**  Radiant  Steam  Hot Water  Forced Air  
43 **2. Other:** American Standard Gas Boiler  
44 **2. Type of heating fuel:**  Fuel Oil  Electric  
45 **3. Are there any chimneys?**  Yes  No  
46 **4. List any buildings (or are as in any buildings) that are not heated:** One

47 **5. Type of water heater:**  Electric  Gas  Oil  Other  
48 **6. List any buildings (or are as in any buildings) that are not heated:**

51 **Buyer Initials:** \_\_\_\_\_

52 **Owner Initials:** \_\_\_\_\_

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55 **Produced with Love, Sold with Integrity**

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

6. Type of plumbing:  Copper  Galvanized  Lead  PVC  Unknown  
 7. Are you aware of any problems with plumbing or heating systems or fixtures on the Property?  Yes  No  
 If yes, explain: \_\_\_\_\_

8. Type of air conditioning:  Central Electric  Central Gas  Wall  None  
 Capacity: \_\_\_\_\_  
 Last any buildings (or areas of any buildings) that are not air conditioned: \_\_\_\_\_

9. Type of electric service: AMP  220 Volt  3-phase  1-phase  KVA: \_\_\_\_\_  
 Transformers: \_\_\_\_\_  
 Type: \_\_\_\_\_  
 Are you aware of any problems or repairs needed in the electrical system?  Yes  No  
 If yes, explain: \_\_\_\_\_

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

(E) Site Improvements

1. Are you aware of any problems with storm-water drainage?  Yes  No

2. Are you aware of any past or present problems with driveways, parking areas, sidewalks, curbs, other paved surfaces, or retaining walls on the Property?  Yes  No

3. Explain any yes answers that you give in this section, describing the location and, if applicable, the extent of the problem and the date and person by whom any repairs were done, if known: \_\_\_\_\_

(F) Other Equipment

1. Exterior Signs:  Yes  No How many? \_\_\_\_\_  
 Elevators:  Yes  No How many? \_\_\_\_\_  
 Working order?  Yes  No Certified through (date) \_\_\_\_\_  
 Date last serviced: \_\_\_\_\_

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

4. Overhead Doors:  Yes  No How many? \_\_\_\_\_

5. Loading Docks:  Yes  No How many? \_\_\_\_\_

6. At grade doors:  Yes  No How many? \_\_\_\_\_

7. Are you aware of any problems with the equipment listed in this section?  Yes  No  
 If yes, explain: \_\_\_\_\_

(G) Fire Damage

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

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

(I) Alarm/Safety Systems

1. Fire:  Yes  No  
 If yes, connected to: \_\_\_\_\_  
 Fire Department?  Yes  No  
 In working order?  Yes  No  
 Monitoring Service:  Yes  No

2. Fire extinguishers:  Yes  No  
 In working order?  Yes  No  
 Inspected/certified?  Yes  No

3. Smoke:  Yes  No  
 Sprinkler:  Yes  No  
 Inspected/certified?  Yes  No

4. Sprinkler:  Wet  Dry  
 Flow rate: \_\_\_\_\_

5. Security:  Yes  No  
 In working order?  Yes  No  
 Police Department?  Yes  No  
 Monitoring Service:  Yes  No

6. Are there any areas of the Property that are not serviced by the systems in this section?  Yes  No  
 If yes, explain: \_\_\_\_\_

5. ENVIRONMENTAL

(A) Soil Conditions

1. Are you aware of any fill or expansive soil on the Property?  Yes  No
- If yes, by whom?  Yes  No
2. Are you aware of any sliding, settling, earthmovement, upheaval, subsidence, or earth stability problems that have occurred on or affect the Property?  Yes  No
3. Are you aware of any existing or proposed mining, strip-mining, or any other excavations that might affect the Property?  Yes  No

Explain any yes answers you give in this section:

(B) Hazardous Substances

1. Are you aware of the presence of any of the following on the Property?  Yes  No

Asbestos material:  Yes  No

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

Discoloring of soil or vegetation:  Yes  No

Oil sheen in wet areas:  Yes  No

Contamination of well or other water supply:  Yes  No

Proximity to current or former waste disposal sites:  Yes  No

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

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

Radon levels above 4 pico curies per liter:  Yes  No

Use of lead-based paint:  Yes  No

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

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

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

If yes, list all available reports and records:

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

Are you aware of any storage tanks on the Property?  Yes  No

Total number of storage tanks on the Property: Aboveground  Underground

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

If no, identify any unregistered storage tanks:

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

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 tank?  Yes  No

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

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

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

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

Explain any yes answers you give in this section:

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

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

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Owner Initials: 

(C) Wood Infestation

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

(D) Natural Hazards/Wetlands

1. To your knowledge, is this Property, or part of it, located in a flood zone or wetlands area?  Yes  No
2. Do you know of any past or present drainage or flooding problems affecting the Property?  Yes  No
3. To your knowledge, is this Property, or part of it, located in an earthquake or other natural hazard zone?  Yes  No
- Explain any yes answers you give in this section:

6. UTILITIES

(A) Water

1. What is the source of your drinking water?  Public  Community System  Well on Property  Other:
2. If the Property's source of water is not public:  
When was the water last tested?  
What was the result of the test?  
Is the pumping system in working order?  Yes  No
- If no, explain:

(B) Sewer/Septic

1. What is the type of sewage system?  Public Sewer  Community Sewer  On-site (or Individual) sewage system  Other (specify):

2. Is there a septic tank on the Property?  Yes  No  Unknown
- If yes, what is the type of tank?  Metal/steel  Cement/concrete  Fiberglass  Unknown
- Other (specify):

3. When was the on-site sewage disposal system last serviced?

4. Is there a sewage pump?  Yes  No

5. If yes, is it in working order?  Yes  No

5. Are you aware of any problems related to the sewage system?  Yes  No
- If yes, explain:

(C) Other Utilities

- The Property is serviced by the following:  Natural Gas  Electricity  Telephone  Other:

7. TELECOMMUNICATIONS

- (A) Is a telephone system included with the sale of the Property?  Yes  No
- If yes, type:

- (B) Are ISDN lines included with the sale of the Property?  Yes  No
- If yes, how many?

