

**COMMERCIAL PROPERTY INFORMATION SHEET**

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

1 **PROPERTY** 526 Fallowfield Avenue, Charleroi, PA 150222 **OWNER** Ron A. Phillips, Amy B. Phillips3 Owner is providing information to help Broker market the Property. This Statement is not a substitute for any inspections or warranties  
4 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  
5 real estate broker (Agent for Owner), any real estate broker, or their agents.6 **Property Type:**  Office  Retail  Industrial  Multi-family  Land  Institutional  
7  Hospitality  Other: MIXED USE8 **OWNER'S EXPERTISE** Owner does not possess expertise in contracting, engineering, environmental assessment, architecture, or  
9 other areas related to the construction and conditions of the Property and its improvements, except as follows: \_\_\_\_\_10 OWNER IS A CONTRACTOR11 **OCCUPANCY** Do you, Owner, currently occupy the Property?  Yes  No

12 If no, when did you last occupy the Property? \_\_\_\_\_

13 **DESCRIPTION**14 (A) Land Area: LOT #5415 (B) Dimensions: 23' X 105'16 (C) Shape: RECTANGLE17 (D) Building Square Footage: APPROX 6000 SQ/FT18 **PHYSICAL CONDITION**19 (A) Age of Property: APPROX 110 YRS Additions: \_\_\_\_\_

20 (B) Roof

21 1. Age of roof(s): 10 YEARS  Unknown22 2. Type of roof(s): COMMERCIAL RUBBER23 3. Has the roof been replaced or repaired during your ownership?  Yes  No24 4. Has the roof ever leaked during your ownership?  Yes  No25 5. Do you know of any problems with the roof, gutters, or downspouts?  Yes  No

26 Explain any yes answers you give in this section: \_\_\_\_\_

27 \_\_\_\_\_

28 \_\_\_\_\_

29 \_\_\_\_\_

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  No32 2. Does the Property have a sump pump?  Yes  No33 3. Do you know of any repairs or other attempts to control any water or dampness problem in the building or other structures?  Yes  No34 4. Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, floors, or  Other: \_\_\_\_\_35 other structural components?  Yes  No36 Explain any yes answers that you give in this section, describing the location and, if applicable, the extent of the problem and the  Other: \_\_\_\_\_

37 date and person by whom any repairs were done, if known: \_\_\_\_\_

38 \_\_\_\_\_

39 \_\_\_\_\_

40 (D) Mechanical Systems

41 1. Type of heating:  Forced Air  Hot Water  Steam  Radiant42  Other: \_\_\_\_\_43 2. Type of heating fuel:  Electric  Fuel Oil  Natural Gas  Propane (on-site)  Central Plant44  Other types of heating systems or combinations: MINI SPLIT (1 UNIT)45 3. Are there any chimneys?  Yes  No If yes, how many? 446 Are they working?  Yes  No When were they last cleaned? ONLY ONE IN USE FOR H/W47  Other: \_\_\_\_\_

48 4. List any buildings (or areas in any buildings) that are not heated: \_\_\_\_\_

49 \_\_\_\_\_

50 5. Type of water heater:  Electric  Gas  Oil Capacity: 40 GALLON (7 UNITS)51  Other: \_\_\_\_\_

Initial

52 Buyer Initials: \_\_\_\_\_ CPI Page 1 of 7 Owner Initials: RP ABP

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10.04

- 53    6. Type of plumbing:  Copper  Galvanized  Lead  PVC  Unknown  
 54     Other: PEX
- 55    7. Are you aware of any problems with plumbing or heating systems or fixtures on the Property?  Yes  No  
 56    If yes, explain:
- 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: 7 UNITS, ALL NEW 2020
- 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:
- 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:
- 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  
       retaining walls on the Property?  Yes  No  
 73    3. Explain any yes answers that you give in this section, describing the location and, if applicable, the extent of the problem and  
       the date and person by whom any repairs were done, if known:
- 78    (F) Other Equipment  
 79    1. Exterior Signs:  Yes  No How many? 1 Number illuminated: 1  
 80    2. Elevators:  Yes  No How many? 1 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? \_\_\_\_\_ 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:
- 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:
- 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  
        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:

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

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

Initials: RP ABP

## 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:

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## 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:

MAY BE OLD LEAD PAINT & ASBESTOS IN BASEMENT ONLY.

