

**SELLER'S PROPERTY DISCLOSURE STATEMENT**

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

**1 PROPERTY 1516 Pine Way, Coraopolis, PA 15108****2 SELLER Laurie M Graboski, John J Goblick****3 INFORMATION REGARDING THE REAL ESTATE SELLER DISCLOSURE LAW**

4 The Real Estate Seller Disclosure Law (68 P.S. §7301, et seq.) requires that before an agreement of sale is signed, the seller in a residential  
 5 real estate transfer must disclose all known **material defects** about the property being sold that are not readily observable. A **material defect**  
 6 is a problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or  
 7 that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is at or beyond the end  
 8 of its normal useful life is not by itself a material defect.

9 This property disclosure statement ("Statement") includes disclosures beyond the basic requirements of the Law and is designed to assist  
 10 Seller in complying with disclosure requirements and to assist Buyer in evaluating the property being considered. Sellers who wish to see  
 11 or use the basic disclosure form can find the form on the website of the Pennsylvania State Real Estate Commission. Neither this Statement  
 12 nor the basic disclosure form limits Seller's obligation to disclose a material defect.

13 This Statement discloses Seller's knowledge of the condition of the Property as of the date signed by Seller and **is not a substitute for any**  
 14 **inspections or warranties** that Buyer may wish to obtain. **This Statement is not a warranty of any kind by Seller or a warranty or rep-**  
 15 **resentation by any listing real estate broker, any selling real estate broker, or their licensees.** Buyer is encouraged to address concerns  
 16 about the condition of the Property that may not be included in this Statement.

17 **The Law provides exceptions (listed below) where a property disclosure statement does not have to be completed. All other sellers**  
 18 **are obligated to complete a property disclosure statement, even if they do not occupy or have never occupied the Property.**

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

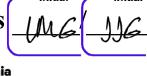
**34 COMMON LAW DUTY TO DISCLOSE**

35 Although the provisions of the Real Estate Seller Disclosure Law exclude some transfers from the requirement of completing a disclosure  
 36 statement, the Law does not excuse the seller's common law duty to disclose any known material defect(s) of the Property in order  
 37 to avoid fraud, misrepresentation or deceit in the transaction. **This duty continues until the date of settlement.**

**38 EXECUTOR, ADMINISTRATOR, TRUSTEE SIGNATURE BLOCK**

39 According to the provisions of the Real Estate Seller Disclosure Law, the undersigned executor, administrator or trustee is not required  
 40 to fill out a Seller's Property Disclosure Statement. **The executor, administrator or trustee, must, however, disclose any known**  
 41 **material defect(s) of the Property.**

42 DATE \_\_\_\_\_

43 Seller's Initials  Initial  Initial Date 7/1/2025 | 7:09 PM **SPD** Page 1 of 11 Buyer's Initials \_\_\_\_\_ / \_\_\_\_\_ Date \_\_\_\_\_



44 **Check yes, no, unknown (unk) or not applicable (N/A) for each question.** Be sure to check N/A when a question does not apply to the  
 45 Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

46 **1. SELLER'S EXPERTISE**

47 (A) Does Seller possess expertise in contracting, engineering, architecture, environmental assessment or  
 48 other areas related to the construction and conditions of the Property and its improvements?  
 49 (B) Is Seller the landlord for the Property?  
 50 (C) Is Seller a real estate licensee?

	Yes	No	Unk	N/A
A	X			
B	X			
C	X			

51 Explain any "yes" answers in Section 1: \_\_\_\_\_

53 **2. OWNERSHIP/OCCUPANCY**

54 (A) **Occupancy**

55 1. When was the Property most recently occupied? 06/14/2025  
 56 2. By how many people? 1  
 57 3. Was Seller the most recent occupant?  
 58 4. If "no," when did Seller most recently occupy the Property? \_\_\_\_\_

	Yes	No	Unk	N/A
A1				
A2				
A3	X			
A4				
B1	X			
B2		X		
B3		X		
B4		X		
C				

59 (B) **Role of Individual Completing This Disclosure.** Is the individual completing this form:

60 1. The owner  
 61 2. The executor or administrator  
 62 3. The trustee  
 63 4. An individual holding power of attorney

64 (C) When was the Property acquired? 08/01/2010

65 (D) List any animals that have lived in the residence(s) or other structures during your ownership: N/a

67 Explain Section 2 (if needed): \_\_\_\_\_

69 **3. CONDOMINIUMS/PLANNED COMMUNITIES/HOMEOWNERS ASSOCIATIONS**

70 (A) Disclosures for condominiums and cooperatives are limited to Seller's particular unit(s). Disclosures  
 71 regarding common areas or facilities are not required by the Real Estate Seller Disclosure Law.

72 (B) **Type.** Is the Property part of a(n):

73 1. Condominium  
 74 2. Homeowners association or planned community  
 75 3. Cooperative  
 76 4. Other type of association or community \_\_\_\_\_

77 (C) If "yes," how much are the fees? \$ \_\_\_\_\_, paid ( Monthly)( Quarterly)( Yearly)

78 (D) If "yes," are there any community services or systems that the association or community is responsible  
 79 for supporting or maintaining? Explain: \_\_\_\_\_

80 (E) If "yes," provide the following information:

81 1. Community Name \_\_\_\_\_  
 82 2. Contact \_\_\_\_\_  
 83 3. Mailing Address \_\_\_\_\_  
 84 4. Telephone Number \_\_\_\_\_

85 (F) How much is the capital contribution/initiation fee(s)? \$ \_\_\_\_\_

	Yes	No	Unk	N/A
B1	X			
B2	X			
B3	X			
B4	X			
C				
D				
E1				
E2				
E3				
E4				
F				

86 **Notice to Buyer:** A buyer of a resale unit in a condominium, cooperative, or planned community must receive a copy of the declaration  
 87 (other than the plats and plans), the by-laws, the rules or regulations, and a certificate of resale issued by the association, condominium,  
 88 cooperative, or planned community. Buyers may be responsible for capital contributions, initiation fees or similar one-time fees in addition  
 89 to regular maintenance fees. The buyer will have the option of canceling the agreement with the return of all deposit monies until the cer-  
 90 tificate has been provided to the buyer and for five days thereafter or until conveyance, whichever occurs first.

91 **4. ROOFS AND ATTIC**

92 (A) **Installation**

93 1. When was or were the roof or roofs installed? \_\_\_\_\_  
 94 2. Do you have documentation (invoice, work order, warranty, etc.)?

95 (B) **Repair**

96 1. Was the roof or roofs or any portion of it or them replaced or repaired during your ownership?  
 97 2. If it or they were replaced or repaired, were any existing roofing materials removed?

98 (C) **Issues**

99 1. Has the roof or roofs ever leaked during your ownership?  
 100 2. Have there been any other leaks or moisture problems in the attic?  
 101 3. Are you aware of any past or present problems with the roof(s), attic, gutters, flashing or down-  
 102 spouts?

