

Seller Initials JH
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WPML SELLER DISCLOSURE STATEMENT

Buyer Initials _____

WPML LISTING #
05/2022 REVISED

SELLER INFORMATION

Seller(s) Name(s): Residential Resources, Inc.
Property Address (Mailing Address and Municipality of Property) (hereinafter referred to as the "Property"):
5701 Callowhill Street, Pittsburgh, PA 15206
Approximate age of Property: 105 Years Seller has owned Property: 32

NOTICE TO PARTIES

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

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

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

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

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

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

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

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

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

1. SELLER'S EXPERTISE

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

Explain any "yes" answers in section 1: _____

2. IDENTITY OF INDIVIDUAL COMPLETING THIS DISCLOSURE

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

3. OWNERSHIP/OCCUPANCY

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

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4. ROOF & ATTIC

	Yes	No	Unk
a			
b	X		
c	X		
d		X	

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

- (a) Date roof was installed: 5/96 *Last service Aug 2025* Do you have documentation? Yes _____ No _____
- (b) Has the roof been replaced, repaired, or overlaid during your ownership?
- (c) Has the roof ever leaked during your ownership?
- (d) Do you know of any current or past problems with the roof, attic, gutters, or downspouts?

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

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

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

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

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

	Yes	No	Unk
a		X	
b		X	
c	X		
d	X		

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

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

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

7. STRUCTURAL ITEMS

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

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

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

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8. ADDITIONS/REMODELING

Table with columns: Yes, No, Unk. Row 1: Yes (checked), No, Unk.

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

Table with 4 columns: Description of work, Approximate date of work, Were permits obtained?, Were final inspections/approvals obtained? (Yes/No/Unknown). Row 1: Full Replacement of Fire Escape + Add Roof, 11/96, YES, Unknown.

Note to Buyer: The PA Construction Code Act, 35 P.S. § 7210.101 et. seq. (effective 2004), and local codes establish standards for building or altering properties. Buyers should check with the municipality to determine if permits and/or approvals were necessary for disclosed work and if they were obtained.

Table with columns: Yes, No, Unk. Row 1: Yes (checked), No, Unk. Row 2: Yes, No, Unk (checked).

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

(c) Did any former owners of the Property make any additions, structural changes, or other alterations to the Property?

If "yes," please identify the work that was done and indicate whether all necessary permits and approvals were obtained along with compliance with building codes:

9. WATER SUPPLY

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

Table with columns: Yes, No, Unk, N/A. Rows A, B, C with sub-rows 1-8 for various water supply questions.

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

10. SEWAGE SYSTEM

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

Table with columns: Yes, No, Unk, N/A. Rows A, 1-12 for various sewage system questions.

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

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

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10. SEWAGE SYSTEM (continued)

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

Table with 4 columns: Yes, No, Unk, N/A. Rows 1-5 with handwritten 'X' marks in No and Unk columns.

(B) Miscellaneous

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

11. PLUMBING SYSTEM

Table with 3 columns: Yes, No, Unk. Rows 1-7 with handwritten 'X' marks in Yes and Unk columns.

(A) Type of plumbing:

- 1. Copper
2. Galvanized
3. Lead
4. PVC
5. Polybutylene pipe (PB)
6. Mixed
7. Other. If "other," please explain:

(B) Known problems

- 1. Are you aware of any problems with any of your plumbing fixtures (including but not limited to: kitchen, laundry or bathroom fixtures, wet bars, hot water heater, etc.)? If "yes," please explain:

12. DOMESTIC WATER HEATING

Table with 3 columns: Yes, No, Unk. Rows 1-7 with handwritten 'X' marks in No and Unk columns.

(A) Type of water heating:

- 1. Electric
2. Natural Gas
3. Fuel Oil
4. Propane
5. Solar
6. Summer/Winter Hook-Up
7. Other. If "other," please explain:

(B) Known problems and age

- 1. Are you aware of any problems with any water heater or related equipment? If "yes," please explain:
2. If a water heater is present, what is its age?

13. AIR CONDITIONING SYSTEM

Table with 3 columns: Yes, No, Unk. Rows 1-8 with handwritten 'X' marks in No and Unk columns.

(A) Type of air conditioning:

- 1. Central electric
2. Central gas
3. Wall Units
4. None
5. Number of window units included in sale: Location(s):
6. List any areas of the house that are not air conditioned:
7. Age of Central Air Conditioning System: Date last serviced, if known:

8. Are you aware of any problems with any item in this section? If "yes," explain: Explain any "yes" answers with specific information on the location of the problem/issue and a description of any repair efforts, including a description of the repair(s) and the date(s) the repair(s) were attempted, or attach a more detailed summary.