ALL RESIDENTIAL & COMMERCIAL SPACES HAVE NONE

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:

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

---

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: \_\_\_\_\_

---

- 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:

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

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

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- 167 (C) Wood Infestation  
 168 1. Are you aware of any termites/wood destroying insects, dry rot, or pests affecting the Property? [ ] Yes  No  
 169 2. Are you aware of any damage to the Property caused by termites/wood destroying insects, dry rot, or pests? [ ] Yes  No  
 170 3. Is the Property currently under contract by a licensed pest control company? [ ] Yes  No  
 171 4. Are you aware of any termite/pest control reports or treatments for the Property in the last five years? [ ] Yes  No  
 172 Explain any yes answers you give in this section: \_\_\_\_\_

- 173  
 174 (D) Natural Hazards/Wetlands  
 175 1. To your knowledge, is this Property, or part of it, located in a flood zone or wetlands area? [ ] Yes  No  
 176 2. Do you know of any past or present drainage or flooding problems affecting the Property? [ ] Yes  No  
 177 3. To your knowledge, is this Property, or part of it, located in an earthquake or other natural hazard zone? [ ] Yes  No  
 178 Explain any yes answers you give in this section: \_\_\_\_\_  
 179

## 180 6. UTILITIES

### 181 (A) Water

- 182 1. What is the source of your drinking water?  Public [ ] Community System [ ] Well on Property  
 183 [ ] Other \_\_\_\_\_  
 184 2. If the Property's source of water is not public:  
 185 When was the water last tested? \_\_\_\_\_  
 186 What was the result of the test? \_\_\_\_\_  
 187 Is the pumping system in working order?  Yes [ ] No  
 188 If no, explain: \_\_\_\_\_  
 189 3. Is there a softener, filter, or other purification system? [ ] Yes  No  
 190 If yes, is the system: [ ] Leased [ ] Owned  
 191 4. Are you aware of any problems related to the water service? [ ] Yes  No  
 192 If yes, explain: \_\_\_\_\_  
 193

### 194 (B) Sewer/Septic

- 195 1. What is the type of sewage system?  Public Sewer [ ] Community Sewer [ ] On-site (or Individual) sewage system  
 196 If on-site, what type? [ ] Cesspool [ ] Drainfield [ ] Unknown  
 197 [ ] Other (specify): \_\_\_\_\_  
 198 2. Is there a septic tank on the Property? [ ] Yes  No [ ] Unknown  
 199 If yes, what is the type of tank? [ ] Metal/steel [ ] Cement/concrete [ ] Fiberglass [ ] Unknown  
 200 [ ] Other (specify): \_\_\_\_\_  
 201 3. When was the on-site sewage disposal system last serviced? \_\_\_\_\_  
 202 4. Is there a sewage pump? [ ] Yes  No  
 203 If yes, is it in working order? [ ] Yes [ ] No  
 204 5. Are you aware of any problems related to the sewage system? [ ] Yes  No  
 205 If yes, explain: \_\_\_\_\_  
 206

### 207 (C) Other Utilities

208 The Property is serviced by the following:  Natural Gas  Electricity  Telephone  
 209 [ ] Other: \_\_\_\_\_

## 210 7. TELECOMMUNICATIONS

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

222 223 Buyer Initials: \_\_\_\_\_

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

 ABP

## 225 8. GOVERNMENTAL ISSUES/ZONING/USE/CODES

## (A) Compliance, Building Codes &amp; OSHA

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

Explain any yes answers you give in this section:

All Permits were pulled for renovations

## (B) Condemnation or Street Widening

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

## (C) Zoning

1. The Property is currently zoned COMMERCIAL by the (county, ZIP) 15027
  2. Current use is:  conforming  non-conforming  permitted by variance  permitted by special exception
  3. Do you know of any pending or proposed changes in zoning?  Yes  No
- If yes, explain: \_\_\_\_\_

(D) Is there an occupancy permit for the Property?  Yes  No(E) Is there a Labor and Industry Certificate for the Property?  Yes  NoIf yes, Certificate Number is: 7(F) Is the Property a designated historic or archeological site?  Yes  No

If yes, explain: \_\_\_\_\_

## 255 9. LEGAL/TITLE ISSUES

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

Explain any yes answers you give in this section: \_\_\_\_\_

## 272 10. RESIDENTIAL UNITS

(A) Is there a residential dwelling unit located on the Property?  Yes  NoIf yes, number of residential dwelling units: 6

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 Property Disclosure Statement, as required by the Pennsylvania Real Estate Seller's Disclosure Law (68 P.S. §7301 et. seq.).