	Yes	No	Unk	N/A
A1		X		
A2	X			
B1	X			
B2		X		
C1	X			
C2	X			
C3		X		

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104 **Check yes, no, unknown (unk) or not applicable (N/A) for each question.** Be sure to check N/A when a question does not apply to the  
 105 Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

106 Explain any "yes" answers in Section 4. Include the location and extent of any problem(s) and any repair or remediation efforts,  
 107 the name of the person or company who did the repairs and the date they were done: \_\_\_\_\_

109 **5. BASEMENTS AND CRAWL SPACES**

110 **(A) Sump Pump**

111 1. Does the Property have a sump pit? If "yes," how many? \_\_\_\_\_  
 112 2. Does the Property have a sump pump? If "yes," how many? \_\_\_\_\_  
 113 3. If it has a sump pump, has it ever run?  
 114 4. If it has a sump pump, is the sump pump in working order?

	Yes	No	Unk	N/A
A1	X			
A2	X			
A3				
A4				
B1				X
B2				X
B3	X			

115 **(B) Water Infiltration**

116 1. Are you aware of any past or present water leakage, accumulation, or dampness within the base-  
 117 ment or crawl space?  
 118 2. Do you know of any repairs or other attempts to control any water or dampness problem in the  
 119 basement or crawl space?  
 120 3. Are the downspouts or gutters connected to a public sewer system?

121 Explain any "yes" answers in Section 5. Include the location and extent of any problem(s) and any repair or remediation efforts,  
 122 the name of the person or company who did the repairs and the date they were done: \_\_\_\_\_

125 **6. TERMITES/WOOD-DESTROYING INSECTS, DRYROT, PESTS**

126 **(A) Status**

127 1. Are you aware of past or present dryrot, termites/wood-destroying insects or other pests on the  
 128 Property?  
 129 2. Are you aware of any damage caused by dryrot, termites/wood-destroying insects or other pests?

	Yes	No	Unk	N/A
A1	X			
A2	X			
B1		X		
B2	X			

133 Explain any "yes" answers in Section 6. Include the name of any service/treatment provider, if applicable: \_\_\_\_\_

136 **7. STRUCTURAL ITEMS**

137 (A) Are you aware of any past or present movement, shifting, deterioration, or other problems with walls,  
 138 foundations, or other structural components?

	Yes	No	Unk	N/A
A	X			
B	X			
C	X			
D1	X			
D2				
D3				
E	X			
F	X			

139 (B) Are you aware of any past or present problems with driveways, walkways, patios or retaining walls on  
 140 the Property?  
 141 (C) Are you aware of any past or present water infiltration in the house or other structures, other than the  
 142 roof(s), basement or crawl space(s)?

143 (D) Stucco and Exterior Synthetic Finishing Systems

144 1. Is any part of the Property constructed with stucco or an Exterior Insulating Finishing System  
 145 (EIFS) such as Dryvit or synthetic stucco, synthetic brick or synthetic stone?  
 146 2. If "yes," indicate type(s) and location(s) \_\_\_\_\_  
 147 3. If "yes," provide date(s) installed \_\_\_\_\_

148 (E) Are you aware of any fire, storm/weather-related, water, hail or ice damage to the Property?  
 149 (F) Are you aware of any defects (including stains) in flooring or floor coverings?

150 Explain any "yes" answers in Section 7. Include the location and extent of any problem(s) and any repair or remediation efforts,  
 151 the name of the person or company who did the repairs and the date the work was done: \_\_\_\_\_

153 **8. ADDITIONS/ALTERATIONS**

154 (A) Have any additions, structural changes or other alterations (including remodeling) been made to the  
 155 Property during your ownership? Itemize and date all additions/alterations below.

	Yes	No	Unk	N/A
A	X			

Addition, structural change or alteration (continued on following page)	Approximate date of work	Were permits obtained? (Yes/No/Unk/NA)	Final inspections/ approvals obtained? (Yes/No/Unk/NA)
Yes yes pole build erected over existing building, new metal roof	09/01/2010	Yes	Yes

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A sheet describing other additions and alterations is attached.

(B) Are you aware of any private or public architectural review control of the Property other than zoning codes? If "yes," explain:

Yes	No	Unk	N/A
	X		

**Note to Buyer:** The PA Construction Code Act, 35 P.S. §7210 et seq. (effective 2004), and local codes establish standards for building and altering properties. Buyers should check with the municipality to determine if permits and/or approvals were necessary for disclosed work and if so, whether they were obtained. Where required permits were not obtained, the municipality might require the current owner to upgrade or remove changes made by the prior owners. Buyers can have the Property inspected by an expert in codes compliance to determine if issues exist. Expanded title insurance policies may be available for Buyers to cover the risk of work done to the Property by previous owners without a permit or approval.

**Note to Buyer:** According to the PA Stormwater Management Act, each municipality must enact a Storm Water Management Plan for drainage control and flood reduction. The municipality where the Property is located may impose restrictions on impervious or semi-pervious surfaces added to the Property. Buyers should contact the local office charged with overseeing the Stormwater Management Plan to determine if the prior addition of impervious or semi-pervious areas, such as walkways, decks, and swimming pools, might affect your ability to make future changes.

## 9. WATER SUPPLY

(A) **Source.** Is the source of your drinking water (check all that apply):

1. Public
2. A well on the Property
3. Community water
4. A holding tank
5. A cistern
6. A spring
7. Other \_\_\_\_\_
8. If no water service, explain: **No service**

**(B) General**

1. When was the water supply last tested? \_\_\_\_\_  
Test results: \_\_\_\_\_
2. Is the water system shared?  
If "yes," is there a written agreement?
4. Do you have a softener, filter or other conditioning system?
5. Is the softener, filter or other treatment system leased? From whom? \_\_\_\_\_
6. If your drinking water source is not public, is the pumping system in working order? If "no," explain:

(C) **Bypass Valve** (for properties with multiple sources of water)

1. Does your water source have a bypass valve?
2. If "yes," is the bypass valve working?

(D) Well

1. Has your well ever run dry?
2. Depth of well \_\_\_\_\_
3. Gallons per minute: \_\_\_\_\_, measured on (date) \_\_\_\_\_
4. Is there a well that is used for something other than the primary source of drinking water?  
If "yes," explain \_\_\_\_\_
5. If there is an unused well, is it capped?

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217 **Check yes, no, unknown (unk) or not applicable (N/A) for each question.** Be sure to check N/A when a question does not apply to the  
 218 Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

219 **(E) Issues**

220 1. Are you aware of any leaks or other problems, past or present, relating to the water supply,  
 221 pumping system and related items?  
 222 2. Have you ever had a problem with your water supply?

