

COMMERCIAL PROPERTY INFORMATION SHEET

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

1 **PROPERTY 1110 Overland Ave, Duquesne, PA, 15110**

2 **OWNER Matthew Bovee**

3 Owner is providing information to help Broker market the Property. This Statement **is not a substitute for**

4 **any inspections or warranties that a buyer may wish to obtain.** This Statement is not a warranty of

5 any kind by Owner or a warranty or representation by any listing real estate broker (Agent for Owner), any

6 real estate broker, or their agents.

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

8 Hospitality Other:

9

10

1. OWNER'S EXPERTISE Owner does not possess expertise in contracting, engineering, environmental

11 assessment, architecture, or other areas related to the construction and conditions of the Property and its

12 improvements, except as follows:

13 **2. OCCUPANCY** Do you, Owner, currently occupy the Property? Yes No

14 If no, when did you last occupy the Property?

15 **3. DESCRIPTION**

16 A. Land Area: 7785 sf

17 B. Dimensions: 100 x 80

18 C. Shape: Rect

19 D. Building Square Footage: 2738 footprint

20 **4. PHYSICAL CONDITION**

21 A. Age of Property: Est 81 years Additions:

22 B. Roof

23 1. Age of roof(s): Unknown

24 2. Type of roof(s): Asphalt

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

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

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

28 Explain any yes answers you give in this section:

29

30

31 C. Structural Items, Basements and Crawl Spaces

32 1. Are you aware of any water leakage, accumulation, or dampness in the building or
33 other structures? Yes No

34 2. Does the Property have a sump pump? Yes No

35 3. Do you know of any repairs or other attempts to control any water or dampness
36 problem in the building or other structures? Yes No

37 4. Are you aware of any past or present movement, shifting, deterioration, or other

38 problems with walls, foundations, floors, or other structural components? Yes
No

39 Explain any yes answers that you give in this section, describing the location and, if
40 applicable, the extent of the problem and the date and person by whom any repairs
41 were done, if known: Some water into basement after rains

42

43 D. Mechanical Systems

44 1. Type of heating: Forced Air Hot Water Steam Radiant

45 Other:

46 2. Type of heating fuel: Electric Fuel Oil Natural Gas Propane (on-site)

47 Central Plant Other types of heating systems or combinations:

48 Individual gas furnace in each unit

49 3. Are there any chimneys? Yes No If yes, how many? 8

50 Are they working? Yes No When were they last cleaned? Unknown

51 4. List any buildings (or areas in any buildings) that are not heated: Basement/ hall

52

53 5. Type of water heater: Electric Gas Oil Capacity:

54 Other:

55

56 6. Type of plumbing: Copper Galvanized Lead PVC Unknown

57 Other:

58 7. Are you aware of any problems with plumbing or heating systems or fixtures on
the

59 Property? Yes No If yes, explain:

60

61 8. Type of air conditioning: Central Electric Central Gas Wall None

62 Capacity:

63 List any buildings (or areas of any buildings) that are not air conditioned:

64 Basement/ hall

65 9. Type of electric service: 400 AMP 220 Volt 3-phase

66 1-phase KVA:

67 Other: Solar/PV

68 Transformers: Type:

69 Are you aware of any problems or repairs needed in the electrical system?

70 Yes No If yes, explain:

71

72 10. Are you aware of any problems with any item in this section that has not already
been

73 disclosed? Yes No If yes, explain:

74

75

76 E. Site Improvements

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

78 2. Are you aware of any past or present problems with driveways, parking areas,

79 sidewalks, curbs, other paved surfaces, or retaining walls on the Property?

80 Yes No

81 if Explain any yes answers that you give in this section, describing the location and,

82 applicable, the extent of the problem and the date and person by whom any repairs

83 done, if known:

84

85

86 F. Other Equipment

87 1. Exterior Signs: Yes No How many? Number Illuminated:

88 2. Elevators: Yes No How many? Cable Hydraulic rail

89 Working order? Yes No Certified through (date)

90 Date last serviced

91 3. Skylights: Yes No How many?

92 4. Overhead Doors: Yes No How many? Size

93 5. Loading Docks: Yes No How many? Levelers: Yes No

94 6. At grade doors: Yes No How many?

95 7. Are you aware of any problems with the equipment listed in this section? Yes

96 No If yes, explain:

97

98 G. Fire Damage

99 1. To your knowledge, was there ever a fire on the Property? Yes No

100 2. Are you aware of any unrepaired fire damage to the Property and any structures on it?

