

A WEST PENN MULTI-LIST, INC. SELLER DISCLOSURE FORM IS REQUIRED TO BE COMPLETED AND SIGNED BY THE SELLER(S)

Seller Initials AN

WPML SELLER DISCLOSURE STATEMENT

Buyer Initials

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WPML LISTING # 05/2022 REVISED

SELLER INFORMATION

Seller(s) Name(s): Scott Urso

Property Address (Mailing Address and Municipality of Property) (hereinafter referred to as the "Property"):

838 Butler Street, Pittsburgh, PA 15223

Approximate age of Property: 55 years Years Seller has owned Property: 10 years

NOTICE TO PARTIES

A Seller must comply with the Seller Disclosure Law and disclose to a Buyer all known material defects about the Property being sold that are not readily observable. This document must be completed by the Seller and each page initialed by the Buyer and Seller following their review. This Disclosure Statement is designed to assist the Seller in complying with disclosure requirements and to assist the Buyer in evaluating the Property being considered. This form is to be completed by every non-exempt Seller, even if the Seller does not occupy or never occupied the property. The compliance provisions are generally described in paragraphs 19 and 21 below.

The Real Estate Seller Disclosure Law requires that before an Agreement of Sale is signed, the Seller in a residential real estate transfer must make certain disclosures regarding the property to potential buyers in a form defined by the law. 68. P.S. §7301 et seq. The law defines a residential real estate transfer as a sale, exchange, installment sales contract, lease with an option to buy, grant, or other transfer of an interest in real property where NOT LESS THAN ONE AND NOT MORE THAN FOUR RESIDENTIAL DWELLING UNITS are involved. The law defines a number of exceptions where the disclosures do not have to be made, and these exceptions are as follows:

- 1. Transfers that are the result of a court order.
2. Transfers to a mortgage lender that result from a buyer's default and subsequent foreclosure sales that result from default.
3. Transfers from a co-owner to one or more other co-owners.
4. Transfers made to a spouse or direct descendant.
5. Transfers between spouses that result from divorce, legal separation, or property settlement.
6. Transfers by a corporation, partnership, or other association to its shareholders, partners, or other equity owners as part of a plan of liquidation.
7. Transfer of a property to be demolished or converted to non-residential use.
8. Transfer of unimproved real property.
9. Transfers by a fiduciary during the administration of a decedent estate, guardianship, conservatorship, or trust.
10. Transfers of new construction that has never been occupied when:
a. The buyer has a warranty of at least one year covering the construction;
b. The building has been inspected for compliance with the applicable building code or, if none, a nationally recognized model building code; and
c. A certificate of occupancy or a certificate of code compliance has been issued for the dwelling.

Except where these exceptions apply, the Seller is required to satisfy the requirements of the Real Estate Seller Disclosure Law as they may be amended and is required to make disclosures in accordance with the provisions of the Law. Although there are exceptions to the requirements of the Seller Disclosure Law, certain disclosures may still be required under Common Law.

In addition to these exceptions, disclosures for condominiums and cooperatives are limited to the seller's particular unit(s). Disclosures regarding common areas or facilities are not required, as those elements are already addressed in the laws that govern the resale of condominium and cooperative interests.

This Statement discloses Seller's knowledge of the condition of the Property as of the date signed by the Seller and is not a substitute for any inspections or warranties that the Buyer may wish to obtain. This Statement is not a warranty of any kind by the Seller or a warranty or representation by the West Penn Multi-List, Inc., any listing real estate broker, any selling real estate broker, or their agents. The Buyer is encouraged to address concerns about any condition of the Property that may not be included in this statement with the Seller and/or by and through an appropriate inspection. This Statement does not relieve the Seller of the obligation to disclose a material defect that may not be addressed on this form.

This form is intended to assist Sellers in complying with the disclosure requirements and/or to assist Buyers in evaluating the property being considered. As such, certain information may be beyond the basic disclosure requirements found in the Law. A Seller who wishes to review the basic disclosure form can find the form on the website of the Pennsylvania State Real Estate Commission. In any event, Seller(s) must disclose all known material defects with the property.

If an item of information is unknown or not available to Seller and Seller has made an effort to ascertain it, Seller may make a disclosure based on the best information available provided it is identified as a disclosure based on an incomplete factual basis.

A material defect is an issue/problem with the residential real Property or any portion of it that would have a significant adverse impact on the value of the residential real Property or that INVOLVES AN UNREASONABLE RISK TO PEOPLE ON THE LAND OR PROPERTY. The fact that a structural element, system, or subsystem is near, at, or beyond the normal useful life of such structural element, system, or subsystem is not by itself a material defect. When completing this form, check "yes," "no," "unknown (unk)," or "not applicable (N/A)" for each question. If a question does not apply to the property, "N/A" should be selected. "Unknown (unk)" should only be checked when the question does apply to the property but the Seller is uncertain of the answer.

1. SELLER'S EXPERTISE

Table with 2 columns: Yes, No. Rows a, b, c with corresponding questions about expertise, landlord status, and real estate license.

Explain any "yes" answers in section 1:

2. IDENTITY OF INDIVIDUAL COMPLETING THIS DISCLOSURE

Table with 3 columns: Yes, No, Unk. Rows 1-5 with corresponding questions about the identity of the individual completing the form.

3. OWNERSHIP/OCCUPANCY

Table with 3 columns: Yes, No, Unk. Rows a-g with corresponding questions about occupancy, zoning, and purchase details.

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4. ROOF & ATTIC

	Yes	No	Unk
a			
b	✓		
c			
d			

Explain any "yes" answers by including specific information on the location of the problem/issue and a description of any repair efforts, including a description of the repair(s) and the date(s) the repair(s) were attempted, or attach a more detailed summary. Please also provide all available documentation related to the issues with the roof, including repair efforts or problems.

- (a) Date roof was installed: \_\_\_\_\_ Do you have documentation? \_\_\_\_\_ Yes \_\_\_\_\_ No  
 (b) Has the roof been replaced, repaired, or overlaid during your ownership? 2012  
 (c) Has the roof ever leaked during your ownership?  
 (d) Do you know of any current or past problems with the roof, attic, gutters, or downspouts?

5. SUMP PUMPS, BASEMENTS, GARAGES, AND CRAWL SPACES

	Yes	No	Unk	N/A
a		✓		
b		✓		
c		✓		
d		✓		
e		✓		
f		✓		
g		✓		
h		✓		
i		✓		

Explain any "yes" answers with specific information on the location of the problem/issue and a description of any repair efforts, including a description of the repair(s) and the date(s) the repair(s) were attempted on the lines below, or a more detailed summary may be attached.

- (a) Does the Property have a sump pump, or grinder pump?  
 (b) Does the property have a sump pit? If so, how many? \_\_\_\_\_ Where are they located? \_\_\_\_\_  
 (c) Are you aware of sump pumps ever being required to be used at this property?  
 (d) If there is a sump pump at this address, is the sump pump in working order?  
 (e) To your knowledge, if there is a sump pump, has the sump pump been required to operate for any length of time?  
 (f) Are you aware of any water leakage, accumulation, or dampness within the basement, garage, or crawl space?  
 (g) Do you know of any repairs or other attempts to control any water or dampness problem(s) in the basement, garage, or crawl space?  
 (h) Are the downspouts or gutters connected to a public system?  
 (i) Does the property have a grinder pump? If so, how many? \_\_\_\_\_ Where are they located? \_\_\_\_\_

6. TERMITES, WOOD-DESTROYING INSECTS, DRY ROT, PESTS

	Yes	No	Unk
a		✓	
b		✓	
c		✓	
d		✓	

Explain any "yes" answers with specific information on the location of the problem/issue and a description of any repair efforts, including a description of the repair(s) and the date(s) the repair(s) were attempted, or attach a more detailed summary.

- (a) Are you aware of any termites/wood-destroying insects, dry rot, or pests affecting the property?  
 (b) Are you aware of any damage to the property caused by termites, wood-destroying insects, dry rot, or pests?  
 (c) Is the property currently under contract by a licensed pest control company?  
 (d) Are you aware of any termite, pest control reports, or treatments to the property?

For purposes of this section, the reference to "pest" is to any insect, rodent, or other creature that has caused damage to, infiltrated and/or threatened to damage the property.

7. STRUCTURAL ITEMS

	Yes	No	Unk
a		✓	
b		✓	
c		✓	
d		✓	
e		✓	
f		✓	
g		✓	
h		✓	
i		✓	

Explain any "yes" answers with specific information on the location of the problem/issue and a description of any repair efforts, including a description of the repair(s) and the date(s) the repair(s) were attempted, and attach a more detailed summary.