Yes	No	Unk	N/A
			X
E1			X

223 **Explain any problem(s) with your water supply. Include the location and extent of any problem(s) and any repair or remediation  
 224 efforts, the name of the person or company who did the repairs and the date the work was done:**

226 **10. SEWAGE SYSTEM**

227 **(A) General**

228 1. Is the Property served by a sewage system (public, private or community)?  
 229 2. If "no," is it due to unavailability or permit limitations?  
 230 3. When was the sewage system installed (or date of connection, if public)? \_\_\_\_\_  
 231 4. Name of current service provider, if any: \_\_\_\_\_

Yes	No	Unk	N/A
A1 X			
A2			
A3		X	
A4			X

232 **(B) Type** Is your Property served by:

233 1. Public  
 234 2. Community (non-public)  
 235 3. An individual on-lot sewage disposal system  
 236 4. Other, explain: \_\_\_\_\_

B1 X			
B2	X		
B3	X		
B4		X	
C1	X		

237 **(C) Individual On-lot Sewage Disposal System.** (check all that apply):

238 1. Is your sewage system within 100 feet of a well?  
 239 2. Is your sewage system subject to a ten-acre permit exemption?  
 240 3. Does your sewage system include a holding tank?  
 241 4. Does your sewage system include a septic tank?  
 242 5. Does your sewage system include a drainfield?  
 243 6. Does your sewage system include a sandmound?  
 244 7. Does your sewage system include a cesspool?  
 245 8. Is your sewage system shared?  
 246 9. Is your sewage system any other type? Explain: \_\_\_\_\_  
 247 10. Is your sewage system supported by a backup or alternate system?

C1 X			
C2	X		
C3	X		
C4	X		
C5	X		
C6	X		
C7	X		
C8	X		
C9			X
C10	X		

248 **(D) Tanks and Service**

249 1. Are there any metal/steel septic tanks on the Property?  
 250 2. Are there any cement/concrete septic tanks on the Property?  
 251 3. Are there any fiberglass septic tanks on the Property?  
 252 4. Are there any other types of septic tanks on the Property? Explain \_\_\_\_\_  
 253 5. Where are the septic tanks located? \_\_\_\_\_  
 254 6. When were the tanks last pumped and by whom? \_\_\_\_\_

D1 X			
D2	X		
D3	X		
D4	X		
D5			X
D6			X

255 **(E) Abandoned Individual On-lot Sewage Disposal Systems and Septic**

256 1. Are you aware of any abandoned septic systems or cesspools on the Property?  
 257 2. If "yes," have these systems, tanks or cesspools been closed in accordance with the municipality's  
 258 ordinance?

E1 X			
E2			X

259 **(F) Sewage Pumps**

260 1. Are there any sewage pumps located on the Property?  
 261 2. If "yes," where are they located? \_\_\_\_\_  
 262 3. What type(s) of pump(s)? \_\_\_\_\_  
 263 4. Are pump(s) in working order?  
 264 5. Who is responsible for maintenance of sewage pumps? \_\_\_\_\_

F1 X			
F2			X
F3		X	
F4		X	
F5			X

265 **(G) Issues**

266 1. How often is the on-lot sewage disposal system serviced? \_\_\_\_\_  
 267 2. When was the on-lot sewage disposal system last serviced and by whom? \_\_\_\_\_  
 268 3. Is any waste water piping not connected to the septic/sewer system?  
 269 4. Are you aware of any past or present leaks, backups, or other problems relating to the sewage  
 270 system and related items?

G1			X
G2			X
G3	X		
G4	X		

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275 **Check yes, no, unknown (unk) or not applicable (N/A) for each question.** Be sure to check N/A when a question does not apply to the  
 276 Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

277 **Explain any "yes" answers in Section 10. Include the location and extent of any problem(s) and any repair or remediation ef-  
 278 forts, the name of the person or company who did the repairs and the date the work was done:** \_\_\_\_\_  
 279

## 280 11. PLUMBING SYSTEM

281 (A) **Material(s).** Are the plumbing materials (check all that apply):

- 282 1. Copper
- 283 2. Galvanized
- 284 3. Lead
- 285 4. PVC
- 286 5. Polybutylene pipe (PB)
- 287 6. Cross-linked polyethylene (PEX)
- 288 7. Other \_\_\_\_\_

289 (B) Are you aware of any past or present problems with any of your plumbing fixtures (e.g., including but  
 290 not limited to: kitchen, laundry, or bathroom fixtures; wet bars; exterior faucets; etc.)?

291 If "yes," explain: \_\_\_\_\_  
 292

	Yes	No	Unk	N/A
A1		X		
A2		X		
A3		X		
A4		X		
A5		X		
A6		X		
A7		X		
B		X		

## 293 12. DOMESTIC WATER HEATING

294 (A) **Type(s).** Is your water heating (check all that apply):

- 295 1. Electric
- 296 2. Natural gas
- 297 3. Fuel oil
- 298 4. Propane
- 299 If "yes," is the tank owned by Seller?
- 300 5. Solar
- 301 If "yes," is the system owned by Seller?
- 302 6. Geothermal
- 303 7. Other \_\_\_\_\_

304 (B) **System(s)**

- 305 1. How many water heaters are there? \_\_\_\_\_
- 306 Tanks \_\_\_\_\_ Tankless \_\_\_\_\_
- 307 2. When were they installed? \_\_\_\_\_
- 308 3. Is your water heater a summer/winter hook-up (integral system, hot water from the boiler, etc.)?

309 (C) Are you aware of any problems with any water heater or related equipment?

310 If "yes," explain: \_\_\_\_\_  
 311

	Yes	No	Unk	N/A
A1		X		
A2		X		
A3		X		
A4		X		
A5		X		
A6		X		
A7		X		
B1			X	
B2			X	
B3		X		
C		X		

## 312 13. HEATING SYSTEM

313 (A) **Fuel Type(s).** Is your heating source (check all that apply):

- 314 1. Electric
- 315 2. Natural gas
- 316 3. Fuel oil
- 317 4. Propane
- 318 If "yes," is the tank owned by Seller?
- 319 5. Geothermal
- 320 6. Coal
- 321 7. Wood
- 322 8. Solar shingles or panels
- 323 If "yes," is the system owned by Seller?
- 324 9. Other: \_\_\_\_\_

325 (B) **System Type(s)** (check all that apply):

- 326 1. Forced hot air
- 327 2. Hot water
- 328 3. Heat pump
- 329 4. Electric baseboard
- 330 5. Steam
- 331 6. Radiant flooring
- 332 7. Radiant ceiling

	Yes	No	Unk	N/A
A1		X		
A2		X		
A3		X		
A4		X		
A5		X		
A6		X		
A7	X			
A8		X		
A9		X		
B1	X			
B2		X		
B3		X		
B4		X		
B5		X		
B6		X		
B7		X		

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 335 Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

336 8. Pellet stove(s)  
 337 How many and location? \_\_\_\_\_  
 338 9. Wood stove(s)  
 339 How many and location? 1 \_\_\_\_\_  
 340 10. Coal stove(s)  
 341 How many and location? \_\_\_\_\_  
 342 11. Wall-mounted split system(s)  
 343 How many and location? \_\_\_\_\_  
 344 12. Other: \_\_\_\_\_  
 345 13. If multiple systems, provide locations \_\_\_\_\_  
 346