14. HEATING SYSTEM

Table with 3 columns: Yes, No, Unk. Rows 1-9 with handwritten 'X' marks in No and Unk columns.

(A) Type(s) of heating fuel(s) (check all that apply):

- 1. Electric
2. Fuel Oil
3. Natural Gas
4. Propane
5. Coal
6. Wood
7. Pellet
8. Other. If "other," please explain:
9. Are you aware of any problems with any item in this section? If "yes," please explain:

(B) Type(s) of heating system(s) (check all that apply):

- 1. Forced Hot Air
2. Hot Water
3. Heat Pump
4. Electric Baseboard

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14. HEATING SYSTEM (continued)

	Yes	No	Unk	
5		<input checked="" type="checkbox"/>		5. Steam
6		<input checked="" type="checkbox"/>		6. Wood Stove (How many? _____)
7		<input checked="" type="checkbox"/>		7. Other
C				(C) Age of Heating System: <u>2-4 yrs old</u>
D				(D) Date last serviced, if known: <u>2024</u>
E				(E) List any areas of the house that are not heated: <u>NA</u>
F	<input checked="" type="checkbox"/>			(F) Are there any fireplaces? How many? <u>1</u>
1		<input checked="" type="checkbox"/>		1. Are all fireplace(s) working?
2				2. Fireplace types (woodburning, gas, electric, etc.)? _____
3			<input checked="" type="checkbox"/>	3. Were the fireplaces installed by a professional contractor or manufacturer's representative?
G				(G) Are there any chimneys (from a fireplace, water heater, or any other heating system)?
1				1. How many chimney(s)? _____ When were they last cleaned? <u>Unknown</u>
2	<input checked="" type="checkbox"/>			2. Are the chimney(s) working? <u>yes</u> If "no," explain: _____
H		<input checked="" type="checkbox"/>		(H) Are you aware of any heating fuel tanks on the Property?
1				1. If "yes," please describe the location(s), including underground tank(s): _____
2				2. If you do not own the tank(s), explain: _____
I		<input checked="" type="checkbox"/>		(I) Are you aware of any problems or repairs needed regarding any item in this section? If "yes," please explain:

15. ELECTRICAL SYSTEM

	Yes	No	Unk	
A				(A) Type of electrical system:
1		<input checked="" type="checkbox"/>		1. Fuses
2	<input checked="" type="checkbox"/>			2. Circuit Breakers - How many amps? <u>100 Amp/unit</u>
3			<input checked="" type="checkbox"/>	3. Are you aware of any knob and tube wiring in the home?
4		<input checked="" type="checkbox"/>		4. Are you aware of any problems or repairs needed in the electrical system?
				If "yes," please explain: _____

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

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

	Yes	No	Unk	
A		<input checked="" type="checkbox"/>		(A) Electric garage door opener. Number of transmitters: _____
1				1. Are the transmitters in working order?
B		<input checked="" type="checkbox"/>		(B) Keyless entry?
1				1. Is the system in working order?
C	<input checked="" type="checkbox"/>			(C) Smoke detectors? How many? <u>230</u>
1				1. Location of smoke detectors: <u>Each room</u>
D	<input checked="" type="checkbox"/>			(D) Carbon Monoxide and/or other detectors? Identify other types of detectors, if applicable, and their location(s): <u>unit</u>
E		<input checked="" type="checkbox"/>		(E) Security Alarm system?
1				1. If "yes," is system owned?
2				2. Is system leased? If system is leased, please provide lease information: _____
F		<input checked="" type="checkbox"/>		(F) Lawn sprinkler system?
1				1. Number of sprinklers: _____ Automatic timer?
2				2. Is the system in working order?
G		<input checked="" type="checkbox"/>		(G) Swimming Pool?
1				1. Is it in ground?
2				2. Is it out of ground?
3				3. Other (please explain): _____
4				4. Pool heater?
5				5. In working order?
6				6. Pool cover?
7				7. List all pool equipment: _____
H		<input checked="" type="checkbox"/>		(H) Spa/Hot Tub/Whirlpool Tub/Other similar equipment? Explain: _____
1				1. Are there covers available?
I	<input checked="" type="checkbox"/>			(I) Refrigerator?
J	<input checked="" type="checkbox"/>			(J) Range/Oven?
K		<input checked="" type="checkbox"/>		(K) Microwave?
L		<input checked="" type="checkbox"/>		(L) Convection Oven?
M		<input checked="" type="checkbox"/>		(M) Dishwasher?
N		<input checked="" type="checkbox"/>		(N) Trash Compactor?
O		<input checked="" type="checkbox"/>		(O) Garbage Disposal?
P		<input checked="" type="checkbox"/>		(P) Freezer?
Q			<input checked="" type="checkbox"/>	(Q) Are the items in this sections (H) – (P) in working order? If "no," please explain: _____
1				1. Please also identify the location if these items are not in the kitchen. _____