- (a) Are you aware of any past or present water leakage in the house or other structure in areas other than the roof, basement, and/or crawl spaces?  
 (b) Are you aware of any past or present movement, shifting, infiltration, deterioration, or other problem with walls, foundations, or other structural components?  
 (c) Are you aware of any past or present problems with driveways, walkways, patios, or retaining walls on the Property?  
 (d) Have there been any repairs or other attempts to remedy or control the cause or effect of any defects or conditions described above?  
 (e) Are you aware of any problem with the use or operation of the windows?  
 (f) Are you aware of defects (including stains) in flooring or floor coverings?  
 (g) Has there ever been fire damage to the Property?  
 (h) Are you aware of any past or present water or ice damage to the Property?  
 (i) Is the property constructed with an exterior insulating finishing system (known as "EIFS"), such as synthetic stucco, dryvit, or other similar material?

If "yes," provide the installation date: \_\_\_\_\_

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8. ADDITIONS/REMODELING

Table with 3 columns: Yes, No, Unk

(a) Have you made any additions, structural changes, or other alterations to the property during your ownership?

Table with 4 columns: If "yes," list additions, structural changes, or alterations; Approximate date of work; Were permits obtained?; Were final inspections/approvals obtained (Yes/No/Unknown)

Note to Buyer: The PA Construction Code Act, 35 P.S. §7210.101 et. seq. (effective 2004), and local codes establish standards for building or altering properties.

Table with 3 columns: Yes, No, Unk

(b) Did you obtain all necessary permits and approvals and was all work in compliance with building codes?

(c) Did any former owners of the Property make any additions, structural changes, or other alterations to the Property? If "yes," please identify the work that was done and indicate whether all necessary permits and approvals were obtained along with compliance with building codes:

9. WATER SUPPLY

Explain any "yes" answers in this section, including the location and extent of any problem(s) and any repair(s) or remediation efforts, on the lines below:

Table with 4 columns: Yes, No, Unk, N/A

- (A) Source
1. Public Water
2. A well on the property
3. Community Water
4. No Water Service (explain):
5. Other (explain):
(B) Bypass valve (for properties with multiple water sources)
1. Does your water source have a bypass valve?
2. If "yes," is the bypass valve working?
(C) General
1. Does the property have a water softener, filter, or other type of treatment system?
If you do not own the system, explain:
2. Have you ever experienced a problem of any nature with your water supply?
If "yes," please explain:
3. If the property has a well, do you know if the well has ever run dry?
4. Is there a well on the property not used as the primary source of drinking water?
5. Is the water system on this property shared?
6. Are you aware of any leaks or other problems, past or present, related to the water supply, pumping system, well, and related items?
If "yes," please explain:
7. Are you aware of any issues/problems with the water supply or well as the result of drilling (for oil, gas, etc.) on the property?
8. Are you aware of any issues/problems with the water supply or well as the result of drilling (for possible oil and gas or any other substance) on any surrounding properties?
9. If your drinking water source is not public: When was your water last tested? Date
(a) Was the test documented?
(b) What was the result of the test?

10. SEWAGE SYSTEM

Explain any "yes" answers with specific information on the location of the problem/issue and a description of any repair efforts, including a description of the repair(s) and the date(s) the repair(s) were attempted, and attach a more detailed summary.

Table with 4 columns: Yes, No, Unk, N/A

- (A) What is the type of sewage system?
1. Public Sewer
2. Individual on-lot sewage system
3. Individual on-lot sewage system in proximity to well
4. Community sewage disposal system
5. Ten-acre permit exemption
6. Holding tank
7. Cesspool
8. Septic tank
9. Sand mound
10. None
11. None available/permit limitations in effect
12. Other. If "other," please explain:

Note to Seller and Buyer: If this Property is not serviced by a community sewage system, The Pennsylvania Sewage Facilities Act requires disclosure of this fact and compliance with provisions of the Act. A Sewage Facilities Disclosure of the type of sewage facility must be included in every Agreement of Sale.

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10. SEWAGE SYSTEM (continued)

Explain any "yes" answers with specific information on the location of the problem/issue and a description of any repair efforts, including a description of the repair(s) and the date(s) the repair(s) were attempted, and attach a more detailed summary.

	Yes	No	Unk	N/A
B		<input checked="" type="checkbox"/>		
1				
2				
3				
4				
5				

- (B) Miscellaneous
1. Is there a sewage pump?
  2. If there is a sewage pump, is the sewage pump in working order?
  3. When was the septic system, holding tank, or cesspool last serviced? \_\_\_\_\_
  4. Is the sewage system shared? If "yes," please explain: \_\_\_\_\_
  5. Are you aware of any leaks, backups, or other problems relating to any of the plumbing, water, and sewage-related items? If "yes," please explain: \_\_\_\_\_

11. PLUMBING SYSTEM

	Yes	No	Unk
A			
1			
2			
3			
4			
5			
6	<input checked="" type="checkbox"/>		
7			<input checked="" type="checkbox"/>
B			
1			

- (A) Type of plumbing:
1. Copper
  2. Galvanized
  3. Lead
  4. PVC
  5. Polybutylene pipe (PB)
  6. Mixed
  7. Other. If "other," please explain: \_\_\_\_\_
- (B) Known problems
1. Are you aware of any problems with any of your plumbing fixtures (including but not limited to: kitchen, laundry or bathroom fixtures, wet bars, hot water heater, etc.)? If "yes," please explain: \_\_\_\_\_

12. DOMESTIC WATER HEATING

	Yes	No	Unk
A	<input checked="" type="checkbox"/>		
1			
2			
3			
4			
5			
6			
7			
B		<input checked="" type="checkbox"/>	
1			
2			

- (A) Type of water heating:
1. Electric
  2. Natural Gas
  3. Fuel Oil
  4. Propane
  5. Solar
  6. Summer/Winter Hook-Up
  7. Other. If "other," please explain: \_\_\_\_\_
- (B) Known problems and age
1. Are you aware of any problems with any water heater or related equipment? If "yes," please explain: \_\_\_\_\_
  2. If a water heater is present, what is its age? \_\_\_\_\_

13. AIR CONDITIONING SYSTEM

	Yes	No	Unk
A			
1			
2			
3	<input checked="" type="checkbox"/>		
4			
5			
6			
7			
8			

- (A) Type of air conditioning:
1. Central electric
  2. Central gas
  3. Wall Units
  4. None
  5. Number of window units included in sale: \_\_\_\_\_ Location(s): \_\_\_\_\_
  6. List any areas of the house that are not air conditioned: \_\_\_\_\_
  7. Age of Central Air Conditioning System: \_\_\_\_\_ Date last serviced, if known: \_\_\_\_\_
  8. Are you aware of any problems with any item in this section? If "yes," explain: \_\_\_\_\_
- Explain any "yes" answers with specific information on the location of the problem/issue and a description of any repair efforts, including a description of the repair(s) and the date(s) the repair(s) were attempted, or attach a more detailed summary.

14. HEATING SYSTEM

	Yes	No	Unk
A			
1			
2			
3	<input checked="" type="checkbox"/>		
4			
5			
6			
7			
8			
9			
B	<input checked="" type="checkbox"/>		
1			
2			
3			
4			

- (A) Type(s) of heating fuel(s) (check all that apply):
1. Electric
  2. Fuel Oil
  3. Natural Gas
  4. Propane
  5. Coal
  6. Wood
  7. Pellet
  8. Other. If "other," please explain: \_\_\_\_\_
  9. Are you aware of any problems with any item in this section? If "yes," please explain: \_\_\_\_\_
- (B) Type(s) of heating system(s) (check all that apply):
1. Forced Hot Air
  2. Hot Water
  3. Heat Pump
  4. Electric Baseboard

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14. HEATING SYSTEM (continued)

Table with 3 columns: Yes, No, Unk. Rows 5-11.

- 5. Steam
6. Wood Stove (How many? )
7. Other
(C) Age of Heating System:
(D) Date last serviced, if known:
(E) List any areas of the house that are not heated:
(F) Are there any fireplaces? How many?
1. Are all fireplace(s) working?
2. Fireplace types (woodburning, gas, electric, etc.)?
3. Were the fireplaces installed by a professional contractor or manufacturer's representative?
(G) Are there any chimneys (from a fireplace, water heater, or any other heating system)?
1. How many chimney(s)? When were they last cleaned?
2. Are the chimney(s) working? If "no," explain:
(H) Are you aware of any heating fuel tanks on the Property?
1. If "yes," please describe the location(s), including underground tank(s):
2. If you do not own the tank(s), explain:
(I) Are you aware of any problems or repairs needed regarding any item in this section? If "yes," please explain:

15. ELECTRICAL SYSTEM

Table with 3 columns: Yes, No, Unk. Row 1 has a checkmark in the No column.