	Yes	No	Unk	N/A
B8		X		
B9	X			X
B10		X		
B11		X		
B12		X		
B13				X
C1				
C2				
C3				
C4				
C5		X		
C6	X			
D1	X			
D2			X	
D3			X	
D4			X	
D5	X			
D6				
D7			X	
D8	X			
E1		X		
E2				X
E3			X	
F	X			
A1		X		
1a				X
1b			X	
1c			X	
A2	X			
A3		X		
A4		X		
A5			X	
A6	X			
B	X			
C				

347 **(C) Status**

348 1. Are there any areas of the house that are not heated?  
 349 If "yes," explain: Crawl space storage area  
 350 2. How many heating zones are in the Property? 3  
 351 3. When was each heating system(s) or zone installed? 1/101/2015  
 352 4. When was the heating system(s) last serviced? 11/01/2023  
 353 5. Is there an additional and/or backup heating system? If "yes," explain: \_\_\_\_\_  
 354  
 355 6. Is any part of the heating system subject to a lease, financing or other agreement?  
 356 If "yes," explain: \_\_\_\_\_

357 **(D) Fireplaces and Chimneys**

358 1. Are there any fireplaces? How many? \_\_\_\_\_  
 359 2. Are all fireplaces working? \_\_\_\_\_  
 360 3. Fireplace types (wood, gas, electric, etc.): \_\_\_\_\_  
 361 4. Was the fireplace(s) installed by a professional contractor or manufacturer's representative?  
 362 5. Are there any chimneys (from a fireplace, water heater or any other heating system)?  
 363 6. How many chimneys? 1  
 364 7. When were they last cleaned? \_\_\_\_\_  
 365 8. Are the chimneys working? If "no," explain: \_\_\_\_\_

366 **(E) Fuel Tanks**

367 1. Are you aware of any heating fuel tank(s) on the Property?  
 368 2. Location(s), including underground tank(s): \_\_\_\_\_  
 369 3. If you do not own the tank(s), explain: \_\_\_\_\_

370 **(F) Are you aware of any problems or repairs needed regarding any item in Section 13? If "yes,"  
 371 explain: Chimney should be cleaned**

372 **14. AIR CONDITIONING SYSTEM**

373 **(A) Type(s).** Is the air conditioning (check all that apply):

374 1. Central air  
 375 a. How many air conditioning zones are in the Property? \_\_\_\_\_  
 376 b. When was each system or zone installed? \_\_\_\_\_  
 377 c. When was each system last serviced? \_\_\_\_\_  
 378 2. Wall units  
 379 How many and the location? \_\_\_\_\_  
 380 3. Window units  
 381 How many? \_\_\_\_\_  
 382 4. Wall-mounted split units  
 383 How many and the location? \_\_\_\_\_  
 384 5. Other \_\_\_\_\_  
 385 6. None \_\_\_\_\_

386 **(B) Are there any areas of the house that are not air conditioned?**

387 If "yes," explain: No a/c installed

388 **(C) Are you aware of any problems with any item in Section 14? If "yes," explain: \_\_\_\_\_**

390 **Seller's Initials**  **Date** 7/1/2025 | **SPM Page** 7 of 11 **Buyer's Initials** \_\_\_\_\_ / \_\_\_\_\_ **Date** \_\_\_\_\_

391 **Check yes, no, unknown (unk) or not applicable (N/A) for each question.** Be sure to check N/A when a question does not apply to the  
 392 Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

393 **15. ELECTRICAL SYSTEM**

394 (A) **Type(s)**

395 1. Does the electrical system have fuses?  
 396 2. Does the electrical system have circuit breakers?  
 397 3. Is the electrical system solar powered?  
 398 a. If "yes," is it entirely or partially solar powered? \_\_\_\_\_  
 399 b. If "yes," is any part of the system subject to a lease, financing or other agreement? If "yes,"  
 400 explain: \_\_\_\_\_

	Yes	No	Unk	N/A
A1	X			
A2	X			
A3		X		
3a				X
3b				X
B				
C		X		
D	X			

401 (B) What is the system amperage? 100

402 (C) Are you aware of any knob and tube wiring in the Property?

403 (D) Are you aware of any problems or repairs needed in the electrical system? If "yes," explain: Needs  
 404 updated

405 **16. OTHER EQUIPMENT AND APPLIANCES**

406 (A) **THIS SECTION IS INTENDED TO IDENTIFY PROBLEMS OR REPAIRS** and must be completed for each item that  
 407 will, or may, be included with the Property. The terms of the Agreement of Sale negotiated between Buyer and Seller will deter-  
 408 mine which items, if any, are included in the purchase of the Property. **THE FACT THAT AN ITEM IS LISTED DOES NOT**  
 409 **MEAN IT IS INCLUDED IN THE AGREEMENT OF SALE.**

410 (B) Are you aware of any problems or repairs needed to any of the following:

Item	Yes	No	N/A	Item	Yes	No	N/A
A/C window units			X	Pool/spa heater			X
Attic fan(s)			X	Range/oven			X
Awnings			X	Refrigerator(s)			X
Carbon monoxide detectors			X	Satellite dish			X
Ceiling fans	X			Security alarm system			X
Deck(s)			X	Smoke detectors			X
Dishwasher			X	Sprinkler automatic timer			X
Dryer			X	Stand-alone freezer			X
Electric animal fence			X	Storage shed			X
Electric garage door opener			X	Trash compactor			X
Garage transmitters			X	Washer			X
Garbage disposal			X	Whirlpool/tub			X
In-ground lawn sprinklers			X	Other:			X
Intercom			X	1.			
Interior fire sprinklers			X	2.			
Keyless entry			X	3.			
Microwave oven			X	4.			
Pool/spa accessories			X	5.			
Pool/spa cover			X	6.			

431 (C) Explain any "yes" answers in Section 16: \_\_\_\_\_

432 **17. POOLS, SPAS AND HOT TUBS**

433 (A) Is there a swimming pool on the Property? If "yes":

434 1. Above-ground or in-ground? \_\_\_\_\_  
 435 2. Saltwater or chlorine? \_\_\_\_\_  
 436 3. If heated, what is the heat source? \_\_\_\_\_  
 437 4. Vinyl-lined, fiberglass or concrete-lined? \_\_\_\_\_  
 438 5. What is the depth of the swimming pool? \_\_\_\_\_  
 439 6. Are you aware of any problems with the swimming pool?  
 440 7. Are you aware of any problems with any of the swimming pool equipment (cover, filter, ladder,  
 441 lighting, pump, etc.)?

	Yes	No	Unk	N/A
A	X			
A1				X
A2				X
A3				X
A4				X
A5				X
A6				X
A7				X
B		X		
B1				X
B2				X

443 (B) Is there a spa or hot tub on the Property?

444 1. Are you aware of any problems with the spa or hot tub?  
 445 2. Are you aware of any problems with any of the spa or hot tub equipment (steps, lighting, jets,  
 446 cover, etc.)?