## 277 11. TENANCY ISSUES

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

Initial

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

- 284 (E) Are there any tenants who are currently more than 30 days behind in paying rent, cam, or tax charges? [ ] Yes  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  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  No  
 289 (H) Is there any tenant that you would consider evicting or not offering an opportunity for renewal? [ ] Yes  No  
 290 (I) Are you currently involved in any type of dispute with any tenant? [ ] Yes  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 \_\_\_\_\_

## 12. DOMESTIC SUPPORT LIEN LEGISLATION

295 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  
 296 domestic relations office in any Pennsylvania county? [ ] Yes  No  
 297 If yes, list name and social security numbers of Owner(s) obligated to pay, the county, and the Domestic Relations File or docket  
 298 number: \_\_\_\_\_  
 299 \_\_\_\_\_

## 13. LAND USE RESTRICTIONS OTHER THAN ZONING

- 300 (A) Is the Property, or a portion of it, preferentially assessed for tax purposes under the Farmland and Forest Land Assessment  
 301 Act (72 P.S. §5490.1 et seq.) (Clean and Green Program)? [ ] Yes  No  
 302 Note: An Owner of Property enrolled in the Clean and Green Program must submit notice of the sale and any proposed changes  
 303 in the use of Owner's remaining enrolled Property to the County Assessor 30 days before the transfer of title to Buyer. The sale  
 304 of Property enrolled in the Clean and Green Program may result in the loss of program enrollment and the loss of preferential tax  
 305 assessment for the Property and/or the land of which it is a part and from which it is being separated. Removal from enrollment  
 306 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  
 307 amount of taxes paid under the program and the taxes that would have been paid in the absence of Clean and Green enrollment.  
 308 The roll-back taxes are charged for each year that the Property was enrolled in the program, limited to the past 7 years.  
 309 (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  
 310 Act enabling certain counties of the Commonwealth to covenant with landowners for preservation of land in farm, forest, water  
 311 supply, or open spaces uses)? [ ] Yes  No  
 312 Note: This Act enables counties to enter into covenants with owners of land designated as farm, forest, water supply, or open  
 313 space land on an adopted municipal, county or regional plan for the purpose of preserving the land as open space. A covenant  
 314 between the owner and county is binding upon any Buyer of the Property during the period of time that the covenant is in effect  
 315 (5 or 10 years). Covenants automatically renew at the end of the covenant period unless specific termination notice procedures  
 316 are followed. When a breach of the covenant occurs, the then-owner is required to pay roll-back taxes and interest. A roll-back  
 317 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  
 318 roll-back taxes are charged for each year that the Property was subject to the covenant, limited to the past 5 years.  
 319 (C) Is the Property, or a portion of it, preferentially assessed for tax purposes or enrolled in any program, other than Clean & Green  
 320 and Open Space, that contains any covenants, subdivision restrictions, or other restrictions affecting the Property?  
 321 [ ] Yes  No

322 Explain any yes answers you give in this section: \_\_\_\_\_  
 323 \_\_\_\_\_  
 324 \_\_\_\_\_  
 325 \_\_\_\_\_

## 14. SERVICE PROVIDER/CONTRACTOR INFORMATION

- 326 (A) Provide the names, addresses and phone numbers of the service providers for any Maintenance Contracts on the Property (e.g.,  
 327 elevators, other equipment, pest control). Attach additional sheet if necessary:  
 328 \_\_\_\_\_  
 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 \_\_\_\_\_ *800-432-1429* *Summit Fire*  
 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 \_\_\_\_\_

*N/A*

Initial

Initial

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

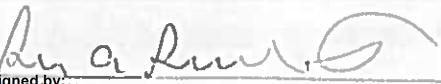
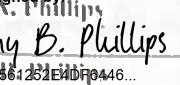
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Owner Initials:

*RAP*

*ABP*

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		DATE <u>1-10-2026</u>
349 OWNER		DATE <u>1/13/2026</u>
350 OWNER		DATE _____
351 BUYER		DATE _____
352 BUYER		DATE _____
353 BUYER		DATE _____

354

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SPD

**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)

**PROPERTY 526 Fallowfield Avenue, Charleroi, PA 15022****SELLER Ron A. Phillips, Amy B. Phillips****INFORMATION REGARDING THE REAL ESTATE SELLER DISCLOSURE LAW**

1 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  
 2 real estate transfer must disclose all known material defects about the property being sold that are not readily observable. A material defect  
 3 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  
 4 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  
 5 of its normal useful life is not by itself a material defect.

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

10 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  
 11 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-  
 12 resentation by any listing real estate broker, any selling real estate broker, or their licensees. Buyer is encouraged to address concerns  
 13 about the condition of the Property that may not be included in this Statement.