- (A) Type of electrical system:
1. Fuses
2. Circuit Breakers - How many amps?
3. Are you aware of any knob and tube wiring in the home?
4. Are you aware of any problems or repairs needed in the electrical system?
If "yes," please explain:

16. OTHER EQUIPMENT AND APPLIANCES WHICH MAY BE INCLUDED IN SALE (COMPLETE WHERE APPLICABLE):

This section must be completed for each item that will, or may, be sold with the property. The fact that an item is listed does not mean it is included in the Agreement of Sale. Terms of the Agreement of Sale negotiated between Buyer and Seller will determine which items, if any, are included in the purchase of the Property.

Table with 3 columns: Yes, No, Unk. Rows A-Q and 1.

- (A) Electric garage door opener. Number of transmitters:
1. Are the transmitters in working order?
(B) Keyless entry?
1. Is the system in working order?
(C) Smoke detectors? How many?
1. Location of smoke detectors:
(D) Carbon Monoxide and/or other detectors? Identify other types of detectors, if applicable, and their location(s):
(E) Security Alarm system?
1. If "yes," is system owned?
2. Is system leased? If system is leased, please provide lease information:
(F) Lawn sprinkler system?
1. Number of sprinklers: Automatic timer?
2. Is the system in working order?
(G) Swimming Pool?
1. Is it in ground?
2. Is it out of ground?
3. Other (please explain):
4. Pool heater?
5. In working order?
6. Pool cover?
7. List all pool equipment:
(H) Spa/Hot Tub/Whirlpool Tub/Other similar equipment? Explain:
1. Are there covers available?
(I) Refrigerator?
(J) Range/Oven?
(K) Microwave?
(L) Convection Oven?
(M) Dishwasher?
(N) Trash Compactor?
(O) Garbage Disposal?
(P) Freezer?
(Q) Are the items in this sections (H) - (P) in working order? If "no," please explain:

1. Please also identify the location if these items are not in the kitchen.



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**16. OTHER EQUIPMENT AND APPLIANCES WHICH MAY BE INCLUDED IN SALE (COMPLETE WHERE APPLICABLE) (continued):**

	Yes	No	Unk	
R				(R) Washer? 1. Is it in working order?
S				(S) Dryer? 1. Is it in working order?
T				(T) Intercom system? 1. Is it in working order?
U				(U) Ceiling fans? Number of ceiling fans _____ 1. Are they working order? 2. Location of ceiling fans: _____
V	<input checked="" type="checkbox"/>			(V) Awnings?
W				(W) Attic Fan(s)
X				(X) Exhaust Fans?
Y				(Y) Storage Shed?
Z				(Z) Deck?
AA				(AA) Any type of invisible animal fence?
BB				(BB) Satellite dish?
CC				(CC) Describe any equipment, appliance or items not listed above: <u>Portable Office A/C</u>
DD				(DD) Are any items in this section in need of repair or replacement? If "yes," please explain: <u>TV &amp;</u>

**17. LAND (SOILS, DRAINAGE, SINKHOLES, AND BOUNDARIES)**

	Yes	No	Unk	
A		<input checked="" type="checkbox"/>		(A) Are you aware of any fill or expansive soil on the Property?
B		<input checked="" type="checkbox"/>		(B) Are you aware of any sliding, settling, earth movement, upheaval, subsidence, or earth stability problems that have occurred on or that affect the Property?
C		<input checked="" type="checkbox"/>		(C) Are you aware of any existing or proposed mining, strip mining, or any other excavations that might affect this Property?
D		<input checked="" type="checkbox"/>		(D) Do you currently have a flood insurance policy on this property?

**NOTE TO BUYER: THE PROPERTY MAY BE SUBJECT TO MINE SUBSIDENCE DAMAGE. MAPS OF THE COUNTIES AND MINES WHERE MINE SUBSIDENCE DAMAGE MAY OCCUR AND INFORMATION ON MINE SUBSIDENCE INSURANCE ARE AVAILABLE THROUGH: DEPARTMENT OF ENVIRONMENTAL PROTECTION, MINE SUBSIDENCE INSURANCE FUND, 25 TECHNOLOGY DRIVE, CALIFORNIA TECHNOLOGY PARK, COAL CENTER, PA 15423, 1-800-922-1678 OR 724-769-1100.**

	Yes	No	Unk	
E		<input checked="" type="checkbox"/>		(E) To your knowledge, is the Property, or part of it, located in a flood zone or wetlands area?
F				(F) Do you know of any past or present drainage or flooding problems affecting the Property or adjacent properties?
G				(G) Do you know of encroachments, boundary line disputes, rights of way, or easements?

**Note to Buyer: Most properties have easements running across them for utility services and other reasons. In many cases, the easements do not restrict the ordinary use of the Property, and the Seller may not be readily aware of them. Buyers may wish to determine the existence of easements and restrictions by examining the Property and ordering an Abstract of Title or searching the records in the Office of the Recorder of Deeds for the County before entering into an agreement of sale.**

H		<input checked="" type="checkbox"/>		(H) Are you aware of any shared or common areas (i.e., driveways, bridges, docks, walls, etc.) or maintenance agreements?
I				(I) Do you have an existing survey of the Property? If "yes," has the survey been made available to the Listing Real Estate Broker?
J				(J) Does the Property abut a public road? If not, is there a recorded right-of-way and maintenance agreement to a public road?
K				(K) Is the Property, or a portion of it, preferentially assessed for tax purposes or subject to limited development rights? If "yes," check all that apply: 1. Farmland and Forest Land Assessment Act - 72 P.S. § 5490.1 et seq. (Clean and Green Program) 2. Open Space Act - 16 P.S. § 11941 et seq. 3. Agricultural Area Security Law - 3 P.S. § 901 et seq. (Development Rights) 4. Other: _____
L				(L) Has the property owner(s) attempted to secure mine subsidence insurance?
M				(M) Has the property owner(s) obtained mine subsidence insurance? Details: _____
N				(N) Are you aware of any sinkholes that have developed on the property?
O				(O) Do you know the location and condition of any basin, pond, ditch, drain, swell, culvert, pipe, or other man-made feature of land that temporarily or permanently conveys or manages stormwater for the property?
P				(P) If the answer to subparagraph (O) above is "yes:" 1. Is the owner of the property responsible for the ongoing maintenance of the stormwater facility? 2. Is the maintenance responsibility with another person or entity?

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**17. LAND (SOILS, DRAINAGE, SINKHOLES, AND BOUNDARIES) (continued)**

	Yes	No	Unk
Q			

(Q) If the maintenance responsibility referenced in subparagraph (P) above is with another person or entity, please identify that person or entity by name and address, and also identify any documents the Owner believes establish this maintenance responsibility.

**Note to Buyer:** Pennsylvania has enacted the Right to Farm Act (3 P.S. § 951-957) in an effort to limit the circumstances under which agricultural operations may be subject to nuisance suits or ordinances. Buyers are encouraged to investigate whether any agricultural operations covered by the Act operate in the vicinity of the Property. Explain any "yes" answers in this section: \_\_\_\_\_

**18. HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES**

	Yes	No	Unk	N/A
A		<input checked="" type="checkbox"/>		
B		<input checked="" type="checkbox"/>		
C				
D				
E				
F				
G				
H				

Explain any "yes" answers with specific information on the location of the problem/issue and a description of any repair efforts, including a description of the repair(s) and the date(s) the repair(s) were attempted, or attach a more detailed summary.

- (A) Are you aware of any underground tanks (other than home heating fuel or septic tanks disclosed above)?
- (B) Are you aware of any past or present hazardous substances present on the Property (structure or soil) such as, but not limited to, asbestos or polychlorinated biphenyls (PCBs), etc.?
- (C) Are you aware of sewage sludge (other than commercially available fertilizer products) being spread on the property, or have you received written notice of sewage sludge being spread on an adjacent property?
- (D) Are you aware of any tests for mold, fungi, or indoor air quality in the Property?
- (E) Other than general household cleaning, have you taken any efforts to control or remediate mold or mold-like substances in the property?
- (F) Are you aware of any dumping on the Property?
- (G) Are you aware of the presence of an environmental hazard or biohazard on your property or any adjacent property?
- (H) Are you aware of any tests for radon gas that have been performed in any buildings on the Property?