101 Yes No If yes, explain location and extent of damage:

102 H. Are you aware of any problems with water and sewer lines servicing the Property?

103 Yes No If yes, explain:

104

105 I. Alarm/Safety Systems

106 1. Fire: Yes No In working order? Yes No

107 If yes, connected to: Fire Department Yes No Monitoring Service: Yes

108 No

109 2. Fire extinguishers: Yes No

110 3. Smoke: Yes No In working order? Yes No

111 4. Sprinkler: Yes No Inspected/certified? Yes No

112 5. Security: Yes No In working order? Yes No

113 If yes, connected to: Police Department Yes No Monitoring Service Yes

114 No

115 6. Are there any areas of the Property that are not serviced by the systems in this section?

116 Yes No If yes, explain:

117

118 **5. ENVIRONMENTAL**

119 A. Soil Conditions

120 1. Are you aware of any fill or expansive soil on the Property? Yes No

121 If yes, were soil compaction tests done? Yes No If yes, by whom?

122

123 2. Are you aware of any sliding, settling, earth movement, upheaval, subsidence, or earth

124 stability problems that have occurred on or affect the Property? Yes No

125 3. Are you aware of any existing or proposed mining, strip-mining, or any other excavations

126 that might affect the Property? Yes No

127 Explain any yes answers you give in this section:

128

129

130 B. Hazardous Substances

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

132 Asbestos material: Yes No

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

134 Discoloring of soil or vegetation: Yes No

135 Oil sheen in wet areas: Yes No

136 Contamination of well or other water supply: Yes No

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

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

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

140 Radon levels above 4 picocuries per liter: Yes No

141 Use of lead-based paint: Yes No

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

145 Are you aware of any lead-based paint or lead-based paint hazards on the Property?

146 Yes No

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

148 surfaces: Property was constructed pre-1978

149

150

151 Are you aware of any reports or records regarding lead-based paint or lead-based paint

152 hazards on the Property? Yes No

153 If yes, list all available reports and records:

154

155

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

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

158 Aboveground Underground

159 Total number of storage tanks on the Property: Aboveground

160 Underground

161 Are all storage tanks registered with the Pennsylvania Department of Environmental

162 Protection? Yes No

163 If no, identify any unregistered storage tanks:

164 Has any storage tank permit ever been revoked pursuant to a federal or state law

165 regulating storage tanks? Yes No

166 Have you ever been ordered to take corrective action by a federal or state agency
citing

167 a release, or danger of release, from a storage tank? Yes No

168 Do methods and procedures exist for the operation of tanks and for the
operator's/owner's

169 maintenance of a leak detection system, an inventory control system, and a tank
testing

170 system? Yes No Explain:

171

172

173 Has there been any release or any corrective action taken in response to a release from
any

174 of the storage tanks on the Property? Yes No If yes, have you reported the release

175 to and corrective action to any governmental agency? Yes No Explain:

176

177

178 4. Do you know of any other environmental concerns that may have an impact on the

179 Property? Yes No

180 Explain any yes answers you give in this section:

181

182

183 C. Wood Infestation

184 1. Are you aware of any termites/wood-destroying insects, dryrot, or pests affecting

185 the Property? Yes No

186 2. Are you aware of any damage to the Property caused by termites/wood-destroying insects,

187 dryrot, or pests? Yes No

188 3. Is the Property currently under contract by a licensed pest control company? Yes No

189 4. Are you aware of any termite/pest control reports or treatments for the Property in the

190 last five years? Yes No

191 Explain any yes answers you give in this section:

192

193

194 D. Natural Hazards/Wetlands

195 1. To your knowledge, is this Property, or part of it, located in a flood zone or wetlands area?

196 Yes No

197 2. Do you know of any past or present drainage or flooding problems affecting the Property?

198 Yes No

199 3. To your knowledge, is this Property, or part of it, located in an earthquake or other natural

200 hazard zone? Yes No

201 Explain any yes answers you give in this section:

202

203

204 **6. UTILITIES**

205 A. Water

206 1. What is the source of your drinking water? Public Community System

207 Well on Property Other:

208 City of Duquesne

209 2. If the Property's source of water is not public:

210 When was the water last tested?

211 What was the result of the test?

212 Is the pumping system in working order? Yes No

213 If no, explain:

214

215 3. Is there a softener, filter, or other purification system? Yes No

216 If yes, is the system: Leased Owned

217 4. Are you aware of any problems related to the water service? Yes No

218 If yes, explain:

219

220 B. Sewer/Septic

221 1. What is the type of sewage system? Public Sewer Community Sewer On-site

222 (or Individual) sewage system If on-site, what type? Cesspool Drainfield

223 Unknown Other (specify):

224 2. Is there a septic tank on the Property? Yes No Unknown

225 If yes, what is the type of tank? Metal/steel Cement/concrete Fiberglass

226 Unknown Other (specify):

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

228 4. Is there a sewage pump? Yes No

229 If yes, is it in working order? Yes No

230 5. Are you aware of any problems related to the sewage system? Yes No

231 If yes, explain:

232

233 C. Other Utilities

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

235 Other: Natural Gas, Electricity, Solar PV

236 **7. TELECOMMUNICATIONS**

237 A. Is a telephone system included with the sale of the Property? Yes No

238 If yes, type:

239 B. Are ISDN lines included with the sale of the Property? Yes No

240 C. Is the Property equipped with satellite dishes? Yes No

241 If yes, how many? Location:

242 D. Is the Property equipped for cable TV? Yes No

243 If yes, number of hook-ups: Location:

244 E. Are there fiber optics available to the Property? Yes No Is the building wired for

245 fiber optics? Yes No

246 Does the Property have T1 or other capability? Yes No

247 **8. GOVERNMENTAL ISSUES/ZONING/USE/CODES**

248 A. Compliance, Building Codes & OSHA

249 1. Do you know of any violations of federal (including ADA), state, or local laws or regulations

250 relating to this Property? Yes No

251 2. Do you know of any violations of building codes or municipal ordinances concerning this

252 Property? Yes No

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

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

255 5. Do you know of any improvements to the Property that were done without building or other

256 required permits? Yes No

257 Explain any yes answers you give in this section:

258

259

260 B. Condemnation or Street Widening

261 To your knowledge, is the Property located in an area where public authorities are
contemplating
262 proceedings for highway, thoroughfare, rail, or utility construction, a redevelopment project,
263 street widening or lighting, or other similar public projects? Yes No
264 If yes, explain:

265

266 C. Zoning

267 1. The Property is currently zoned RES by the

268 (county, ZIP) Alleghney County, 15110

269 2. Current use is: conforming non-conforming permitted by variance

270 permitted by special exception

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

272 If yes, explain:

273

274 D. Is there an occupancy permit for the Property? Yes No

275 E. Is there a Labor and Industry Certificate for the Property? Yes No

276 If yes, Certificate Number is:

277 F. Is the Property a designated historic or archeological site? Yes No

278 If yes, explain:

279 Unknown

280 **9. LEGAL/TITLE ISSUES**

281 A. Are you aware of any encroachments or boundary line disputes regarding the Property? Yes
 No

282 No

283 B. Are you aware of any recorded encumbrances, covenants, conditions, restrictions, mineral
284 or natural restrictions, easements, licenses, liens, charges, agreements, or other matters which
285 affect the title of the Property? Yes No

286 C. Are you aware of any encumbrances, covenants, conditions, restrictions, mineral or natural
287 restrictions, easements, licenses, liens, charges, agreements, or other matters which affect the
title of

288 the
the Property that have not been recorded in the official records of the county recorder where

289 Property is located? Yes No

290

291 D. Are you aware of any public improvement, condominium, or owner association assessments
292 against the Property that remain unpaid? Yes No

293

294 E. Are you aware of any existing or threatened action, suit, or government proceeding relating to
the

295 Property? Yes No

296 F. Are you aware of any reason, including a defect in title, that would prevent you from
conveying

297 title to the Property? Yes No

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

300 H. Are you aware of any insurance claims filed relating to the Property? Yes No

301 Explain any yes answers you give in this section:

302

303

304 **10. RESIDENTIAL UNITS**

305 Is there a residential dwelling unit located on the Property? Yes No If yes, number of
306 residential dwelling units: 8

307 Note: If one to four residential dwelling units are to be sold with, or as part of, the Property,
Owner

308 must complete a Seller's Property Disclosure Statement, as required by the Pennsylvania Real
Estate

309 Seller's Disclosure Law (68 P.S. §7301 et. seq.).

310 **11. TENANCY ISSUES**

311 A. Are you aware of any existing leases, subleases or other tenancy agreements affecting the
Property?

312 Yes No

313 B. Are there any verbal agreements or understandings with tenants that are not specifically
recorded

314 in the lease (e.g., a promise not to increase rent, an implied agreement to let tenant end lease
early, a

315 first right of refusal on adjoining space)? Yes No

316 C. Are there any tenants for whom you do not currently have a security deposit? Yes No

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

319 E. Are there any tenants who are currently more than 30 days behind in paying rent, cam, or tax
320 charges? Yes No

321 F. Are there any tenants who are in default of the lease for other than monetary reasons (e.g.,
failure

322 to comply with rules, regulations, lease terms, etc.)? Yes No

323 G. Are there any tenants that you have reason to believe are likely to fall into default of their
lease

324 within the next six months? Yes No

325 H. Is there any tenant that you would consider evicting or not offering an opportunity for
renewal?

326 Yes No

327 I. Are you currently involved in any type of dispute with any tenant? Yes No

328 Explain any yes answers you give in this section, providing names of tenants where applicable.

329 Attach additional sheet if necessary:

330

331

332

333 **12. DOMESTIC SUPPORT LIEN LEGISLATION**

334 Has any Owner, at any time, on or since January 1, 1998, been obligated to pay support under an
335 order that is on record in a domestic relations office in any Pennsylvania county? Yes No