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

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

**COMMON LAW DUTY TO DISCLOSE**

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

**EXECUTOR, ADMINISTRATOR, TRUSTEE SIGNATURE BLOCK**

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

DATE \_\_\_\_\_

43 Seller's Initials RAP / ABP Date 1/13/2026

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Buyer's Initials \_\_\_\_\_

City Regional, 5801 Forbes Ave Pittsburgh PA 15217  
Dominic Janidas

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562 Fallowfield

Phone (412) 367-1170

Fax

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

#### 1. SELLER'S EXPERTISE

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

	Yes	No	Unk	N/A
A1	X			
A2	X			
C		X		

Explain any "yes" answers in Section 1:

#### 2. OWNERSHIP/OCCUPANCY

(A) Occupancy

- When was the Property most recently occupied? OCCUPIED NOW
- By how many people? 12
- Was Seller the most recent occupant?
- If "no," when did Seller most recently occupy the Property?

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

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

- The owner
- The executor or administrator
- The trustee
- An individual holding power of attorney

(C) When was the Property acquired? 2018

(D) List any animals that have lived in the residence(s) or other structures during your ownership: None

Explain Section 2 (if needed):

#### 3. CONDOMINIUMS/PLANNED COMMUNITIES/HOMEOWNERS ASSOCIATIONS

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

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

- Condominium
- Homeowners association or planned community
- Cooperative
- Other type of association or community

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

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

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

- Community Name
- Contact \_\_\_\_\_
- Mailing Address \_\_\_\_\_
- Telephone Number \_\_\_\_\_

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

*Notice to Buyer: 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, condominium, cooperative, or planned community. Buyers may be responsible for capital contributions, initiation fees or similar one-time fees in addition to regular 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 days thereafter or until conveyance, whichever occurs first.*

#### 4. ROOFS AND ATTIC

(A) Installation

- When was or were the roof or roofs installed? 2016
- Do you have documentation (invoice, work order, warranty, etc.)?

	Yes	No	Unk	N/A
B1	X			
B2	X			
B3	X			
B4	X			
C				X
D				X
E1				
E2				X
E3				X
E4				X
E5				X

(B) Repair

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

(C) Issues

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

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

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

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

## 5. BASEMENTS AND CRAWL SPACES

### (A) Sump Pump

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

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

### (B) Water Infiltration

1. Are you aware of any past or present water leakage, accumulation, or dampness within the basement or crawl space? \_\_\_\_\_
2. Do you know of any repairs or other attempts to control any water or dampness problem in the basement or crawl space? \_\_\_\_\_
3. Are the downspouts or gutters connected to a public sewer system? \_\_\_\_\_

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

## 6. TERMITES/WOOD-DESTROYING INSECTS, DRYROT, PESTS

### (A) Status

1. Are you aware of past or present dry rot, termites/wood-destroying insects or other pests on the Property? \_\_\_\_\_
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				
B2	X			

### (B) Treatment

1. Is the Property currently under contract by a licensed pest control company? \_\_\_\_\_
2. Are you aware of any termite/pest control reports or treatments for the Property? \_\_\_\_\_

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

## 7. STRUCTURAL ITEMS

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

	Yes	No	Unk	N/A
A1	X			
A2	X			
B1				
B2	X			
B3	X			
C1				
D1		X		
D2				X
D3		X		
E1	X			
E2	X			

(B) Are you aware of any past or present problems with driveways, walkways, patios or retaining walls on the Property? \_\_\_\_\_

(C) Are you aware of any past or present water infiltration in the house or other structures, other than the roof(s), basement or crawl space(s)? \_\_\_\_\_

### (D) Stucco and Exterior Synthetic Finishing Systems

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

(E) Are you aware of any fire, storm/weather-related, water, hail or ice damage to the Property? \_\_\_\_\_

(F) Are you aware of any defects (including stains) in flooring or floor coverings? \_\_\_\_\_

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

## 8. ADDITIONS/ALTERATIONS

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

	Yes	No	Unk	N/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)
COMMERCIAL SPACE Remodel	2017	YES	YES
RESIDENTIAL SPACE Remodel	2020	YES	YES

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Date

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

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:

#### General

I. When was the water supply last tested?

#### Test results:

### 3. 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 software, filter or other treatment system 100% ID-E?

6. Is our drinking water source not public in the community? \_\_\_\_\_

(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?