	DATE	TYPE OF TEST	RESULTS (picocuries/liter or working levels)	NAME OF TESTING SERVICE

	DATE INSTALLED	TYPE OF SYSTEM	PROVIDER	WORKING ORDER	
				Yes	No
I					

(I) Are you aware of any radon removal system on the Property?  
If "yes," list date installed and type of system, and whether it is in working order below:

	Yes	No	Unk	N/A
J		<input checked="" type="checkbox"/>		
1				
K				
1				
L				
M				

- (J) If Property was constructed, or if construction began before 1978, you must disclose any knowledge of lead-based paint on the Property. Are you aware of any lead-based paint or lead-based paint hazards on the Property?  
1. If "yes," explain how you know of them, where they are, and the condition of those lead-based paint surfaces:
- (K) If Property was constructed, or if construction began before 1978, you must disclose any reports or records of lead-based paint or lead based paint hazards on the Property. Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on the Property?  
1. If "yes," list all available reports and records:
- (L) Are you aware of testing on the Property for any other hazardous substances or environmental concerns?
- (M) Are you aware of any other hazardous substances or environmental concerns that might impact upon the property?

Explain any "yes" answers in this section: \_\_\_\_\_

Details: \_\_\_\_\_

**Note to Buyer:** Individuals may be affected differently, or not at all, by mold contamination, lead-based paint, or other environmental concerns. If mold contamination, indoor air quality, lead-based paint, or any other type of environmental issue is a concern, Buyers are encouraged to engage the services of a qualified professional to do testing. Information on environmental issues is available from the United States Environmental Protection Agency and may be obtained by contacting IAQ INFO: P.O. Box 37133, Washington, D.C. 20013-7133, 1-800-438-4318.

**19. CONDOMINIUM AND OTHER HOMEOWNER ASSOCIATIONS (COMPLETE ONLY IF APPLICABLE)**

	Yes	No	Unk
A			
1		<input checked="" type="checkbox"/>	
2		<input checked="" type="checkbox"/>	
3		<input checked="" type="checkbox"/>	
4		<input checked="" type="checkbox"/>	

- (A) Please indicate whether the property is part of a:
1. Condominium Association
  2. Cooperative Association
  3. Homeowners Association or Planned Community
  4. Other: If "other," please explain: \_\_\_\_\_

**NOTICE TO BUYER:** Notice regarding condominiums, cooperatives, and homeowners' associations: According to Section 3407 of the Uniformed Condominium Act (68 Pa.C.S. §3407) (Relating to resales of units) and 68 Pa. C.S. §4409 (Relating to resales of cooperative interests) and Section 5407 of the Uniform Planned Community Act (68 Pa.C.S.A. 5407), a Buyer of a resale Unit must receive a Certificate of Resale issued by the Association. The Buyer will have the option of canceling the Agreement with return of all deposit moneys until the Certificate has been provided to the Buyer and for five days thereafter or until conveyance, whichever occurs first. The Seller must be sure the Buyer receives a Resale Certificate. In addition, a Buyer of a Resale Unit in a condominium, cooperative, or planned community must receive a copy of the declaration (other than the plats and plans), the by-laws, the rules or regulations, and a certificate of resale issued by the association in the condominium, cooperative, or planned community. Buyers may be responsible for capital contributions, initiation fees, or similar one-time fees in addition to regular monthly maintenance fees. The buyer will have the option of canceling the agreement with the return of all deposit monies until the certificate has been provided to the buyer and for five (5) days thereafter or until conveyance, whichever occurs first.

Seller Initials     

WPML SELLER DISCLOSURE STATEMENT

Buyer Initials     

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19. CONDOMINIUM AND OTHER HOMEOWNER ASSOCIATIONS (COMPLETE ONLY IF APPLICABLE) (continued)

	Yes	No	Unk
B		<input checked="" type="checkbox"/>	
1		<input checked="" type="checkbox"/>	
2		<input checked="" type="checkbox"/>	
3		<input checked="" type="checkbox"/>	
4		<input checked="" type="checkbox"/>	
5		<input checked="" type="checkbox"/>	
6		<input checked="" type="checkbox"/>	

- (B) Damages/Fees/Miscellaneous Other
- Do you know of any defect, damage or problem with any common elements or common areas which could affect their value or desirability?
  - Do you know of any condition or claim which may result in an increase in assessments or fees?
  - What are the current fees for the Association(s)?
  - Are the Association fees paid: Monthly  Quarterly  Annually  Other
  - Are there any services or systems that the Association or Community is responsible for supporting or maintaining?
  - Is there a capital contribution or initiation fee? If so, how much is said fee?

If your answer to any of the above is "yes," please explain each answer:     

20. MISCELLANEOUS

	Yes	No	Unk
A		<input checked="" type="checkbox"/>	
B		<input checked="" type="checkbox"/>	
C		<input checked="" type="checkbox"/>	
D		<input checked="" type="checkbox"/>	
E		<input checked="" type="checkbox"/>	
F		<input checked="" type="checkbox"/>	

- Explain any "yes" answers with specific information on the location of the problem/issue and a description of any repair efforts, including a description of the repair(s) and the date(s) the repair(s) were attempted, or attach a more detailed summary.
- Are you aware of any existing or threatened legal action affecting the Property?
  - Do you know of any violations of federal, state, or local laws or regulations relating to this Property?
  - Are you aware of any public improvement, condominium, or homeowner association assessments against the Property that remain unpaid or of any violations of zoning, housing, building, safety, or fire ordinances that remain uncorrected?
  - Are you aware of any judgment, encumbrances, lien (for example, comaker or equity loan), or other debt against this Property that cannot be satisfied by the proceeds of this sale?
  - Are you aware of any reason, including a defect in title, that would prevent you from giving a warranty deed or conveying title to the Property?
  - Are you aware of any material defects to the Property, dwelling, or fixtures which are not disclosed elsewhere on this form?

A material defect is an issue/problem with the Property or any portion of it that would have significant adverse impact on the value of the residential real Property or that INVOLVES AN UNREASONABLE RISK TO PEOPLE ON THE LAND. The fact that a structural element, system, or subsystem is near, at, or beyond the normal useful life of such structural element, system, or subsystem is not by itself a material defect.

G		<input checked="" type="checkbox"/>	
H		<input checked="" type="checkbox"/>	
I		<input checked="" type="checkbox"/>	
J		<input checked="" type="checkbox"/>	

- Are you aware if the sale of this property would be subject to the provisions of the Foreign Investment in Real Property Tax Act, 26 U.S.C. §1445, as may be amended, which provides that a Buyer must withhold ten (10%) percent of the amount realized by a foreign Seller from the sale of an interest in U.S. Real Property? If the Seller is a foreign person and the Buyer fails to withhold this amount, the Buyer may be held liable for the tax.
- Are you aware of any historic preservation restriction or ordinance or archeological designation associated with the Property?
- Are you aware of any insurance claims filed relating to the Property?
- Is there any additional information that you feel you should disclose to a prospective Buyer because it may materially and substantially affect the value or desirability of the Property, e.g. zoning violation, set-back violations, zoning changes, road changes, pending land use appeals, pending municipal improvements, pending tax assessment appeals, etc.?

If any answer in this section is "yes," explain in detail:     

K		<input checked="" type="checkbox"/>	
L		<input checked="" type="checkbox"/>	

- Have you ever attempted to obtain insurance of any nature for the property and were rejected?
- Are you aware of a lease of the oil, gas, or mineral rights being agreed to for this particular property?

Explain any "yes" answers by including specific information concerning the lease agreement(s) as well as the lease terms:     

M		<input checked="" type="checkbox"/>	
N		<input checked="" type="checkbox"/>	
O		<input checked="" type="checkbox"/>	

- Are you aware if any drilling has occurred on this property?
- Are you aware if any drilling is planned for this property?
- Are you aware if any drilling has occurred or is planned to occur on nearby property?

If the answer is "yes" to any of these items, please explain:     

	Yes	No	Unk
P		<input checked="" type="checkbox"/>	
1		<input checked="" type="checkbox"/>	
2		<input checked="" type="checkbox"/>	
3		<input checked="" type="checkbox"/>	
4		<input checked="" type="checkbox"/>	
5		<input checked="" type="checkbox"/>	
6		<input checked="" type="checkbox"/>	

- (P) Are you aware of the transfer, sale, and/or lease of any of the following property rights, whether said transfer was by you or a prior Owner of the property?
- Natural Gas
  - Coal
  - Oil
  - Timber
  - Other minerals or rights such as hunting rights, quarrying rights, or farming rights
  - Have you been approached by an Oil & Gas Company to lease your OGM rights?  
If "yes," please provide the name of the company:

If the answer is "yes" to any of these items, please explain:     

Q	<input checked="" type="checkbox"/>		
---	-------------------------------------	--	--

- (Q) Does this property currently have access to internet service?

