



PROPERTY DISCLOSURE STATEMENT



TO BE COMPLETED BY SELLER. Please print. Answer every question or check Unknown or write N/A where question does not apply.

DATE 05/24/2017

PROPERTY ADDRESS/LOCATION Eagle Lodge 32 Trillium Lane, Bruceton Mills, WV 26525

District Grant County Preston Map 11 Parcel(s) Deed Book 389 Page 182

Legal Description Girl Scout Camp

SELLER(S) as listed on deed Girl Scouts Western PA

Purpose of Statement: This is a statement of the condition of the property and additional information concerning the property owned and being sold by the SELLER. It is not a warranty of any kind by the SELLER or by an agent representing any SELLER in the transaction. It is not a substitute for any inspection. BUYER IS ENCOURAGED TO OBTAIN ANY INSPECTIONS BUYER DEEMS NECESSARY. The SELLER'S agent has been authorized to provide a copy of this Property Disclosure Statement to any person or entity in connection with any actual or anticipated sale of the property.

THE FOLLOWING STATEMENTS ARE MADE BY THE SELLER AND ARE NOT REPRESENTATIONS OF ANY AGENTS OR AGENCIES IN CONNECTION WITH ANY ACTUAL OR ANTICIPATED SALE OF THE PROPERTY.

1. TITLE

A. Date you acquired property 1966 Dates you occupied property 1966-2017

B. Have you rented the property to others? Yes No (checked)
If so, when

If used as rental property, do you have a letter of compliance? Yes (attach) No

Lease(s)? Yes No

If yes, has a copy of the Lease(s) been provided to listing agent? Yes No Unknown

C. Is property vacant? Yes (checked) No
If so, for how long March 2017

D. Are you a Licensed real estate agent Builder Developer

E. Is this an estate property? Yes (attach credentials) No (checked) Unknown
If yes, are you the personal representative of the estate? Yes No Unknown

If personal representative, do you have the authority to sell the real estate?

Yes No Unknown

If yes, has a copy of the will been provided to listing agent? Yes No Unknown

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- F. Have all persons whose authority is required signed the listing agreement?
 Yes No Unknown
- G. Has a copy of the deed been provided to listing agent? Yes No Unknown
- H. Are there any encroachments, easements, rights of way, shared driveways, burial grounds, or similar matters concerning the property? Yes No Unknown
 If yes, explain: _____

- I. Are there any foreclosures, proceedings, divorce actions, tax liens, proposed assessments, utility liens, mechanic and/or materialman liens, unsettled/open estates, first right of refusal, judgments, pending or potential legal actions (recorded or unrecorded) concerning the property? Yes No Unknown
 If yes, explain: _____

- J. Has there been notice of special assessments, reassessments, or change of classification of the property for real estate tax purposes during the last 12 months? Yes No Unknown
 If yes, explain: _____

- K. Do you own any mineral rights associated with the property? Yes No Unknown
 If so, indicate which: Gas _____% Oil _____% Coal _____% Other _____%
 Explain Other: _____

- L. Do mineral rights convey with the property? Yes No Unknown
 If so, indicate which: Gas _____% Oil _____% Coal _____% Other _____%
 Explain Other: _____

- M. Are there any leases or ongoing negotiations that affect or might affect the mineral rights?
 Yes No Unknown
 If yes, please provide a copy of the lease and/or contract information for the leaseholder: _____

- N. Have the timber rights or currently standing timber been sold through verbal or written agreements?
 Yes No Unknown
 If yes, has a copy of the timber/timber rights contract and/or contact information of the timber buyer been provided to listing agent? Yes No Unknown

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- O. Is this property currently/potentially subject to a bankruptcy, foreclosure or reorganization?
 Yes No Unknown
 If yes, explain: _____
- P. Will the sale proceeds of this property fall short of the amount needed to pay off loans on this property?
 Yes No Unknown
 If yes, explain: _____
- Q. Are there any past, present or future encroachments, lot line disputes, easements or third party claims which have or will affect the property? Yes No Unknown
 If yes, explain: _____
- R. Are there any shared fence, driveway or joint use agreements? Yes (attach) No Unknown
 If yes, explain: _____
- S. Any existing, pending or potential real estate developments or other construction (road, drainage, power line, etc.) in the area which may affect the value of the property? Yes No Unknown
 If yes, explain: _____
- T. Is the property subject to any historical registry or other limitation which might affect the ability to construct improvements or make repairs to the premises, or which might require any special licensing or approval?
 Yes No Unknown
 If yes, explain: _____