(B) 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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Date \_\_\_\_\_

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

## (L) Issues

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

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

Yes	No	Unk	N/A
	X		
	X		

## 10. SEWAGE SYSTEM

## (A) General

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

Yes	No	Unk	N/A
X			
		X	

## (B) Type Is your Property served by:

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

B1	X	X	
B2	X		
B3	X		
B4	X		

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

1. Is your sewage system within 100 feet of a well?
2. Is your sewage system subject to a ten-acre permit exemption?
3. Does your sewage system include a holding tank?
4. Does your sewage system include a septic tank?
5. Does your sewage system include a drainfield?
6. Does your sewage system include a sandmound?
7. Does your sewage system include a cesspool?
8. Is your sewage system shared?
9. Is your sewage system any other type? Explain: \_\_\_\_\_
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		

## (D) Tanks and Service

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

D1	X		
D2	X		
D3	X		
D4	X		
D5			
D6			
D7			
D8			
D9			
D10			

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

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

E1	X		
E2	X		

## (F) Sewage Pumps

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

F1	X		
F2			X
F3			X
F4			X
F5			X

## (G) Issues

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

G1		X	
G2			X
G3	X		
G4	X		

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Initial Date

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

Explain any "yes" answers in Section 10. Include the location and extent of any problem(s) and any repair or remediation efforts, the name of the person or company who did the repairs and the date the work was done:

## 11. PLUMBING SYSTEM

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

1. Copper
2. Galvanized
3. Lead
4. PVC
5. Polybutylene pipe (PB)
6. Cross-linked polyethylene (PEX)
7. Other \_\_\_\_\_

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

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

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

## 12. DOMESTIC WATER HEATING

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

1. Electric
2. Natural gas
3. Fuel oil
4. Propane
5. Solar
6. Geothermal
7. Other \_\_\_\_\_

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

(B) System(s)

1. How many water heaters are there? 8 (ONLY ONE IS NAT GAS)  
Tanks 40 GALL Tankless \_\_\_\_\_
2. When were they installed? 2020
3. Is your water heater a summer/winter hook-up (integral system, hot water from the boiler, etc.)?

(C) Are you aware of any problems with any water heater or related equipment?  
If "yes," explain: \_\_\_\_\_

## 13. HEATING SYSTEM

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

1. Electric
2. Natural gas
3. Fuel oil
4. Propane
5. Solar shingles or panels
6. Coal
7. Wood
8. Radiant flooring
9. Other: \_\_\_\_\_

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

1. Forced hot air
2. Hot water
3. Heat pump
4. Electric baseboard
5. Steam
6. Radiant ceiling
7. Radiant floor

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

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Date 562 Fallowfield

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

## 8. Pellet stove(s)

How many and location? \_\_\_\_\_

## 9. Wood stove(s)

How many and location? \_\_\_\_\_

## 10. Coal stove(s)

How many and location? \_\_\_\_\_

## 11. Wall-mounted split system(s)

How many and location? \_\_\_\_\_ 1 (LAUNDRY Room)

## 12. Other:

13. If multiple systems, provide locations \_\_\_\_\_

## (C) Status

## 1. Are there any areas of the house that are not heated?

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

## 2. How many heating zones are in the Property? 8

## 3. When was each heating system(s) or zone installed? 2020

## 4. When was the heating system(s) last serviced? 2025

## 5. Is there an additional and/or backup heating system? If "yes," explain: \_\_\_\_\_

## 6. Is any part of the heating system subject to a lease, financing or other agreement?

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

## (D) Fireplaces and Chimneys

## 1. Are there any fireplaces? How many? \_\_\_\_\_

## 2. Are all fireplaces working? \_\_\_\_\_

## 3. Fireplace types (wood, gas, electric, etc.): \_\_\_\_\_

## 4. Was the fireplace(s) installed by a professional contractor or manufacturer's representative? \_\_\_\_\_

## 5. Are there any chimneys (from a fireplace, water heater or any other heating system)? \_\_\_\_\_

## 6. How many chimneys? 4 (1 IN USE FOR 1 HOT WATER TANK VENT ONLY)

## 7. When were they last cleaned? \_\_\_\_\_

## 8. Are the chimneys working? If "no," explain: NO

## (E) Fuel Tanks

## 1. Are you aware of any heating fuel tank(s) on the Property? \_\_\_\_\_

## 2. Location(s), including underground tank(s): \_\_\_\_\_

## 3. If you do not own the tank(s), explain: \_\_\_\_\_

## (F) Are you aware of any problems or repairs needed regarding any item in Section 13? If "yes," explain: \_\_\_\_\_

## 14. AIR CONDITIONING SYSTEM

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

## 1. Central air

## a. How many air conditioning zones are in the Property? 8

## b. When was each system or zone installed? 2020

## c. When was each system last serviced? 2025

## 2. Wall units

## How many and the location? 1

## 3. Window units

## How many? \_\_\_\_\_

## 4. Wall-mounted split units

## How many and the location? 1 LAUNDRY Room

## 5. Other

## 6. None

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

If "yes," explain: Basement

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

	Yes	No	Unknown	N/A
A1	X			
A2				
A3				
A4	X			
A5				
A6				
A7				
A8				
A9				
A10				
A11				
A12				
A13				
A14				
A15				
A16				
A17				
A18				
A19				
A20				
B1				
B2				
B3				
B4				
B5				
B6				
B7				
B8				