If so, please identify the current internet provider for this property: Verizon



A WEST PENN MULTI-LIST, INC. SELLER DISCLOSURE FORM IS REQUIRED TO BE COMPLETED AND SIGNED BY THE SELLER(S)

Seller Initials [Signature] WPML SELLER DISCLOSURE STATEMENT Buyer Initials

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Buyer(s) acknowledge their right to investigate any of the rights or issues described within this Seller Disclosure Statement prior to signing or entering into the Agreement of Sale. The Buyer(s) acknowledge they have the option or right to investigate the status of any of the property rights by, among other means, obtaining a title examination of unlimited years, engaging legal counsel, conducting a search of the public records in the County Office of the Recorder of Deeds and elsewhere. Buyer(s) also expressly acknowledge the right to investigate the terms of any existing Leases to determine if the Buyer may be subject to the terms of these Leases.

21. COMPLIANCE WITH REAL ESTATE SELLER DISCLOSURE LAW

In Pennsylvania, a Seller is required to satisfy the requirements of the Real Estate Seller Disclosure Law. These requirements are generally described in the notice found on the first page of this document. This law requires the Seller in a residential transfer of real estate to make certain disclosures regarding the property to potential Buyers. The notice is to be provided in a form defined by law and is required before an agreement of sale is signed. The law defines a residential real estate transfer as a sale, exchange, installment sales contract, lease with an option to buy, grant, or other transfer of an interest in real property where not less than one (1) and not more than four (4) residential dwelling units are involved. In transactions involving a condominium, homeowners association, or cooperative, the disclosure is to specifically refer to the Seller's Unit. Disclosure regarding common areas or facilities within such associations are not specifically required in this Disclosure Statement. However, compliance with the requirements that govern the resale of condominium, homeowner association, and cooperative interests is required as defined by the Uniform Condominium Act of Pennsylvania, the Uniform Planned Community Act of Pennsylvania, and/or the Real Estate Cooperative Act as such Act may be amended.

Seller(s) shall attach additional sheets to this Disclosure Statement if additional space is required for their answer to any section herein and these sheets are considered part of this Disclosure Statement. The undersigned Seller(s) represents that the information set forth in this Disclosure Statement is accurate and complete to the best of the Seller's knowledge. The Seller hereby authorizes the Listing Broker to provide this information to prospective Buyers of the Property and to other real estate agents. THE SELLER ALONE IS RESPONSIBLE FOR THE COMPLETION AND ACCURACY OF THE INFORMATION CONTAINED IN THIS STATEMENT. The Broker, Agent, and/or West Penn Multi-List, Inc. are not responsible for the information contained herein. THE SELLER SHALL CAUSE THE BUYER TO BE NOTIFIED IN WRITING OF ANY INFORMATION SUPPLIED ON THIS FORM WHICH IS RENDERED INACCURATE BY A CHANGE IN THE CONDITION OF THE PROPERTY FOLLOWING THE COMPLETION OF THIS FORM. THE SELLER SHALL PROMPTLY NOTIFY THE BUYER OF ANY SUCH CHANGES IN THE CONDITION OF THE PROPERTY.

West Penn Multi-List, Inc. has not participated, in any way, in providing information in this statement. Seller is responsible to complete this form in its entirety. Every Seller signing a Listing Contract must sign this statement.

SELLER [Signature] Scott Urso

DATE 5/15/24

SELLER \_\_\_\_\_

DATE \_\_\_\_\_

SELLER \_\_\_\_\_

DATE \_\_\_\_\_

EXECUTOR, ADMINISTRATOR, TRUSTEE, COURT APPOINTED GUARDIAN, RECORDED POWER OF ATTORNEY\*

The undersigned has never occupied the Property and lacks the personal knowledge necessary to complete this Disclosure Statement.

\_\_\_\_\_

DATE \_\_\_\_\_

\_\_\_\_\_

DATE \_\_\_\_\_

Please indicate capacity/title of person signing and include documentation.

CORPORATE LISTING

The undersigned has never occupied the Property. Any information contained in this Disclosure Statement was obtained from third-party sources and Buyer should satisfy himself or herself as to the condition of the Property.

\_\_\_\_\_

DATE \_\_\_\_\_

Please indicate capacity/title of person signing and include documentation.

RECEIPT AND ACKNOWLEDGEMENT BY BUYER

The undersigned Buyer acknowledges receipt of this Disclosure Statement and that the representations made herein have solely been made by the Seller(s). The Buyer acknowledges that this statement is not a warranty and that, unless stated otherwise in the sales contract, the Buyer is purchasing this Property in its present condition. It is the Buyer's responsibility to satisfy himself or herself as to the condition of the Property. The Buyer may request that the Property be inspected, at the Buyer's expense and by qualified professionals, to determine the condition of the structure or its components.

BUYER \_\_\_\_\_

DATE \_\_\_\_\_

BUYER \_\_\_\_\_

DATE \_\_\_\_\_

BUYER \_\_\_\_\_

DATE \_\_\_\_\_

\* The undersigned has never occupied the property and lacks personal knowledge necessary to complete this Seller Disclosure. However, in the event that the individual completing this form does have such knowledge necessary to complete the form, this fact should be disclosed and the form completed. Individuals holding a Power of Attorney must complete this document based upon the Principal's knowledge. If the Principal is unable to complete the form, an Addendum should be completed and attached to explain the circumstances. The holder of the Power of Attorney must disclose defects of which they have knowledge.

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 838 Butler Street, Pittsburgh, PA 15223

3 OWNER Scott Urso

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 [ ] Retail [ ] Industrial [ ] Multi-family [ ] Land [ ] Institutional
8 [ ] Hospitality [ ] Other: Garage

9 1. OWNER'S 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: NO

12 2. OCCUPANCY Do you, Owner, currently occupy the Property? [ ] Yes [X] No
13 If no, when did you last occupy the Property? 2003

14 3. DESCRIPTION
15 (A) Land Area: 12,572 sqft
16 (B) Dimensions: 137x98x114x101'
17 (C) Shape:
18 (D) Building Square Footage:

19 4. PHYSICAL CONDITION
20 (A) Age of Property: 55 yrs old Additions:

21 (B) Roof
22 1. Age of roof(s): 12 [ ] Unknown
23 2. Type of roof(s): Flat asphalt
24 3. Has the roof been replaced or repaired during your ownership? [X] Yes [ ] No
25 4. Has the roof ever leaked during your ownership? [X] Yes [ ] No
26 5. Do you know of any problems with the roof, gutters, or downspouts? [ ] Yes [X] No
27 Explain any yes answers you give in this section: roof did leak but
28 was replaced

30 (C) Structural Items, Basements and Crawl Spaces
31 1. Are you aware of any water leakage, accumulation, or dampness in the building or other structures? [ ] Yes [X] No
32 2. Does the Property have a sump pump? [ ] Yes [X] 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?
34 [ ] Yes [X] No
35 4. Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, floors, or
36 other structural components? [ ] Yes [X] 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
38 date and person by whom any repairs were done, if known:

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

52 Buyer Initials: [Signature]

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: Garage area no  
60 A/C but has heat  
61 9. Type of electric service:  AMP  220 Volt [ ] 3-phase [ ] 1-phase [ ] KVA: \_\_\_\_\_  
62 [ ] Other: \_\_\_\_\_  
63 Transformers: \_\_\_\_\_ Type: \_\_\_\_\_  
64 Are you aware of any problems or repairs needed in the electrical system? [ ] Yes [ ] No If yes, explain: \_\_\_\_\_  
65  
66 10. 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  
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: \_\_\_\_\_  
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? 2 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: pm

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  
 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: \_\_\_\_\_  
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 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: \_\_\_\_\_  
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 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, dry rot, or pests affecting the Property? [ ] Yes [X] No  
 169 2. Are you aware of any damage to the Property caused by termites/wood-destroying insects, dryrot, or pests? [ ] Yes [X] No  
 170 3. Is the Property currently under contract by a licensed pest control company? [ ] Yes [X] No  
 171 4. Are you aware of any termite/pest control reports or treatments for the Property in the last five years? [ ] Yes [X] 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 [X] No  
 177 2. Do you know of any past or present drainage or flooding problems affecting the Property? [ ] Yes [X] No  
 178 3. To your knowledge, is this Property, or part of it, located in an earthquake or other natural hazard zone? [ ] Yes [X] 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? [X] 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 [X] No  
 193 If yes, is the system: [ ] Leased [ ] Owned  
 194 4. Are you aware of any problems related to the water service? [ ] Yes [X] No  
 195 If yes, explain: \_\_\_\_\_  
 196 \_\_\_\_\_