447 (C) Explain any problems in Section 17: \_\_\_\_\_

449 Initial Initial

Seller's Initials JMG JMG Date 7/1/2025 | 7:00 PM EDT Page 8 of 11 Buyer's Initials \_\_\_\_\_ / \_\_\_\_\_ Date \_\_\_\_\_

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Graboski - 1516

450 **Check yes, no, unknown (unk) or not applicable (N/A) for each question.** Be sure to check N/A when a question does not apply to the  
 451 Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

452 **18. WINDOWS**

453 (A) Have any windows or skylights been replaced during your ownership of the Property?  
 454 (B) Are you aware of any problems with the windows or skylights?

	Yes	No	Unk	N/A
A	X			
B		X		

455 **Explain any "yes" answers in Section 18. Include the location and extent of any problem(s) and any repair, replacement or  
 456 remediation efforts, the name of the person or company who did the repairs and the date the work was done:** \_\_\_\_\_

458 **19. LAND/SOILS**

459 (A) **Property**

460 1. Are you aware of any fill or expansive soil on the Property?  
 461 2. Are you aware of any sliding, settling, earth movement, upheaval, subsidence, sinkholes or earth  
 462 stability problems that have occurred on or affect the Property?  
 463 3. Are you aware of sewage sludge (other than commercially available fertilizer products) being  
 464 spread on the Property?  
 465 4. Have you received written notice of sewage sludge being spread on an adjacent property?  
 466 5. Are you aware of any existing, past or proposed mining, strip-mining, or any other excavations on  
 467 the Property?

	Yes	No	Unk	N/A
A1		X		
A2		X		
A3		X		
A4		X		
A5		X		

468 *Note to Buyer: The Property may be subject to mine subsidence damage. Maps of the counties and mines where mine subsidence  
 469 damage may occur and further information on mine subsidence insurance are available through Department of Environmental  
 470 Protection Mine Subsidence Insurance Fund, (800) 922-1678 or ra-epmsi@pa.gov.*

471 (B) **Preferential Assessment and Development Rights**

472 Is the Property, or a portion of it, preferentially assessed for tax purposes, or subject to limited develop-  
 473 opment rights under the:

474 1. Farmland and Forest Land Assessment Act - 72 P.S. §5490.1, et seq. (Clean and Green Program)  
 475 2. Open Space Act - 16 P.S. §11941, et seq.  
 476 3. Agricultural Area Security Law - 3 P.S. §901, et seq. (Development Rights)  
 477 4. Any other law/program: \_\_\_\_\_

	Yes	No	Unk	N/A
B1		X		
B2		X		
B3		X		
B4			X	

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

481 (C) **Property Rights**

482 Are you aware of the transfer, sale and/or lease of any of the following property rights (by you or a  
 483 previous owner of the Property):

484 1. Timber  
 485 2. Coal  
 486 3. Oil  
 487 4. Natural gas  
 488 5. Mineral or other rights (such as farming rights, hunting rights, quarrying rights) Explain: \_\_\_\_\_

	Yes	No	Unk	N/A
C1				
C2				
C3				
C4				
C5				

490 *Note to Buyer: Before entering into an agreement of sale, Buyer can investigate the status of these rights by, among other means,  
 491 engaging legal counsel, obtaining a title examination of unlimited years and searching the official records in the county Office of  
 492 the Recorder of Deeds, and elsewhere. Buyer is also advised to investigate the terms of any existing leases, as Buyer may be subject  
 493 to terms of those leases.*

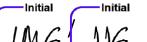
494 Explain any "yes" answers in Section 19: \_\_\_\_\_

496 **20. FLOODING, DRAINAGE AND BOUNDARIES**

497 (A) **Flooding/Drainage**

498 1. Is any part of this Property located in a wetlands area?  
 499 2. Is the Property, or any part of it, designated a Special Flood Hazard Area (SFHA)?  
 500 3. Do you maintain flood insurance on this Property?  
 501 4. Are you aware of any past or present drainage or flooding problems affecting the Property?  
 502 5. Are you aware of any drainage or flooding mitigation on the Property?  
 503 6. Are you aware of the presence on the Property of any man-made feature that temporarily or per-  
 504 manently conveys or manages storm water, including any basin, pond, ditch, drain, swale, culvert,  
 505 pipe or other feature?  
 506 7. If "yes," are you responsible for maintaining or repairing that feature which conveys or manages  
 507 storm water for the Property?

	Yes	No	Unk	N/A
A1		X		
A2		X		
A3		X		
A4		X		
A5		X		
A6				
A7		X		

508 Seller's Initials  Date 7/1/2025 | 7:00 PM EDT Page 9 of 11 Buyer's Initials \_\_\_\_\_ / \_\_\_\_\_ Date \_\_\_\_\_

509 **Check yes, no, unknown (unk) or not applicable (N/A) for each question.** Be sure to check N/A when a question does not apply to the  
 510 Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

511 **Explain any "yes" answers in Section 20(A). Include dates, the location and extent of flooding and the condition of any man-  
 512 made storm water management features: 55 gallon rain barrels installed 2019**

514 **(B) Boundaries**

1. Are you aware of encroachments, boundary line disputes, or easements affecting the Property?
2. Is the Property accessed directly (without crossing any other property) by or from a public road?
3. Can the Property be accessed from a private road or lane?
  - a. If "yes," is there a written right of way, easement or maintenance agreement?
  - b. If "yes," has the right of way, easement or maintenance agreement been recorded?
4. Are you aware of any shared or common areas (driveways, bridges, docks, walls, etc.) or maintenance agreements?

	Yes	No	Unk	N/A
B1		X		
B2	X			
B3		X		
3a				X
3b				X
B4		X		

522 *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 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.*

526 **Explain any "yes" answers in Section 20(B):**

528 **21. HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES**

529 **(A) Mold and Indoor Air Quality (other than radon)**

1. Are you aware of any tests for mold, fungi, or indoor air quality in the Property?
2. Other than general household cleaning, have you taken any efforts to control or remediate mold or mold-like substances in the Property?

	Yes	No	Unk	N/A
A1		X		
A2		X		

533 *Note to Buyer: Individuals may be affected differently, or not at all, by mold contamination. If mold contamination or indoor air quality is a concern, buyers are encouraged to engage the services of a qualified professional to do testing. Information on this issue 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.*

537 **(B) Radon**

1. Are you aware of any tests for radon gas that have been performed in any buildings on the Property?
2. If "yes," provide test date and results \_\_\_\_\_
3. Are you aware of any radon removal system on the Property?

	Yes	No	Unk	N/A
B1		X		
B2				X
B3		X		

541 **(C) Lead Paint**

542 If the Property was constructed, or if construction began, before 1978, you must disclose any knowledge of, and records and reports about, lead-based paint on the Property on a separate disclosure form.

1. Are you aware of any lead-based paint or lead-based paint hazards on the Property?
2. Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on the Property?