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

#### 15. ELECTRICAL SYSTEM

##### (A) Type(s)

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

(B) What is the system amperage? 200

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

(D) Are you aware of any problems or repairs needed in the electrical system? If "yes," explain: \_\_\_\_\_

	Yes	No	Unk	N/A
A1		X		
A2	X		X	
A3				
A4				
A5				
B1				
C		X		
D		X		

#### 16. OTHER EQUIPMENT AND APPLIANCES

(A) **THIS SECTION IS INTENDED TO IDENTIFY PROBLEMS OR REPAIRS** and must be completed for each item that will, or may, be included with the Property. The 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. **THE FACT THAT AN ITEM IS LISTED DOES NOT MEAN IT IS INCLUDED IN THE AGREEMENT OF SALE.**

(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				Pool/spa heater			
Attic fan(s)				Range/oven			
Awnings				Refrigerator(s)			
Carbon monoxide detectors				Satellite dish			
Ceiling fans				Security alarm system			
Deck(s)				Smoke detectors			
Dishwasher				Sprinkler automatic timer			
Dryer				Stand-alone freezer			
Electric animal fence				Storage shed			
Electric garage door opener				Trash compactor			
Garage transmitters				Washer			
Garbage disposal				Whirlpool/tub			
In-ground lawn sprinklers				Other:			
Intercom				1.			
Interior fire sprinklers				2.			
Keyless entry				3.			
Microwave oven				4.			
Pool/spa accessories				5.			
Pool/spa cover				6.			

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

#### 17. POOLS, SPAS AND HOT TUBS

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

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

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

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

(C) Explain any problems in Section 17:

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

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

**18. WINDOWS**

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

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

	Yes	No	Unk	N/A
A1	X			
A2		X		

**19. LAND/SOILS****(A) Property**

- Are you aware of any fill or expansive soil on the Property?
- Are you aware of any sliding, settling, earth movement, upheaval, subsidence, sinkholes or earth stability problems that have occurred on or affect the Property?
- Are you aware of sewage sludge (other than commercially available fertilizer products) being spread on the Property?
- Have you received written notice of sewage sludge being spread on an adjacent property?
- Are you aware of any existing, past or proposed mining, strip-mining, or any other excavations on the 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 further information on mine subsidence insurance are available through Department of Environmental Protection Mine Subsidence Insurance Fund, (800) 922-1678 or ra-epmsi@pa.gov.*

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

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

Is the Property, or a portion of it, preferentially assessed for tax purposes, or subject to limited development rights under the:

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

	Yes	No	Unk	N/A
B1		X		
B2				
B3				
B4				

*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.*

**(C) Property Rights**

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

- Timber
- Coal
- Oil
- Natural gas
- Mineral or other rights (such as farming rights, hunting rights, quarrying rights) Explain:

	Yes	No	Unk	N/A
C1		X		
C2				
C3				
C4				
C5		X		

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

Explain any "yes" answers in Section 19:

**20. FLOODING, DRAINAGE AND BOUNDARIES****(A) Flooding/Drainage**

- Is any part of this Property located in a wetlands area?
- Is the Property, or any part of it, designated a Special Flood Hazard Area (SFHA)?
- Do you maintain flood insurance on this Property?
- Are you aware of any past or present drainage or flooding problems affecting the Property?
- Are you aware of any drainage or flooding mitigation on the Property?
- Are you aware of the presence on the Property of any man-made feature that temporarily or permanently conveys or manages storm water, including any basin, pond, ditch, drain, swale, culvert, pipe or other feature?
- If "yes," are you responsible for maintaining or repairing that feature which conveys or manages storm water for the Property?