- 197 (B) Sewer/Septic  
 198 1. What is the type of sewage system? [X] 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 The Property is serviced by the following: [X] Natural Gas [ ] Electricity [ ] Telephone  
 212 [ ] Other: \_\_\_\_\_

212 **7. TELECOMMUNICATIONS**

- 213 (A) Is a telephone system included with the sale of the Property? [ ] Yes [X] No  
 214 If yes, type: \_\_\_\_\_  
 215 (B) Are ISDN lines included with the sale of the Property? [ ] Yes [X] No  
 216 (C) Is the Property equipped with satellite dishes? [ ] Yes [X] No  
 217 If yes, how many? \_\_\_\_\_  
 218 Location: \_\_\_\_\_  
 219 (D) Is the Property equipped forcable TV? [ ] Yes [X] No  
 220 If yes, number of hook-ups: \_\_\_\_\_  
 221 Location: \_\_\_\_\_  
 222 (E) Are there fiber optics available to the Property? [X] Yes [ ] No Is the building wired for fiber optics? [X] Yes [ ] No  
 223 Does the Property have T1 or other capability? [X] Yes [ ] No

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

Owner Initials: pu



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 [X] No
- 229 2. Do you know of any violations of building codes or municipal ordinances concerning this Property? [ ] Yes [X] No
- 230 3. Do you know of any health, fire, or safety violations concerning this Property? [ ] Yes [X] No
- 231 4. Do you know of any OSHA violations concerning this Property? [ ] Yes [X] No
- 232 5. Do you know of any improvements to the Property that were done without building or other required permits? [ ] Yes [X] 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 [X] No  
240 If yes, explain: \_\_\_\_\_  
241 \_\_\_\_\_

242 **(C) Zoning**

- 243 1. The Property is currently zoned Commercial by the (county,  
244 ZIP) Allegheny
- 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 [X] No
- 247 If yes, explain: \_\_\_\_\_  
248 \_\_\_\_\_

- 249 (D) Is there an occupancy permit for the Property? [ ] Yes [X] No
- 250 (E) Is there a Labor and Industry Certificate for the Property? [ ] Yes [X] No  
251 If yes, Certificate Number is: \_\_\_\_\_
- 252 (F) Is the Property a designated historic or archeological site? [ ] Yes [X] 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 [X] 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 [X] 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 [X] No
- 262 (D) Are you aware of any public improvement, condominium, or owner association assessments against the Property that remain  
263 unpaid? [ ] Yes [X] 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 [X] No
- 268 (H) Are you aware of any insurance claims filed relating to the Property? [ ] Yes [X] 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 [X] 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 [X] 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 [X] 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 [X] No

283 **Buyer Initials:** \_\_\_\_\_ **CPI Page 5 of 7** **Owner Initials:**

- 284 (E) Are there any tenants who are currently more than 30 days behind in paying rent, cam, or tax charges? [ ] Yes [X] 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 [X] 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 [X] No  
 289 (H) Is there any tenant that you would consider evicting or not offering an opportunity for renewal? [ ] Yes [X] No  
 290 (I) Are you currently involved in any type of dispute with any tenant? [ ] Yes [X] 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 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 [X] 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 [X] 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 [X] 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 [X] 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: \_\_\_\_\_  
 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 Scott Urso DATE 5/15/24  
349 OWNER \_\_\_\_\_ DATE \_\_\_\_\_  
350 OWNER \_\_\_\_\_ DATE \_\_\_\_\_  
351 BUYER \_\_\_\_\_ DATE \_\_\_\_\_  
352 BUYER \_\_\_\_\_ DATE \_\_\_\_\_  
353 BUYER \_\_\_\_\_ DATE \_\_\_\_\_

**OIL, GAS AND MINERAL RIGHTS/INTERESTS ADDENDUM TO AGREEMENT OF SALE OGM**

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

1 **PROPERTY 838 Butler Street, Pittsburgh, PA 15223**

2 **SELLER Scott Urso**

3 **BUYER**

4 **1. TITLE**

5 Notwithstanding the default language of the Agreement of Sale regarding title to the Property, Seller will not warrant title to any oil,  
6 gas and/or mineral rights/interests regardless of whether they are conveyed, excepted or reserved. Buyer is advised to conduct an  
7 investigation as to the history of the ownership rights/interests and status of the oil, gas and/or mineral rights/interests pertaining to  
8 the Property.

9 **2. TITLE SEARCH CONTINGENCY**

10 (A) Buyer understands and acknowledges that the warranty of title in the Agreement of Sale does not pertain to the oil, gas and/or  
11 mineral rights/interests that have been excepted. Seller will not defend title to these rights/interests and does not covenant that  
12 Buyer will have quiet enjoyment of these rights/interests.

13 (B) A typical title search examines transfers made during the previous sixty years and may not specifically research surface or subsur-  
14 face rights that have been sold or leased by a previous owner. Buyer is advised to ask their title agent about the scope and depth  
15 of the title search performed prior to deciding whether to waive or elect a title search contingency pertaining to oil, gas, mineral  
16 and/or surface rights.

17 (C) Buyer may elect, at Buyer's expense, to conduct an investigation of the history of the ownership rights/interests and status of the  
18 oil, gas and/or mineral rights/interests to the Property to be performed by a properly licensed or otherwise qualified professional.

19  **WAIVED.** Buyer understands and acknowledges that Seller may not own all oil, gas and/or mineral rights/interests to the  
20 Property and that Buyer has the option to make this Agreement contingent on receiving a certain interest in the oil, gas and/or  
21 mineral rights/interests. BUYER WAIVES THIS OPTION and agrees to the RELEASE in the Agreement of Sale.

22  **ELECTED.** Investigation Period: \_\_\_\_\_ days (60 if not specified) from the Execution Date of the Agreement of Sale.

23 1. **Within the Investigation Period,** Buyer will have completed an investigation of the ownership rights/interests and status  
24 of the oil, gas and/or mineral rights/interests to the Property. Buyer will pay for any and all costs associated with the title  
25 search.

26 2. If the result of the investigation demonstrates terms that are unsatisfactory to Buyer, Buyer will, **within the stated Investigation**  
27 **Period:**

28 a. **Accept the Property** and agree to the RELEASE in the Agreement of Sale, OR

29 b. **Terminate the Agreement of Sale** by written notice to Seller, with all deposit monies returned to Buyer according to the  
30 terms contained in the Agreement of Sale, OR

31 c. Enter into a mutually acceptable written agreement with Seller as acceptable to the lender(s), if any.

32 **If Buyer and Seller do not reach a written agreement before the conclusion of the Investigation Period, and Buyer does**  
33 **not terminate the Agreement of Sale by written notice to Seller within that time, Buyer will accept the Property and**  
34 **agree to the terms of the RELEASE in the Agreement of Sale.**

35 **3. EXCEPTION (IF APPLICABLE)**

36 (A) Buyer is aware that the following oil, gas, mineral and/or surface rights/interests have been previously leased, assigned, sold or  
37 otherwise conveyed by Seller or a previous owner of the Property (exceptions) and cannot be transferred to Buyer: \_\_\_\_\_  
38 \_\_\_\_\_  
39 \_\_\_\_\_  
40 \_\_\_\_\_  
41 \_\_\_\_\_

42 (B) Buyer acknowledges that Seller may not own 100% of all oil, gas, mineral and/or surface rights/interests to the Property and agrees  
43 that, notwithstanding the default language of the Agreement of Sale regarding title to the Property, Buyer will accept only the  
44 rights/interests and title that Seller is able to convey, free and clear of all other liens, encumbrances, and easements, subject to the  
45 exceptions referenced above.

46 **4. RESERVATION OF RIGHTS/INTERESTS (IF APPLICABLE)**

47 (A) Buyer acknowledges that Seller is reserving and retaining ownership of the following oil, gas and/or mineral rights/interests and  
48 royalties and is not transferring them to Buyer. The rights/interests being reserved and retained by Seller include the right to receive  
49 royalties regarding the same, unless otherwise stated below. This reservation will be executed in its entirety at settlement.