336 If yes, list name and social security numbers of Owner(s) obligated to pay, the county, and the
Domestic

337 Relations File or docket number:

338

339

340

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

342 A. Is the Property, or a portion of it, preferentially assessed for tax purposes under the Farmland
and

343 Forest Land Assessment Act (72 P.S. §5490.1 et seq.) (Clean and Green Program)? Yes
344 No

345 Note: An Owner of Property enrolled in the Clean and Green Program must submit notice of
the

346 sale and any proposed changes in the use of Owner's remaining enrolled Property to the
County

347 Assessor 30 days before the transfer of title to Buyer. The sale of Property enrolled in the
Clean and

348 Green Program may result in the loss of program enrollment and the loss of preferential tax
349 assessment for the Property and/or the land of which it is a part and from which it is being
separated.

350 Removal from enrollment in the Clean and Green Program may result in the charge of roll-
back

351 taxes and interest. A roll-back tax is the difference in the amount of taxes paid under the
program

352 and the taxes that would have been paid in the absence of Clean and Green enrollment. The
353 roll-back taxes are charged for each year that the Property was enrolled in the program,
limited

354 to the past 7 years.

355 B. Is the Property, or a portion of it, preferentially assessed for tax purposes under the Open
Space

356 Act (16 P.S. §11941 et seq.) (an Act enabling certain counties of the Commonwealth to
covenant

357 with landowners for preservation of land in farm, forest, water supply, or open spaces uses)?

358 Yes No

359 Note: This Act enables counties to enter into covenants with owners of land designated as
farm,

360 forest, water supply, or open space land on an adopted municipal, county or regional plan for
the

362 purpose of preserving the land as open space. A covenant between the owner and county is
binding

363 upon any Buyer of the Property during the period of time that the covenant is in effect (5 or 10
364 years). Covenants automatically renew at the end of the covenant period unless specific

termination

365 notice procedures are followed. When a breach of the covenant occurs, the then-owner is
required
366 to pay roll-back taxes and interest. A roll-back tax is the difference in the amount of taxes paid
and
367 the taxes that would have been paid in the absence of the covenant. The roll-back taxes are
charged
368 for each year that the Property was subject to the covenant, limited to the past 5 years.

369 C. Is the Property, or a portion of it, preferentially assessed for tax purposes or enrolled in any
370 program, other than Clean & Green and Open Space, that contains any covenants, subdivision
371 restrictions, or other restrictions affecting the Property? Yes No

372 Explain any yes answers you give in this section:

373

374

375 **14. SERVICE PROVIDER/CONTRACTOR INFORMATION**

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

379

380

381

382 B. Provide the names, addresses and phone numbers of the service providers for any
Alarm/Safety

383 Contracts on the Property (e.g., security alarm system, sprinkler system, fire/smoke). Attach
384 additional sheet if necessary:

385

386

387

388 C. Provide the names, addresses and phone numbers of the service providers for any utilities on
the

389 Property (e.g., water, water softener, sewage, on-site sewage service, natural gas, electric,
390 telephone). Attach additional sheet if necessary: City of Duquesne Water,

391 PA American Sewer, Duquesne Light Electric, Peoples Gas

392

393

394

395

396 **The undersigned Owner represents that the information set forth in this document is accurate**
397 **and complete to the best of Owner's knowledge. Owner permits Broker to share information**
398 **contained in this document with prospective buyers/tenants and other real estate licensees.**

399 **OWNER ALONE IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION**

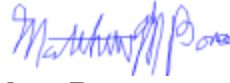
400 **CONTAINED IN THIS STATEMENT. Owner will notify Broker in writing of any**
information

401 **supplied on this form which is rendered inaccurate by a change in the condition of the**
Property

402 **following completion of this form.**

403

Signature Seller 1:



Seller 1's Name:

Matthew Bovee

Date Seller 1 Signed:

04/30/2026

404

Signature Seller 2:



Seller 2's Name:

Jonelle Chir

Date Seller 2 Signed:

04/30/2026

405

406

407 **BUYER** _____ **DATE** _____

408

409 **BUYER** _____ **DATE** _____

410

411 **BUYER** _____ **DATE** _____

412