2. HEATING, COOLING, VENTILATION AND OTHER EQUIPMENT

- A. Type of heating system Radiant Age unk
 Supplemental heating _____ Age _____
 Date of last inspection/repair 2016 By whom _____
 Electronic air cleaner Humidifier
- B. Type of heating fuel? Electric Fuel oil Natural gas Propane Coal Wood Pellets
 Other _____
- C. Any fuel storage tanks on the property? Yes No If yes, Owned Leased
 If leased, from whom _____ Tank size _____
- D. List any areas of the house not heated unk

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- E. Type of cooling system? N/A Central air ___ Window unit(s) # ___ Wall unit(s) # ___
 ___ Portable unit(s) # ___ Other _____ Age _____
 Date of last inspection/repair _____ By whom _____
 ___ Attic fan ___ Whole house fan # ceiling fans _____
- F. Fireplace? Yes ___ No How many 2 Are they functional? Yes ___ No
 Type of fireplace? Wood ___ Gas ___ Propane ___ Electric ___ Masonry
 ___ Insert Insert type _____ Glass doors
 ___ Hearth Hearth construction _____ Wood/Coal/Pellet stove
 ___ Vented ___ Non-vented ___ Fireplace damper
 Date of last inspection/repair _____ By whom _____
- G. Chimney? Yes ___ No How many 1 Date of last cleaning 2015
 Are they functioning? Yes ___ No Explain _____
- H. Type of vents? ___ Foundation ___ Roof ___ Ridge vents ___ Gable vents
 ___ Attic fan (___ Manual or ___ Thermostat or Humidistat control) ___ Bath vent fans
 ___ Kitchen vent fan (___ Interior or ___ Exterior venting)
- I. Insulation in? ___ Ceiling Type _____ Walls Type _____ Floors Type _____
 ___ Basement Type _____ Crawlspace Type _____ Unknown
- J. Clothes dryer vented to outside? N/A Yes ___ No ___ Gas dryer connection ___ Electric dryer connection
- K. Location of laundry room? N/A Basement ___ 1st floor ___ 2nd floor ___ Other _____
- L. Electric garage door opener? ___ Yes No # of transmitters _____ Keyless entry ___ Yes ___ No
- M. Security system? Yes ___ No ___ Owned ___ Leased Lease expiration date _____
 In working order? Yes ___ No Manufacturer _____
 Monitored? Yes ___ No Monitoring company Select Security
- N. Smoke detectors? Yes ___ No ___ Hard wired # ___ Battery # _____
- O. Any equipment needing repair or replacement in this section? ___ Yes No
 If yes, explain: _____

3. PLUMBING SYSTEM

- A. Source of water supply? ___ Public Private well ___ Cistern ___ Spring ___ Other _____
 If private, date water last checked for safety MARCH 2017
 Result of test good
 Depth of well unk ft Well pump Yes ___ No Sufficient water all year Yes ___ No

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Is water system shared? Yes No

If yes, explain: _____

Any water problems? Yes No

If yes, explain: _____

B. Type of water supply pipes? Copper Galvanized PVC Polybutylene (PB)
 Other _____

Low pressure in supply lines? Yes No Slow drains? Yes No

If yes, explain: _____

Leaks around or under sinks, toilets, showers, tubs? Yes No

If yes, explain: _____

C. Water softener? Yes No Owned Leased Age _____

If leased, lease expiration date _____ Company _____

Water filter? Yes No Other treatment systems? Yes No Explain _____

D. Type of water heater? Gas Electric Propane Instant heat Circulation pump

Size _____ gals Age unk Pressure relief valve with extension to floor

E. Type of sewage system? Public sewer PSD sewer Private treatment plant

Septic tank Aeration system Maintenance agreement

Other _____ Installation date of system unk

Date of last servicing/pumping _____ By whom _____

If a private system, health department permit number _____

Is sewage system shared? Yes No

If yes, explain: _____

F. Pool? Yes No Type In-ground Above ground Age _____

Pool heater? Electric Gas Propane Solar Pool equipment? Yes No

G. Hot Tub? Yes No Age _____

H. Additional comments on the plumbing system _____

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4. APPLIANCES

A. Please check the following appliances that will remain with the property:

- Range Cooktop Hood Wall oven Microwave oven Dishwasher Refrigerator
Freezer Ice maker Trash compactor Garbage disposal Washer Dryer
Other