	Yes	No	Unk	N/A
C1		X		
C2		X		
D1		X		

547 **(D) Tanks**

1. Are you aware of any existing underground tanks?
2. Are you aware of any underground tanks that have been removed or filled?

	Yes	No	Unk	N/A
D2		X		
E		X		

551 **(E) Dumping.** Has any portion of the Property been used for waste or refuse disposal or storage?

552 If "yes," location: \_\_\_\_\_

	Yes	No	Unk	N/A
F1		X		

553 **(F) Other**

1. Are you aware of any past or present hazardous substances on the Property (structure or soil) such as, but not limited to, asbestos or polychlorinated biphenyls (PCBs)?
2. Are you aware of any other hazardous substances or environmental concerns that may affect the Property?
3. If "yes," have you received written notice regarding such concerns?
4. Are you aware of testing on the Property for any other hazardous substances or environmental concerns?

	Yes	No	Unk	N/A
F2		X		
F3				X

	Yes	No	Unk	N/A
F4		X		

560 **Explain any "yes" answers in Section 21. Include test results and the location of the hazardous substance(s) or environmental issue(s):**

562 **22. MISCELLANEOUS**

563 **(A) Deeds, Restrictions and Title**

1. Are there any deed restrictions or restrictive covenants that apply to the Property?
2. Are you aware of any historic preservation restriction or ordinance or archeological designation associated with the Property?

	Yes	No	Unk	N/A
A1		X		
A2		X		

567 Seller's Initials Initial Initial Date 7/1/2025 | 7:00 PM EDT Page 10 of 11 Buyer's Initials \_\_\_\_\_ / \_\_\_\_\_ Date \_\_\_\_\_

568 **Check yes, no, unknown (unk) or not applicable (N/A) for each question.** Be sure to check N/A when a question does not apply to the  
 569 Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

570 3. Are you aware of any reason, including a defect in title or contractual obligation such as an option  
 571 or right of first refusal, that would prevent you from giving a warranty deed or conveying title to the  
 572 Property?

	Yes	No	Unk	N/A
A3		X		
B1		X		
B2		X		
B3		X		
C1		X		
C2		X		
D1		X		

573 **(B) Financial**

574 1. Are you aware of any public improvement, condominium or homeowner association assessments  
 575 against the Property that remain unpaid or of any violations of zoning, housing, building, safety or  
 576 fire ordinances or other use restriction ordinances that remain uncorrected?  
 577 2. Are you aware of any mortgages, judgments, encumbrances, liens, overdue payments on a support  
 578 obligation, or other debts against this Property or Seller that cannot be satisfied by the proceeds of  
 579 this sale?  
 580 3. Are you aware of any insurance claims filed relating to the Property during your ownership?

581 **(C) Legal**

582 1. Are you aware of any violations of federal, state, or local laws or regulations relating to this Prop-  
 583 erty?  
 584 2. Are you aware of any existing or threatened legal action affecting the Property?

585 **(D) Additional Material Defects**

586 1. Are you aware of any material defects to the Property, dwelling, or fixtures which are not dis-  
 587 closed elsewhere on this form?

588 *Note to Buyer: A material defect is a problem with a residential real property or any portion of it that would have a significant  
 589 adverse impact on the value of the property or that involves an unreasonable risk to people on the property. The fact that a  
 590 structural element, system or subsystem is at or beyond the end of the normal useful life of such a structural element, system or  
 591 subsystem is not by itself a material defect.*

592 2. **After completing this form, if Seller becomes aware of additional information about the Property, including through  
 593 inspection reports from a buyer, the Seller must update the Seller's Property Disclosure Statement and/or attach the  
 594 inspection report(s).** These inspection reports are for informational purposes only.

595 Explain any "yes" answers in Section 22: \_\_\_\_\_

597 **23. ATTACHMENTS**

598 **(A) The following are part of this Disclosure if checked:**

599  Seller's Property Disclosure Statement Addendum (PAR Form SDA)  
 600  \_\_\_\_\_  
 601  \_\_\_\_\_  
 602  \_\_\_\_\_

603 The undersigned Seller represents that the information set forth in this disclosure statement is accurate and complete to the best  
 604 of Seller's knowledge. Seller hereby authorizes the Listing Broker to provide this information to prospective buyers of the prop-  
 605 erty and to other real estate licensees. SELLER ALONE IS RESPONSIBLE FOR THE ACCURACY OF THE INFOR-  
 606 MATION CONTAINED IN THIS STATEMENT. If any information supplied on this form becomes inaccurate following comple-  
 607 tion of this form, Seller shall notify Buyer in writing.

608 SELLER *Signed by:* *Laurie M Graboski* DATE *7/1/2025 | 7:09 PM*  
 609 SELLER *Signed by:* *John J Goblick* DATE *7/1/2025 | 7:30 PM*  
 610 SELLER *Signed by:* *John J Goblick* DATE \_\_\_\_\_  
 611 SELLER *Signed by:* *John J Goblick* DATE \_\_\_\_\_  
 612 SELLER *Signed by:* *John J Goblick* DATE \_\_\_\_\_  
 613 SELLER *Signed by:* *John J Goblick* DATE \_\_\_\_\_

614 **RECEIPT AND ACKNOWLEDGEMENT BY BUYER**

615 The undersigned Buyer acknowledges receipt of this Statement. Buyer acknowledges that this Statement is not a warranty and  
 616 that, unless stated otherwise in the sales contract, Buyer is purchasing this property in its present condition. It is Buyer's re-  
 617 sponsibility to satisfy himself or herself as to the condition of the property. Buyer may request that the property be inspected, at  
 618 Buyer's expense and by qualified professionals, to determine the condition of the structure or its components.

619 BUYER \_\_\_\_\_ DATE \_\_\_\_\_  
 620 BUYER \_\_\_\_\_ DATE \_\_\_\_\_  
 621 BUYER \_\_\_\_\_ DATE \_\_\_\_\_



## COAL, OIL, GAS AND/OR MINERAL INTERESTS/RIGHTS DISCLOSURE STATEMENT

PROPERTY ADDRESS 1516 Pine Way, Coraopolis, PA 15108  
 OWNER(S)/SELLER(S) Laurie M Graboski, John J Goblick  
 BUYER(S) \_\_\_\_\_

This form is not a substitute for the West Penn Multi-List, Inc. (WPML) Seller Disclosure Statement, but rather is a supplement to the disclosure forms required by the Pennsylvania Seller Disclosure Law as may be amended. The WPML is not responsible for the information contained herein. This form is to be completed by Seller and thoroughly reviewed by Buyer, and the bottom of each page should be initialed by both Buyer and Seller following this review. Surface and subsurface rights may be transferred together, but sometimes they are transferred separately. Despite the best intentions of Sellers, property owners are often not aware of the precise extent of the coal, oil, gas and/or mineral interests/rights that they may or may not own. The following has been completed by Seller to indicate Seller's knowledge of and intentions about the coal, oil, gas and/or mineral interests and/or rights for the Property. This form is not a substitute for any inspections or warranties that Buyer may wish to obtain. Buyer has the right and opportunity to obtain a complete mineral/oil and gas title search to verify the chain of title of the mineral/oil and gas rights for the subject Property. The responses provided below are given to the best of Seller's knowledge and may not reflect all coal, oil, gas and/or mineral interests/rights for the Property. The statements contained herein are not a warranty of any kind by Seller or a warranty or representation by any listing real estate broker, any selling real estate broker, their licensees or the WPML. Buyer is advised to conduct a full examination of coal, oil, gas and/or mineral interests/rights for the Property.