	Yes	No	Unk	N/A
F1		X		
F2				
F3				
F4				
F5				
F6				
F7				

Seller's Initials RCP ABP Date 1/13/2026

SPD Page 9 of 11 Buyer's Initials

Date \_\_\_\_\_

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

Explain any "yes" answers in Section 20(A). Include dates, the location and extent of flooding and the condition of any man-made storm water management features:

**(B) Boundaries**

1. Are you aware of encroachments, boundary line disputes, or easements affecting the Property?  B1
2. Is the Property accessed directly (without crossing any other property) by or from a public road?  B2
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?  B3
  - b. If "yes," has the right of way, easement or maintenance agreement been recorded?  B4
4. Are you aware of any shared or common areas (driveways, bridges, docks, walls, etc.) or maintenance agreements?  B5

	Yes	No	Unk	N/A
B1		X		
B2	X			
B3		X		
B4			X	
B5	X			

*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.*

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

**21. HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES**

**(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?  A1
2. Other than general household cleaning, have you taken any efforts to control or remediate mold or mold-like substances in the Property?  A2

	Yes	No	Unk	N/A
A1		X		
A2	X			

*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.*

**(B) Radon**

1. Are you aware of any tests for radon gas that have been performed in any buildings on the Property?  B1
2. If "yes," provide test date and results \_\_\_\_\_
3. Are you aware of any radon removal system on the Property?  B3

	Yes	No	Unk	N/A
B1		X		
B2				
B3	X			

**(C) Lead Paint**

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?  C1
2. Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on the Property?  C2

	Yes	No	Unk	N/A
C1		X		
C2	X			

**(D) Tanks**

1. Are you aware of any existing underground tanks?  D1
2. Are you aware of any underground tanks that have been removed or filled?  D2

	Yes	No	Unk	N/A
D1		X		
D2	X			

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

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

	Yes	No	Unk	N/A
F	X			

**(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)?  F1
2. Are you aware of any other hazardous substances or environmental concerns that may affect the Property?  F2
3. If "yes," have you received written notice regarding such concerns?  F3
4. Are you aware of testing on the Property for any other hazardous substances or environmental concerns?  F4

	Yes	No	Unk	N/A
F1		X		
F2	X			
F3	X			
F4	X			

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

**22. MISCELLANEOUS**

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

1. Are there any deed restrictions or restrictive covenants that apply to the Property?  A1
2. Are you aware of any historic preservation restriction or ordinance or archeological designation associated with the Property?  A2

	Yes	No	Unk	N/A
A1		X		
A2	X			

Seller's Initials RJP

ABP

Date 1/13/2026

SPD Page 10 of 11

Buyer's Initials \_\_\_\_\_ Date \_\_\_\_\_

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

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

**(B) Financial**

1. 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 or other use restriction ordinances that remain uncorrected?
2. Are you aware of any mortgages, judgments, encumbrances, liens, overdue payments on a support obligation, or other debts against this Property or Seller that cannot be satisfied by the proceeds of this sale?
3. Are you aware of any insurance claims filed relating to the Property during your ownership?

**(C) Legal**

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

**(D) Additional Material Defects**

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

*Note to Buyer: A material defect 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 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 of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.*

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

Explain any "yes" answers in Section 22:

**23. ATTACHMENTS**

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

- Seller's Property Disclosure Statement Addendum (PAR Form SDA)

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

SELLER Signed by: Ron Phillips  
 SELLER Amy B. Phillips  
 SELLER D561252E4DF6446  
 SELLER \_\_\_\_\_  
 SELLER \_\_\_\_\_  
 SELLER \_\_\_\_\_

Ron A. Phillips DATE 1-10-26  
 Amy B. Phillips DATE 1/13/2026  
 DATE \_\_\_\_\_  
 DATE \_\_\_\_\_  
 DATE \_\_\_\_\_  
 DATE \_\_\_\_\_

**RECEIPT AND ACKNOWLEDGEMENT BY BUYER**

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

BUYER \_\_\_\_\_ DATE \_\_\_\_\_  
 BUYER \_\_\_\_\_ DATE \_\_\_\_\_  
 BUYER \_\_\_\_\_ DATE \_\_\_\_\_

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

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

**LPD****THIS FORM MUST BE COMPLETED FOR ANY PROPERTY BUILT PRIOR TO 1978****PROPERTY 526 Fallowfield Avenue, Charleroi, PA 15022****SELLER Ron A. Phillips, Amy B. Phillips****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-based paint hazards is recommended prior to purchase.