B. Any appliances which may need repairs or replacement? Yes No

If yes, explain:

5. ELECTRICAL SYSTEM

A. 60 Amp 100 Amp 200 Amp Other 225 Amp 120/204 Fuses Circuit breakers
Rewired Date volt 1 phase

B. Any known damaged or malfunctioning receptacles or switches? Yes No

If yes, explain:

C. GFCI receptacles in? unk Kitchen Bathroom Laundry Room Garage Exterior

D. Any knob and tube wiring? Yes No Unknown

E. Are there any exposed wires? Yes No Unknown

ADDITIONAL COMMENTS

6. ROOF, GUTTER AND DOWNSPOUTS

A. Type of roof? Shingle Design longevity years Tar and gravel Wood shingle Slate
Rolled rubber Metal Other Age

If replaced, was existing roofing material removed? Yes No Unknown

B. Has the roof ever leaked during your ownership? Yes No If so, how was it corrected
metal roof panels needed caulked in valley of rear of building

C. Do gutters and/or downspouts leak? N/A Yes No

D. Downspouts lead away from structure? N/A Yes No Into storm drain? Yes No
Splash blocks? Yes No Sanitary sewer connection? Yes No

E. Crawl space damp? N/A Yes No Corrected Yes No Moisture barrier installed? Yes No
If yes, explain:

F. Any moisture in basement? N/A Yes No Corrected Yes No Explain

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ADDITIONAL COMMENTS _____

7. STRUCTURAL

- A. Type of construction? Stick built Modular Manufactured (doublewide/singlewide)
Age 19 years Age of addition _____ years
Name of builder/contractor/manufacture _____
If manufactured, title/VIN #(s) _____
On a permanent foundation? Yes No
Do you know of any structural additions or alterations or the installation, alteration, repair, or replacement of significant components of the structure during the term of your ownership or that of a prior owner?
 Yes No
If yes, explain: _____

- B. Exterior? Brick Stone Aluminum Vinyl Wood Cement board Log Stucco
 Synthetic stucco T-111 Other _____ Date of installation _____
Date of last maintenance/painting _____
- C. Any problems with retaining walls cracking or bulging? Yes No
Repaired Yes No Date _____
- D. Any problems with significant cracks, potholes, raised sections, etc. in? Foundation Patio
 Exterior walls Slab floors Ceilings Chimneys Fireplace Garage floor
 Driveway Sidewalk Decks Porch floor Other _____
Explain _____
- E. Any? Slanted floors Uneven floors Distorted door frames
 Sagging ceiling beams Sagging rafters
- F. Direct soil contact with? Structural wood members Decking Steps
- G. Any structures (including play structures, tree house, etc.) that could be hazardous? Yes No
If yes, explain: _____

- H. Any windows or door glass broken? Yes No Any windows nonfunctional? Yes No
Do all ground floor windows lock? Yes No Any windows painted shut? Yes No
Seals broken in insulated windows/fogged windows? Yes No
- I. Did you do any improvements yourself? Yes No
If yes, explain: _____

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J. Wood floors under the floor coverings? N/A Yes No Type of wood _____ Unknown Condition _____

K. Any defects (including stains) on flooring or floor coverings Yes No
If yes, explain: _____

L. Any termites/wood-destroying insects, dry rot or pests affecting the property?
 Yes No Unknown
If yes, explain: _____

M. Any damage to the property caused by termites/wood-destroying insects, dry rot or pests?
 Yes No Unknown
If yes, explain: _____

N. Has property been treated for termites or other wood-destroying insects? Yes No Unknown
Treatment date _____ Company ORKIN 304-329-0096 #6575556 / #662274
Is the property currently under contract by a licensed pest control company Yes (attach contract) No
ADDITIONAL COMMENTS _____

8. ENVIRONMENTAL

A. Is lawn chemically treated? Yes No By whom _____
With what _____

B. Any pets in the house? Yes No What type of pets _____

C. Any asbestos (roofing, floor tiles, pipe insulation, siding, etc.)? Yes No Unknown
Location _____

D. Any past fire, storm, water or ice damage to subject property? Yes No Unknown
If yes, explain: _____

E. Previous clandestine drug laboratory? Yes No Unknown
If yes, has a copy of remediation certificate been provided to listing agent? Yes No Unknown

F. Any past or present hazardous substances present on property (structure or soil)?
 Yes No Unknown
If yes, explain: _____