### 1. RESERVATION OF COAL, OIL, GAS AND/OR MINERAL INTERESTS/RIGHTS

(A) Seller is reserving the following coal, oil, gas and/or mineral interests/rights as indicated, and such rights are not being transferred to Buyer:

Coal \_\_\_\_\_  
 Oil \_\_\_\_\_  
 Gas \_\_\_\_\_  
 Minerals \_\_\_\_\_  
 Other \_\_\_\_\_

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

(B) Seller's reservation does not apply to domestic free gas and surface damage interests/rights, as described herein.  
 (C) Any warranty of title identified in the Agreement of Sale does not pertain to the coal, oil, gas and/or mineral interests/rights that are reserved by Seller. Seller will not defend title to these interests/rights and does not covenant that Buyer will have quiet enjoyment of these interests/rights.

### 2. COAL, OIL, GAS AND/OR MINERAL INTERESTS/RIGHTS EXCEPTED

(A) Seller is aware that the following coal, oil, gas, mineral and/or surface rights/interests have been previously leased, sold or otherwise conveyed by Seller or a previous owner of the property (exceptions) as indicated and is not transferring them to Buyer:

Coal \_\_\_\_\_  
 Oil \_\_\_\_\_  
 Gas \_\_\_\_\_  
 Minerals \_\_\_\_\_  
 Other \_\_\_\_\_

(B) Buyer acknowledges that Seller's failure to disclose or identify an exception does not establish Buyer is entitled to such interests/rights. It cannot be presumed that Seller's failure to indicate an exception will entitle Buyer to all of those rights/interests. Buyer is advised to conduct a full examination of all coal, oil, gas and/or mineral rights/interests for the Property. Buyer further acknowledges his/her right to obtain a title search and/or to conduct a complete examination of all coal, oil, gas and/or mineral interests/rights for the Property. A typical title search examines transfers made during the previous sixty years and may not specifically research surface or subsurface rights that have been sold or leased by a previous owner. Buyer is advised to ask their title agent about the scope and depth of the title search performed prior to deciding whether to waive or elect a title search contingency pertaining to oil, gas, mineral and/or surface rights.

(C) Buyer acknowledges the warrant of title in the Agreement of Sale does not pertain to the coal, oil, gas and/or mineral interests/rights that have been excepted. Seller will not defend title to these interests/rights and does not covenant that Buyer will have quiet enjoyment of these interests/rights.  
 (D) Oil, gas and/or mineral rights and interests that have been previously conveyed are commonly transferred numerous times, with or without proper recording or notice, from owner to owner as well as by corporate acquisitions. Buyer understands that any information provided by Seller herein about Seller's knowledge of the excepted rights is only given to the best of Seller's ability and may not be current.

Seller Initials: LMG / JJG

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

## COAL, OIL, GAS AND/OR MINERAL INTERESTS/RIGHTS DISCLOSURE STATEMENT (continued)

3. (A) Seller owns all or a portion of the following rights/interests (if unknown, state "unknown"):

Oil \_\_\_\_\_  
 Gas \_\_\_\_\_  
 Minerals \_\_\_\_\_  
 Coal \_\_\_\_\_  
 Other \_\_\_\_\_

(B) Owner of the following rights, if not Seller:

Oil \_\_\_\_\_ Unknown \_\_\_\_\_  
Gas \_\_\_\_\_ Unknown \_\_\_\_\_  
Minerals \_\_\_\_\_ Unknown \_\_\_\_\_  
Coal \_\_\_\_\_ Unknown \_\_\_\_\_  
Other \_\_\_\_\_ Unknown \_\_\_\_\_

(C) Seller  is  is not aware of a lease affecting subsurface rights.

If Seller is aware of a lease affecting subsurface rights, does Seller have a copy of the lease(s)?  Yes  No

(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 conveyed, excepted or reserved. Seller will not defend title to these rights/interests and does not covenant that Buyer will have quiet enjoyment of these rights/interests.

### 4. SURFACE RIGHTS

(A) Surface rights owned by Seller: \_\_\_\_\_  
(B) Surface rights excepted: \_\_\_\_\_

### 5. SURFACE DAMAGES

(A) The parties acknowledge certain rights exist regarding surface damage as described herein. In the event Seller is reserving and retaining coal, oil, gas and/or mineral interests/rights as set forth in Paragraph 1(A) above, then Seller further agrees to convey, assign and/or transfer to Buyer: (i) the exclusive right to receive compensation for any and all damages, which include, but are not limited to, pipeline rights of way, well-pad sites, compressor sites, and standing marketable timber, and (ii) any and all surface consent or surface remediation rights set forth in the applicable coal, oil, gas and/or mineral rights lease, pipeline right-of-way agreement or other surface use agreement pertaining to the Property. Seller hereby agrees to provide a complete copy of the applicable lease upon written receipt of such a demand. A copy of the applicable language of the lease is attached to this Disclosure or will be provided to Buyer within \_\_\_\_\_ days (10, if not specified).  
(B) 1. Are you entitled to or do you receive surface damages, including pipeline rights-of way, well pad sites, compression sites and standing marketable timber, according to the terms of the current lease?  Yes  No  
2. If known, what limitations are contained in the lease? \_\_\_\_\_  
3. If applicable, is the right to claim surface damages and/or remediation rights transferable to a buyer?  Yes  No  
4. Seller understands that the exclusive right to receive surface damages will be assigned to the buyer of the property unless otherwise stated: \_\_\_\_\_

### 6. DOMESTIC FREE GAS

(A) Domestic Free Gas is commonly referred to as a byproduct of the drilling process which can be supplied to a residential structure located on the property where drilling takes place to be used for heating the structure.  
(B) If transferrable, Seller will convey to Buyer 100% of the Domestic Free Gas interests/rights unless otherwise stated herein. Any such restrictions are explained as follows: \_\_\_\_\_

### 7. ASSIGNMENT OF LEASES

Seller is aware that the following leases of coal, oil, gas and/or mineral interests/rights have been assigned from the original lessee to another entity:

Coal \_\_\_\_\_  
 Oil \_\_\_\_\_  
 Gas \_\_\_\_\_  
 Minerals \_\_\_\_\_  
 Other \_\_\_\_\_

Seller Initials:  

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



## COAL, OIL, GAS AND/OR MINERAL INTERESTS/RIGHTS DISCLOSURE STATEMENT (continued)

### 8. SUPPORTING DOCUMENTATION

To the best of Seller's knowledge, information and belief, Seller does not have supporting documentation pertaining to any written leases, addenda, surface use agreements, pipeline easements, or other documents relating to prior conveyances, assignments or transfers of the coal, oil, gas and/or mineral interests/rights to the Property.