- 50  Oil \_\_\_\_\_
- 51  Gas \_\_\_\_\_
- 52  Minerals \_\_\_\_\_
- 53  Coal \_\_\_\_\_
- 54  Other \_\_\_\_\_

55 **Buyer Initials:** \_\_\_\_\_

**Seller Initials:** *SV*





- 56 (B) The warranty of title in the Agreement of Sale does not pertain to the oil, gas and/or mineral rights/interests and royalties that  
 57 have been reserved. Seller will not defend title to these rights/interests or royalties and does not covenant that Buyer will have  
 58 quiet enjoyment of these rights/interests.  
 59 (C) Seller's reservation, if any, does not apply to domestic free gas and surface damage rights/interests, which are set forth below.  
 60 (D) If Seller is reserving an interest in any non-excepted oil, gas and/or mineral rights/interests and royalties, within \_\_\_\_\_ days of  
 61 the Settlement Date (30 if not specified) Seller will deliver to Buyer the proposed reservation language that will appear in the deed  
 62 that conveys title to the Property to Buyer for Buyer's review. If this reservation language does not reflect the terms in Paragraph  
 63 4(A) above, or if Seller fails to provide the proposed reservation language within the time provided, Seller may be in default of  
 64 the Agreement of Sale.  
 65 (E) Within \_\_\_\_\_ days (15 if not specified) of receiving Seller's proposed reservation language, or if no reservation language is  
 66 provided within the stated time, Buyer will notify Seller of Buyer's choice to:  
 67 1. Agree to Seller's proposed reservation language, accept the Property, and agree to the RELEASE in the Agreement of Sale,  
 68 OR  
 69 2. Terminate the Agreement of Sale by written notice to Seller with all deposit monies returned to Buyer according to the terms  
 70 of the Agreement of Sale, OR  
 71 3. Enter into a mutually acceptable written agreement with Seller.  
 72 **If Buyer and Seller do not reach a written agreement during the time stated in this Paragraph, and Buyer fails to respond**  
 73 **within the time provided for Buyer's response in Paragraph 4(E) above, or fails to terminate the Agreement of Sale by written notice**  
 74 **to Seller within that time, Buyer will accept the Property and agree to the RELEASE in the Agreement of Sale.**  
 75 (F) If Seller fails to deliver the proposed reservation language as specified in Paragraph 4(D), and Buyer exercises the right to terminate  
 76 this Agreement as a result, all deposit monies shall be returned to Buyer according to the terms of the Agreement of Sale. Upon  
 77 termination, Seller will reimburse Buyer for any investigative costs incurred by Buyer to verify the title, status and ownership of the  
 78 oil, gas and/or mineral rights/interests underlying the Property.

79 **5. SURFACE DAMAGES**

80 In the event Seller is reserving and retaining oil, gas and/or mineral rights/interests as set forth in Paragraph 4(A), then Seller fur-  
 81 ther agrees to convey, assign and/or transfer to Buyer: i) the exclusive right to receive compensation for any and all damages, which  
 82 include, but are not limited to, pipeline rights-of-way, well pad sites, compressor sites, and standing marketable timber, and ii) any and  
 83 all surface consent or surface remediation rights set forth in the applicable oil, gas, and/or mineral rights lease, pipeline right-of-way  
 84 agreement or other surface use agreement pertaining to the Property. A copy of the applicable language of the lease is attached to this  
 85 Addendum or will be provided to Buyer within \_\_\_\_\_ days (10 if not specified).

86 **6. DOMESTIC FREE GAS**

87 Seller will convey to Buyer 100% of the domestic free gas rights unless otherwise stated here \_\_\_\_\_  
 88

89 **7. DOCUMENTATION**

- 90  Seller has no documentation pertaining to any written leases, addenda, surface use agreements, pipeline easements, or other doc-  
 91 uments relating to prior conveyances, assignments, or transfers of the oil, gas and/or mineral rights/interests to the Property.  
 92  Seller has attached to this Addendum copies of all written oil, gas and/or mineral rights leases, addenda, surface use agreements,  
 93 pipeline easements, and other documents (e.g., royalty agreements/statements) within Seller's possession having to do with prior  
 94 conveyances, assignments, or transfers of these rights/interests, as follows: \_\_\_\_\_  
 95

96 **8. ASSIGNMENT OF INTEREST**

97 Buyer, or someone acting on Buyer's behalf, will be responsible for promptly notifying any and all lessees in writing of the assignment  
 98 of any oil, gas and/or mineral rights/interests to Buyer. This paragraph will survive settlement.

99 **9. ADDITIONAL RESOURCES**

- 100 (A) For additional information regarding oil, gas and mineral ownership, leasing and transfer in the Commonwealth of Pennsylvania,  
 101 both parties are encouraged to contact the Pennsylvania Department of Environmental Protection's Bureau of Oil and Gas  
 102 Management, the Pennsylvania Department of Conservation and Natural Resources, or the Penn State Institute for Natural Gas  
 103 Research.  
 104 (B) Prior to signing this Addendum, both parties are advised to contact legal counsel experienced in oil, gas and/or mineral  
 105 rights/interests if either has any questions about the transfer of these rights. Broker(s) and/or Licensee(s) will not provide  
 106 legal advice concerning the ownership status of the oil, gas and/or mineral rights/interests of the Property. Buyer and Seller  
 107 have been given the opportunity to negotiate the terms of this Agreement, including the reservation of oil, gas and/or miner-  
 108 al rights/interests. All other terms and conditions of the Agreement of Sale remain unchanged and in full force and effect.

109 BUYER _____	DATE _____
110 BUYER _____	DATE _____
111 BUYER _____	DATE _____
112 SELLER <u>Scott Urso</u> _____	DATE <u>5/13/24</u>
113 SELLER _____	DATE _____
114 SELLER _____	DATE _____



**OIL, GAS AND/OR MINERAL RIGHTS/INTERESTS DISCLOSURE**

**OGMD**

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

1 **PROPERTY 838 Butler Street, Pittsburgh, PA 15223**  
2 **SELLER Scott Urso**  
3 **BUYER**

4 Surface and subsurface rights are often transferred together, but sometimes are transferred separately. Despite the best inten-  
5 tions of sellers, property owners are often not aware of the precise extent of the oil, gas and/or mineral rights/interests that they  
6 may or may not own. The following has been completed by Seller to indicate Seller's knowledge of and intentions about the oil,  
7 gas and/or mineral rights/interests for the Property and is not a substitute for any inspections or warranties that Buyer may wish  
8 to obtain. The responses provided below are given to the best of Seller's knowledge and may not reflect all oil, gas and/or mineral  
9 rights/interests for the Property. The statements contained herein are not a warranty of any kind by Seller or a warranty or rep-  
10 resentation by any listing real estate broker, any selling real estate broker, or their licensees. Buyer is advised to conduct a full  
11 examination of oil, gas and/or mineral rights/interests for the Property.

12 **1. OIL, GAS AND/OR MINERAL RIGHTS/INTERESTS OWNED**

- 13 (A) Seller owns all or a portion of the following rights/interests (if unknown, state "unknown"):
- 14  Oil \_\_\_\_\_
- 15  Gas \_\_\_\_\_
- 16  Minerals \_\_\_\_\_
- 17  Coal \_\_\_\_\_
- 18  Other \_\_\_\_\_
- 19 (B) Owner of the following rights, if not Seller:
- 20 Oil \_\_\_\_\_  unknown
- 21 Gas \_\_\_\_\_  unknown
- 22 Minerals \_\_\_\_\_  unknown
- 23 Coal \_\_\_\_\_  unknown
- 24 Other \_\_\_\_\_  unknown
- 25 (C) Seller  is  is not aware of a lease affecting subsurface rights.
- 26 If Seller is aware of a lease affecting subsurface rights, does Seller have a copy of the lease(s)?  Yes  No
- 27 (D) The warranty of title in the Agreement of Sale does not pertain to any oil, gas, and/or mineral rights/interests that will be con-  
28 veyed, excepted or reserved. Seller will not defend title to these rights/interests and does not covenant that Buyer will have quiet  
29 enjoyment of these rights/interests.

30 **2. OIL, GAS AND/OR MINERAL RIGHTS/INTERESTS EXCEPTED**

- 31 (A) Seller is aware that the following oil, gas and/or mineral rights/interests have been previously leased, sold or otherwise conveyed  
32 by Seller or a previous owner of the Property (exceptions) as indicated and is not transferring them to Buyer:
- 33  Oil \_\_\_\_\_
- 34  Gas \_\_\_\_\_
- 35  Minerals \_\_\_\_\_
- 36  Coal \_\_\_\_\_
- 37  Other \_\_\_\_\_
- 38 (B) It cannot be presumed that Seller's failure to indicate an exception will entitle Buyer to all of those rights/interests. Buyer is ad-  
39 vised to conduct a full examination of all oil, gas and/or mineral rights/interests for the Property.
- 40 (C) The warranty of title in the Agreement of Sale does not pertain to the oil, gas and/or mineral rights/interests that have been ex-  
41 cepted. Seller will not defend title to these rights/interests and does not covenant that Buyer will have quiet enjoyment of these  
42 rights/interests.
- 43 (D) Oil, gas and/or mineral rights and interests that have been previously conveyed are commonly transferred numerous times, with or  
44 without proper recording or notice, from owner to owner as well as by corporate acquisitions. Buyer understands that any infor-  
45 mation provided by Seller herein about Seller's knowledge of the excepted rights is only given to the best of Seller's ability and  
46 may not be current.