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- G. Any mold or mildew in house? Yes No Unknown
 If yes, explain: _____
- H. Have you received any notice regarding the presence of an environmental hazard or biohazard on property or any adjacent property? Yes No
 If yes, explain: _____
- I. Any radon in house? Yes No Unknown Radon mitigation system? Yes No
 Date Installed _____ Working? Yes No
- J. Any lead-based paint or lead-based paint hazards on the property? Yes No Unknown
- K. Are there any landfills, dumps, or waste sites (below ground, visible or otherwise) located on or near the property? Yes No Unknown
- L. If yes, is house or any other structure built on the landfill? Yes No Unknown
- M. Are you aware of any sewage sludge (other than commercially available fertilizer) having been spread on property? Yes No Unknown
 If yes, explain: _____
- N. Are you aware of any notice regarding the presence of an environmental hazard or biohazard on property?
 Yes No Unknown
 If yes, explain: _____
- O. Are you aware of any abandoned wells or septic tanks, cisterns, lagoon sewage systems, etc. on property?
 Yes No Unknown
 If yes, explain: _____
- P. Are there any flooding, drainage or grading problems that may adversely affect the property?
 Yes No Unknown
 If yes, explain: _____
- Q. Is the property located in a Federally Designated Flood Plain or Floodway?
 Yes No Unknown
 If yes, which category? _____
 Do you have a flood evaluation certificate? Yes No Unknown
 If yes, has a copy been provided to listing agent? Yes No Unknown
 Current flood insurance premium \$ _____

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- R. Are there any settling, slippage, sliding or soil stability problems that may adversely affect the property?
 Yes No Unknown
 If yes, has any structural damage resulted Yes No Explain: _____
-
- S. Is there any damage to the property from mine subsidence, earthquakes, flood or other similar events?
 Yes No Unknown
 If yes, explain: _____
-
- T. Has the property been undermined or surface-mined? Yes No Unknown
 If yes, are these mining operations currently active? Yes No Unknown
 If yes, explain: _____
-
- U. Are there any mining operations, surface or underground, being conducted on adjacent properties?
 Yes No Unknown
 If yes, explain: _____
-
- V. Is there free gas associated with existing gas wells or leases? Yes No Unknown
 If yes, explain: _____
-
- W. Are there any natural gas or oil wells on the property? Yes No Unknown
 If yes, explain: gas well on property
-
- X. Are there any current or planned drilling or fracking activities that might affect the property?
 Yes No Unknown
 If yes, explain: _____
-
- Y. Are there any current or planned commercial, industrial, residential, agricultural or other developments that might affect the property? Yes No Unknown
 If yes, explain: _____
-
- Z. Are there or have there ever been any above ground or underground storage tanks which are/were present on subject property or have any above ground or underground storage tanks been removed from subject property? Yes No Unknown
 If yes, explain: _____
-

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AA. Are there any environmental issues that have affected or may affect the property (landfill, tire storage, soil contamination, dumping, drug lab, etc.)? Yes No Unknown

If yes, explain: _____

BB. Are there any excessive noises (airplanes, trains, trucks, freeway, etc.)? Yes No Unknown

If yes, explain: _____

CC. Are there any unusual odors (waste, agriculture, industry, etc.)? Yes No Unknown

If yes, explain: _____

DD. Are there any creeks, rivers, ponds, lakes or access to the same on the property?

Yes No Unknown

If yes, explain: Sandy Creek & tributaries

ADDITIONAL COMMENTS _____

9. LAND AND DRAINAGE

A. Is house built on filled land (compacted or otherwise)? Yes No Unknown

Is there filled land on any portion of the property? Yes No Unknown

If yes, explain: _____

B. Any drains installed on property? Diversion drains French drains Curtain drains

Foundation drains Driveway drains Basement drains Unknown

Are drains trapped? Yes No Unknown

C. Any active springs? Yes No Unknown

ADDITIONAL COMMENTS _____

10. PROPERTY DESCRIPTION

A. What are the zoning regulations, if any, affecting the property? no zoning

B. Is the property located in a planning district? Yes No Unknown

If yes, which planning district?