- (C) Is the Property equipped with satellite dishes?  Yes  No
- If yes, how many?

- (D) Is the Property equipped for cable TV?  Yes  No
- If yes, number of hook-ups:

- (E) Are there fiber optics available to the Property?  Yes  No
- Does the Property have T1 or other capability?  Yes  No
- Is the building wired for fiber optics?  Yes  No

8. GOVERNMENTAL ISSUES/ZONING/USE/CODES

- 225 (A) Compliance, Building Codes & OSHA
- 226 1. Do you know of any violations of federal (including ADA), state, or local laws or regulations relating to this Property?  Yes  No
- 227 2. Do you know of any violations of building codes or municipal ordinances concerning this Property?  Yes  No
- 228 3. Do you know of any health, fire, or safety violations concerning this Property?  Yes  No
- 229 4. Do you know of any OSHA violations concerning this Property?  Yes  No
- 230 5. Do you know of any improvements to the Property that were done without building or other required permits?  Yes  No

(B) Condemnation or Street Widening

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

If yes, explain:

- 242 (C) Zoning
- 243 1. The Property is currently zoned Industrial by the (county), ZIP 16148
- 244 2. Current use is:  conforming  non-conforming  permitted by variance  permitted by special exception
- 245 3. Do you know of any pending or proposed changes in zoning?  Yes  No

If yes, explain:

- 246 (D) Is there an occupancy permit for the Property?  Yes  No
- 247 (E) Is there a Labor and Industry Certificate for the Property?  Yes  No
- 248 (F) Is the Property a designated historic or archeological site?  Yes  No

If yes, explain:

9. LEGAL/TITLE ISSUES

- 254 (A) Are you aware of any encroachments or boundary line disputes regarding the Property?  Yes  No
- 255 (B) Are you aware of any recorded encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements, licenses, liens, charges, agreements, or other matters which affect the title of the Property?  Yes  No
- 256 (C) Are you aware of any encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements, licenses, liens, charges, agreements, or other matters which affect the title of the Property that have not been recorded in the official 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 unpaid?  Yes  No
- 258 (E) Are you aware of any existing or threatened action, suit, or government proceeding relating to the Property?  Yes  No
- 259 (F) Are you aware of any reason, including a defect in title, that would prevent you from conveying title to the Property?  Yes  No
- 260 (G) Are you aware of any judgment, encumbrance, lien (for example, co-maker or equity loan) or other debt against the Property that cannot be satisfied by the proceeds of this sale?  Yes  No
- 261 (H) Are you aware of any insurance claims filed relating to the Property?  Yes  No

Explain any yes answers you give in this section:

10. RESIDENTIAL UNITS

- 270 (A) Is there a residential dwelling unit located on the Property?  Yes  No
- 271 If yes, number of residential dwelling units: One
- 272 (B) Is one to four residential dwelling units to be sold with, or as part of, the Property. Owner must complete a Seller's Property Disclosure Statement, as required by the Pennsylvania Real Estate Seller's Disclosure Law (68 P.S. §7301 et seq.)

11. TENANCY ISSUES

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

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

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

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



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(C) Provide the names, addresses and phone numbers of the service providers for any utilities on the Property (e.g., water, water softener, sewage, on-site sewage service, natural gas, electric, telephone). Attach additional sheet if necessary:

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

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

**14. SERVICE PROVIDER/CONTRACTOR INFORMATION**

Explain any yes answers you give in this section:

Yes  No

(C) Is the Property, or a portion of it, preferentially assessed for tax purposes or enrolled in any program, other than Clean & Green and Open Space, that contains any covenants, subdivision restrictions, or other restrictions affecting the Property?

(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 Act enabling certain counties of the Commonwealth to covenant with landowners for preservation of land in farm, forest, water supply, or open spaces uses)?  Yes  No

(A) Is the Property, or a portion of it, preferentially assessed for tax purposes under the Farmland and Forest Land Assessment Act (72 P.S. §5490.1 et seq.) (Clean and Green Program)?  Yes  No

**13. LAND USE RESTRICTIONS OTHER THAN ZONING**

(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 domestic relations office in any Pennsylvania county?  Yes  No

**12. DOMESTIC SUPPORT LIEN LEGISLATION**

(F) Are there any tenants who are currently more than 30 days behind in paying rent, earn, or tax charges?  Yes  No

(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?  Yes  No

(H) Is there any tenant that you would consider evicting or not offering an opportunity for renewal?  Yes  No

(I) Are you currently involved in any type of dispute with any tenant?  Yes  No

348	OWNER	<i>George Rippe</i> <del>ZIPPIE ESTATE</del> <i>Wustee</i>	DATE <i>8-14-17</i>
349	OWNER	<i>Ann K. Rippe Trust</i>	DATE
350	OWNER		DATE
351	BUYER		DATE
352	BUYER		DATE
353	BUYER		DATE

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.