If Seller has indicated they do not have supporting documentation, but believe such documents may exist and are aware of the location of same, they should disclose any knowledge of the location of such documents by providing information as to where they believe such documents are located, with designation of the address and contact information, including name, address, phone number and e-mail of the custodian:

---

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

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### 9. EASEMENTS & LEGAL ISSUES

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

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

(C) Are you aware of any insurance claims filed relating to the coal, oil, gas, mineral and/or other rights discussed herein?  Yes  No

(D) Are you aware of any apportionment or allocation issues affecting the Property?  Yes  No

(E) Because each interest may be transferred separately (e.g., surface rights transferred separately from mineral rights), each parcel might be identified with a separate Tax Identification Number or parcel number.

### 10. VALUATION

The parties understand that no licensee acting on Seller's behalf is an expert in establishing a value for the subsurface rights to the Property and that the value of coal, oil, gas, and/or minerals can fluctuate. Either party may, at their own expense, hire an expert to appraise the subsurface rights to the Property.

### 11. ADDITIONAL INFORMATION RELATIVE TO THE SUBJECT INTERESTS/RIGHTS

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SELLER DATE 7/1/2025 | 7:09 PM EDT  
 Signed by: 7/1/2025 | 7:30 PM EDT  
 Laurie M. Graboski  
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SELLER DATE 7/1/2025 | 7:30 PM EDT  
 Signed by: 7/1/2025 | 7:30 PM EDT  
 John J. Graboski  
 59B03C6ED21F43E...

SELLER DATE

### RECEIPT AND ACKNOWLEDGEMENT BY BUYER(S)

The undersigned Buyer(s) acknowledge receipt of this Disclosure and that the representations herein have been made solely by the Seller(s). Buyer(s) further acknowledge the right to request further verification and/or to obtain a detailed title search relative to any of the subject interests/rights. Buyer(s) acknowledge that this Statement is not a warranty and that Buyer is purchasing the Property with only the coal, oil, gas and/or mineral interests/rights that Seller is able and willing to convey. It is Buyer's responsibility to satisfy himself/herself as to the ownership status of the coal, oil, gas and/or mineral interests/rights to the Property. Buyer(s) may investigate the ownership status of the coal, oil, gas and/or mineral interests/rights, at Buyer's expense and by qualified professionals. Buyer(s) may also obtain a title search which specifically includes the chain of title of the mineral/oil and gas rights.

BUYER DATE  
 BUYER DATE  
 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 1516 Pine Way, Coraopolis, PA 15108****2 SELLER Laurie M Graboski, John J Goblick****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**:

- Accept the Property and agree to the RELEASE in the Agreement of Sale, OR
- Terminate the Agreement of Sale by written notice to Seller, with all deposit monies returned to Buyer according to the  
 terms contained in the Agreement of Sale, OR
- 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: \_\_\_\_\_

OGM Page 1 of 2

Seller Initials: 

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rev. 9/22; rel. 1/23



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-exceptioned 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:

1. Agree to Seller's proposed reservation language, accept the Property, and agree to the RELEASE in the Agreement of Sale, OR
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
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 \_\_\_\_\_

## 89 7. DOCUMENTATION

- 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.
- 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: \_\_\_\_\_

## 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 mineral**  
 108 **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** \_\_\_\_\_

Signed by: *Laurie M Graboski*

**Laurie M Graboski**

DATE \_\_\_\_\_

113 **SELLER** \_\_\_\_\_

Signed by: *John J Goblick*

**John J Goblick**

DATE \_\_\_\_\_

114 **SELLER** \_\_\_\_\_

Signed by: *John J Goblick*

DATE \_\_\_\_\_

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**RESIDENTIAL LEAD-BASED PAINT HAZARDS DISCLOSURE FORM**

LPD

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

**THIS FORM MUST BE COMPLETED FOR ANY PROPERTY BUILT PRIOR TO 1978**1 **PROPERTY** 1516 Pine Way, Coraopolis, PA 151082 **SELLER** Laurie M Graboski, John J Goblick**3 LEAD WARNING STATEMENT**

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

**11 SELLER'S DISCLOSURE**

12  **Seller has no knowledge** of the presence of lead-based paint and/or lead-based paint hazards in or about the Property.  
 13  **Seller has knowledge** of the presence of lead-based paint and/or lead-based paint hazards in or about the Property. (Provide the  
 14 basis for determining that lead-based paint and/or hazards exist, the location(s), the condition of the painted surfaces, and other  
 15 available information concerning Seller's knowledge of the presence of lead-based paint and/or lead-based paint hazards.)

**17 SELLER'S RECORDS/REPORTS**

18  **Seller has no records or reports** pertaining to lead-based paint and/or lead-based paint hazards in or about the Property.  
 19  **Seller has provided** Buyer with all available records and reports regarding lead-based paint and/or lead-based paint hazards in  
 20 or about the Property. (List documents): \_\_\_\_\_

22 **Seller certifies that to the best of Seller's knowledge the above statements are true and accurate.**

23 **SELLER** *Laurie M Graboski* **DATE** 7/1/2025 | 7:09 PM  
 24 **SELLER** *John J Goblick* **DATE** 7/1/2025 | 7:30 PM  
 25 **SELLER** *John J Goblick* **DATE** 7/1/2025 | 7:30 PM

**26 BUYER****27 DATE OF AGREEMENT****28 BUYER'S ACKNOWLEDGMENT**

29  Buyer has received the pamphlet *Protect Your Family from Lead in Your Home* and has read the Lead Warning Statement.  
 30  Buyer has reviewed Seller's disclosure of known lead-based paint and/or lead-based paint hazards and has received the records  
 31 and reports regarding lead-based paint and/or lead-based paint hazards identified above.

32 Buyer has (initial one):

33  received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of  
 34 lead-based paint and/or lead-based paint hazards; or  
 35  waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based  
 36 paint hazards.

37 **Buyer certifies that to the best of Buyer's knowledge the statements contained in Buyer's acknowledgement are true and accurate.**

38 **BUYER**   **DATE**    
 39 **BUYER**   **DATE**    
 40 **BUYER**   **DATE**  

**41 AGENT ACKNOWLEDGEMENT AND CERTIFICATION**

42 Agent/Licensee represents that Agent has informed Seller of Seller's obligations under the Residential Lead-Based-Paint  
 43 Hazard Reduction Act, 42 U.S.C. §4852(d), and is aware of Agent's responsibility to ensure compliance.

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

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

47 **LICENSEE** *Barbara Baker* **DATE** 7/2/2025 | 7:51 AM

48 **BROKER FOR BUYER (Company Name)**  

49 **LICENSEE**   **DATE**  



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