C. Is your property in a Homeowner's Association (HOA)? Yes No

1. If yes, what are the current annual dues? _____

AB

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2. Has there been or will there be any special assessments for the HOA purposes on the property?
 Yes No Unknown
If yes, how much and how many payments? _____

3. Contact information for the HOA:

Name: _____ Phone: _____
Email: _____

4. Is the property sub-dividable? Yes No Unknown

5. How many acres are being sold? 786.26

6. How many acres are tillable? 0

7. How many acres are wooded? 786

D. Are there protective covenants or is there a Declaration for the Subdivision which the property is a part of?

Yes (attach) No Unknown

If yes, explain: _____

E. Deed Restrictions? Yes (attach) No

11. UTILITIES

Gas Company _____ Phone # _____

Account # _____ Monthly budget \$ _____

Electric Company _____ Phone # _____

Account # _____ Monthly budget \$ _____

Water Company _____ Phone # _____

Account # _____ Average monthly bill \$ _____

Sewage Company _____ Phone # _____

Account # _____ Average monthly bill \$ _____

Trash Company _____ Pick-up Day _____ Phone # _____

Account # _____ Quarterly cost \$ _____

TV Cable Company _____ Phone # _____

Satellite Company _____ Phone # _____



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12. DOCUMENTS

As the **SELLER** are you in possession of, or aware of any documents including but not limited to the following?

Roof	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	Provided to listing agent	<input type="checkbox"/> Yes	<input type="checkbox"/> No
HVAC	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	Provided to listing agent	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Wood-destroying insects/Pests	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown	Provided to listing agent	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Radon test/mitigation	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	Provided to listing agent	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Property inspection	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	Provided to listing agent	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Structural inspection	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	Provided to listing agent	<input type="checkbox"/> Yes	<input type="checkbox"/> No
EIFS	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	Provided to listing agent	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Well	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown	Provided to listing agent	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Septic/Sewer	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown	Provided to listing agent	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Mold	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	Provided to listing agent	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Lead based paint	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	Provided to listing agent	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Asbestos	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	Provided to listing agent	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Soils/Drainage	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	Provided to listing agent	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Geological/Core drilling	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	Provided to listing agent	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Formaldehyde	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	Provided to listing agent	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Pool/Spa	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	Provided to listing agent	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Energy audit	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	Provided to listing agent	<input type="checkbox"/> Yes	<input type="checkbox"/> No
City/County inspection	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	Provided to listing agent	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Notice of violation	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	Provided to listing agent	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Survey	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	Provided to listing agent	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Legal Description	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown	Provided to listing agent	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Subdivision Approval	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	Provided to listing agent	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Environmental Impact Study	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	Provided to listing agent	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Recorded Plat/Plan	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	Provided to listing agent	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Deed Restrictions	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	Provided to listing agent	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Sewage Disposal System Permit	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	Provided to listing agent	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Well Water Permit	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown	Provided to listing agent	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Other	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown	Provided to listing agent	<input type="checkbox"/> Yes	<input type="checkbox"/> No

Additional information/explanation: _____

13. OTHER DISCLOSURES

In addition to the disclosure statements made herein, the following facts are known or suspected by me/us which may materially affect the value or desirability of the subject property, now or in the future (burial sites, murder, suicide, etc.) _____

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The foregoing answers and explanations are true and complete to the best of my/our knowledge. I/we, the **SELLER(S)** have authority to complete this disclosure form and authorize Timberland Realty, (Brokerage) to disclose the information set forth herein to other real estate brokers, real estate agents and prospective **BUYERS** of the property. SELLER agrees to hold harmless all brokers and agents in any actual or anticipated sale of the herein mentioned property and to defend and indemnify them from any claim, demand, action or proceedings resulting from any omission or alleged omission by **SELLER** in this disclosure statement.

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SELLER certifies that the information herein is true and correct to the best of the **SELLER'S** knowledge as of the date signed by **SELLER**. **SELLER** further agrees to notify **BUYER** of any additional items which may become known to the **SELLER** prior to recording the deed.

SELLER  Date 5/31/17
Girl Scouts Western PA

SELLER _____ Date _____

SELLER _____ Date _____

BUYER acknowledges receipt of a copy of this statement and understands that this information is a description of the property to be the best of **SELLER'S** knowledge as of the above date. **BUYER** understands that this statement is not a warranty of any kind by the **SELLER** or any real estate broker or agent in connection with any actual or anticipated sale of the property described herein and therefore agrees to hold harmless all real estate brokers and agents involved in any such transaction. This statement is **NOT** a substitute for any inspections **BUYER** may wish to obtain.

BUYER _____ Date _____

BUYER _____ Date _____

BUYER _____ Date _____

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