47 Seller's Initials: SV

Buyer's Initials: \_\_\_\_\_ / \_\_\_\_\_



48 **3. OIL, GAS AND/OR MINERAL RIGHTS/INTERESTS RESERVED**

49 (A) Seller is reserving the following oil, gas and/or mineral rights/interests as indicated and is not transferring them to Buyer:

- 50  Oil \_\_\_\_\_
- 51  Gas \_\_\_\_\_
- 52  Minerals \_\_\_\_\_
- 53  Coal \_\_\_\_\_
- 54  Other \_\_\_\_\_

55 This reservation(s) will be executed in its entirety at settlement, unless otherwise indicated.

56 (B) Seller's reservation does not apply to domestic free gas and surface damage rights/interests, which are set forth below.

57 (C) The warranty of title identified in the Agreement of Sale does not pertain to the oil, gas and/or mineral rights/interests that are  
58 reserved by Seller. Seller will not defend title to these rights/interests and does not covenant that Buyer will have quiet enjoyment  
59 of these rights/interests.

60 **4. SURFACE RIGHTS**

61 (A) Surface rights owned by Seller: \_\_\_\_\_

62 \_\_\_\_\_

63 (B) Surface rights excepted: \_\_\_\_\_

64 \_\_\_\_\_

65 **5. SURFACE DAMAGES**

66 (A) Damages

67 1. Are you entitled to or do you receive surface damages, including pipeline rights-of-way, well pad sites, compression sites and  
68 standing marketable timber, according to the terms of the current lease?  Yes  No

69 2. If known, what limitations are contained in the lease? \_\_\_\_\_

70 \_\_\_\_\_

71 3. If applicable, is the right to claim surface damages and/or remediation rights transferable to a buyer?  Yes  No

72 4. Seller understands that the exclusive right to receive surface damages will be assigned to the buyer of the property unless oth-  
73 erwise stated \_\_\_\_\_

74 (B) In the event Seller is reserving and retaining oil, gas and/or mineral rights/interests as set forth in Paragraph 2(A), then Seller  
75 further agrees to convey, assign and/or transfer to Buyer: i) the exclusive right to receive compensation for any and all damages,  
76 which include, but are not limited to, pipeline rights-of-way, well pad sites, compressor sites, and standing marketable timber, and  
77 ii) any and all surface consent or surface remediation rights set forth in the applicable oil, gas, and/or mineral rights lease, pipeline  
78 right-of-way agreement or other surface use agreement pertaining to the Property. A copy of the applicable language of the  
79 lease is attached to this Disclosure or will be provided to Buyer within \_\_\_\_\_ days (10 if not specified).

80 **6. DOMESTIC FREE GAS**

81 (A) Generally, Domestic Free Gas is a byproduct of the drilling process which can be supplied to a residential structure located on the  
82 property where drilling takes place to be used for heating the structure.

83 (B) If transferable, Seller will convey to Buyer 100% of the domestic free gas rights/interests.

84 **7. DOCUMENTATION**

85  Seller has no documentation pertaining to any written leases, addenda, surface use agreements, pipeline easements, or other docu-  
86 ments relating to prior conveyances, assignments, or transfers of the oil, gas and/or mineral rights/interests to the Property.

87  Seller has attached to this Disclosure copies of all written oil, gas and/or mineral rights leases, addenda, surface use agreements,  
88 pipeline easements, and other documents (e.g., royalty agreements) within Seller's possession having to do with prior convey-  
89 ances, assignments, or transfers of these rights/interests, as follows: \_\_\_\_\_

90 \_\_\_\_\_

91 \_\_\_\_\_

92 **8. EASEMENTS & LEGAL ISSUES**

93 (A) Are you aware of any encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements, licenses, liens,  
94 charges, agreements, or other matters, whether recorded or unrecorded, which affect title of the Property?  Yes  No

95 (B) Are you aware of any existing or threatened action, suit, or government proceeding relating to the oil, gas, mineral and/or other  
96 rights discussed herein?  Yes  No

97 Seller's Initials:   DV   / \_\_\_\_\_

Buyer's Initials: \_\_\_\_\_ / \_\_\_\_\_



**WEST PENN MULTI-LIST, INC. RESIDENTIAL DISCLOSURE FORM FOR  
 PROPERTIES BUILT PRIOR TO 1978 DISCLOSING INFORMATION ON  
 LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS**

Rev. 7/2018

**PROPERTY ADDRESS:** 838 Butler Street, Pittsburgh, PA 15223

(Complete Street, City and ZIP code)

**SELLER'S NAME:** Scott Urso

**THIS FORM MUST BE COMPLETED FOR ANY PROPERTY BUILT PRIOR TO 1978 AND INITIALED IN EACH BOX  
 BELOW AS APPROPRIATE**

**A. LEAD WARNING STATEMENT:** Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller of any interest in residential real property is required to provide the Buyer with any information on lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the Buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-paint hazards is recommended prior to purchase.

**NOTICE:** The inspection referenced herein must be performed by an inspector who is properly certified as required by Federal Law.

**B. SELLER'S DISCLOSURE:**

1. PRESENCE OF LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS (check one box only):

    /      (a) Known lead-based paint and/or lead-based paint hazards are present in or about the Property (if so, provide the basis for determining that lead-based paint and/or lead-based hazards exist, the location(s), the condition of the painted surfaces, and other available information concerning the Seller's knowledge of the presence of lead-based paint and/or lead-based paint hazards in or about the Property): \_\_\_\_\_

S.U. /      (b) Seller has no knowledge of the presence of lead-based paint and/or lead-based paint hazards in or about the Property.

2. RECORDS AND REPORTS AVAILABLE TO SELLER (check one box only):

    /      (a) Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazard in the Property (list documents): \_\_\_\_\_

S.U. /      (b) Seller has no records or reports pertaining to lead-based paint and/or lead-based paint hazards in or about the Property.

**C. AGENT ACKNOWLEDGEMENT AND CERTIFICATION:**

S.U. Agent/Licensee has informed Seller of Seller's obligations under the Residential Lead-Based Paint Hazard Reduction Act., 42 U.S. §4852(d), and is aware of Agent's responsibility to ensure such compliance. The Agent/Licensee has informed Seller of the obligation to provide the Buyer with a Federally approved pamphlet on lead poisoning prevention and the approved pamphlet has been presented to the Buyer prior to the Buyer signing the Acknowledgement set forth below.

The following have reviewed the information above and certify that the Agent statements are true and correct to the best of their knowledge and belief. Seller Agent and Buyer Agent must both sign and date this form.

**BROKER FOR SELLER (Company Name)** Berkshire Hathaway The Preferred Realty

**AGENT/LICENSEE (Company Name)** Nancy Ware **DATE** 5/13/24

**BROKER FOR BUYER (Company Name)** \_\_\_\_\_

**AGENT/LICENSEE** \_\_\_\_\_ **DATE** \_\_\_\_\_

**D. BUYER'S ACKNOWLEDGMENT:**

    /     Buyer has received the pamphlet *Protect Your Family from Lead in Your Home* and has read the Lead Warning Statement.

    /     Buyer has reviewed Seller's disclosure of known lead-based paint and/or lead-based paint hazards and has received the records and reports regarding lead-based paint and/or lead-based paint hazards identified above.

Buyer has (initial (i) or (ii) below):

(i) \_\_\_\_\_ received a 10-day opportunity (or mutually agreed-upon period) to conduct a risk assessment or inspection for the premises of lead-based paint and/or lead-based paint hazards; or

(ii) \_\_\_\_\_ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

**E. CERTIFICATION OF ACCURACY:**

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

S.U. /     5/13/24  
 Seller Scott Urso Date \_\_\_\_\_ Buyer \_\_\_\_\_ Date \_\_\_\_\_

Seller \_\_\_\_\_ Date \_\_\_\_\_ Buyer \_\_\_\_\_ Date \_\_\_\_\_  
 Agent Nancy Ware 5/13/24 Date \_\_\_\_\_ Agent \_\_\_\_\_ Date \_\_\_\_\_