**SELLER'S DISCLOSURE**

**Seller has no knowledge of the presence of lead-based paint and/or lead-based paint hazards in or about the Property.**

**Seller has knowledge of the presence of lead-based paint and/or lead-based paint hazards in or about the Property. (Provide the basis for determining that lead-based paint and/or hazards exist, the location(s), the condition of the painted surfaces, and other available information concerning Seller's knowledge of the presence of lead-based paint and/or lead-based paint hazards.)**

**SELLER'S RECORDS/REPORTS**

**Seller has no records or reports pertaining to lead-based paint and/or lead-based paint hazards in or about the Property.**

**Seller has provided Buyer with all available records and reports regarding lead-based paint and/or lead-based paint hazards in or about the Property. (List documents):**

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

**SELLER** *Ron A. Phillips* Signed by

**Ron A. Phillips** DATE *1/10/06*

**SELLER** *Amy B. Phillips*

**Amy B. Phillips** DATE *1/13/2026*

**SELLER** D561252E4DF6446...

**DATE**

**BUYER****DATE OF AGREEMENT****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 one):**

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

**waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.**

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

**BUYER**

**DATE**

**BUYER**

**DATE**

**BUYER**

**DATE**

**AGENT ACKNOWLEDGEMENT AND CERTIFICATION**

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

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

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

**LICENSEE** *Dominic Janidas*

104F7ED6094143E...

**Dominic Janidas** DATE *1/14/2026*

**BROKER FOR BUYER (Company Name)**

**LICENSEE**

**DATE**



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10-16

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

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

OGMD

- 1 PROPERTY** 526 Fallowfield Avenue, Charleroi, PA 15022
- 2 SELLER** Ron A. Phillips, Amy B. Phillips
- 3 BUYER** \_\_\_\_\_

4 Surface and subsurface rights are often transferred together, but sometimes are transferred separately. Despite the best intentions  
 5 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 \_\_\_\_\_ N/A  
 16  Minerals \_\_\_\_\_  
 17  Coal \_\_\_\_\_  
 18  Other \_\_\_\_\_

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

20 Oil \_\_\_\_\_  
 21 Gas \_\_\_\_\_  
 22 Minerals \_\_\_\_\_  
 23 Coal \_\_\_\_\_  
 24 Other \_\_\_\_\_

Oil	unknown
Gas	unknown
Minerals	unknown
Coal	unknown
Other	unknown

- 25 (C) Seller  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-  
 28veyed, 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 \_\_\_\_\_ N/A  
 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: RAP / ABP

OGMD Page 1 of 3

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



Pennsylvania  
Association of  
Realtors®

City Regional, 4901 Forbes Ave Pittsburgh PA 15217  
Dominic Janula

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Rev. 9/22, rel. 1/23  
562 Fallowfield

Phone: (412) 367-1870 Fax: \_\_\_\_\_

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

(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 \_\_\_\_\_ *N/A*  
 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**(A) Surface rights owned by Seller: *N/A*(B) Surface rights excepted: *N/A***65 5. SURFACE DAMAGES**

## (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? \_\_\_\_\_

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 otherwise 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**(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.

(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 documents 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, pipeline easements, and other documents (e.g., royalty agreements) within Seller's possession having to do with prior conveyances, assignments, or transfers of these rights/interests, as follows:  
88 \_\_\_\_\_  
89 \_\_\_\_\_  
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  No95 (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  NoInitials:  
*KLP* / *ABP*

- 98 (C) Are you aware of any insurance claims filed relating to the oil, gas, mineral and or other rights discussed herein?  Yes  No  
 99 (D) Are you aware of any apportionment or allocation issues affecting the Property?  Yes  No  
 100 (E) Because each interest may be transferred separately (e.g., surface rights transferred separately from mineral rights), each parcel  
 101 might be identified with a separate Tax Identification Number or parcel number.

102 **9. VALUATION**

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

106 **10. OTHER**

107 \_\_\_\_\_  
 108 \_\_\_\_\_  
 109 \_\_\_\_\_  
 110 \_\_\_\_\_

111 SELLER *Dunc Phillips* Ron A. Phillips DATE 1-10-26  
 112 SELLER Amy B. Phillips DATE 1/13/2026  
 113 SELLER \_\_\_\_\_ DATE \_\_\_\_\_

**RECEIPT AND ACKNOWLEDGEMENT BY BUYER**

114 The undersigned Buyer acknowledges receipt of this Disclosure. Buyer acknowledges that this Statement is not a warranty  
 115 and that Buyer is purchasing the Property with only the oil, gas and/or mineral rights/interests that Seller is able and willing to  
 116 convey. It is Buyer's responsibility to satisfy himself or herself as to the ownership status of the oil, gas and/or mineral rights/  
 117 interests to the Property. Buyer may investigate the ownership status of the oil, gas and/or mineral rights/interests, at Buyer's  
 118 expense and by qualified professionals.

119  
 120 BUYER \_\_\_\_\_ DATE \_\_\_\_\_  
 121 BUYER \_\_\_\_\_ DATE \_\_\_\_\_  
 122 BUYER \_\_\_\_\_ DATE \_\_\_\_\_