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

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

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

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

NOTE TO BUYER: THE PROPERTY MAY BE SUBJECT TO MINE SUBSIDENCE DAMAGE. MAPS OF THE COUNTIES AND MINES WHERE MINE SUBSIDENCE DAMAGE MAY OCCUR AND INFORMATION ON MINE SUBSIDENCE INSURANCE ARE AVAILABLE THROUGH:

DEPARTMENT OF ENVIRONMENTAL PROTECTION, MINE SUBSIDENCE INSURANCE FUND, 25 TECHNOLOGY DRIVE, CALIFORNIA TECHNOLOGY PARK, COAL CENTER, PA 15423, 1-800-922-1678 OR 724-769-1100.

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

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

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

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Buyer Initials _____

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

Q	Yes	No	Unk

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

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

18. HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES

	Yes	No	Unk	N/A	
A			<input checked="" type="checkbox"/>		(A) Are you aware of any underground tanks (other than home heating fuel or septic tanks disclosed above)?
B			<input checked="" type="checkbox"/>		(B) Are you aware of any past or present hazardous substances present on the Property (structure or soil) such as, but not limited to, asbestos or polychlorinated biphenyls (PCBs), etc.?
C			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	(C) Are you aware of sewage sludge (other than commercially available fertilizer products) being spread on the property, or have you received written notice of sewage sludge being spread on an adjacent property?
D			<input checked="" type="checkbox"/>		(D) Are you aware of any tests for mold, fungi, or indoor air quality in the Property?
E		<input checked="" type="checkbox"/>			(E) Other than general household cleaning, have you taken any efforts to control or remediate mold or mold-like substances in the property?
F			<input checked="" type="checkbox"/>		(F) Are you aware of any dumping on the Property?
G			<input checked="" type="checkbox"/>		(G) Are you aware of the presence of an environmental hazard or biohazard on your property or any adjacent property?
H			<input checked="" type="checkbox"/>		(H) Are you aware of any tests for radon gas that have been performed in any buildings on the Property?
	DATE	TYPE OF TEST	RESULTS (picocuries/liter or working levels)	NAME OF TESTING SERVICE	

I	DATE INSTALLED	TYPE OF SYSTEM	PROVIDER	WORKING ORDER
				Yes No
		<input checked="" type="checkbox"/>		

J	1	K	1	L	M
		<input checked="" type="checkbox"/>			
		<input checked="" type="checkbox"/>			
		<input checked="" type="checkbox"/>			

Explain any "yes" answers in this section: _____

Details: _____

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

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

A	1	2	3	4
		<input checked="" type="checkbox"/>		
		<input checked="" type="checkbox"/>		
		<input checked="" type="checkbox"/>		
		<input checked="" type="checkbox"/>		

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

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Seller Initials JJH

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

Table with 3 columns: Yes, No, Unk. Rows 1-6.

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

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

20. MISCELLANEOUS

Table with 3 columns: Yes, No, Unk. Rows A-F.

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

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

Table with 3 columns: Yes, No, Unk. Rows G-J.

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

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

Table with 3 columns: Yes, No, Unk. Rows K-L.

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

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

Table with 3 columns: Yes, No, Unk. Rows M-O.

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

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

Table with 3 columns: Yes, No, Unk. Rows P-6.

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

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

Table with 3 columns: Yes, No, Unk. Row Q.

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

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

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Seller Initials JA

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Buyer Initials _____

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

21. COMPLIANCE WITH REAL ESTATE SELLER DISCLOSURE LAW

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

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

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

SELLER [Signature] DATE 12/10/2020
Residential Resources, Inc. President

SELLER _____ DATE _____

SELLER _____ DATE _____

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

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

_____ DATE _____

_____ DATE _____

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

CORPORATE LISTING

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

_____ DATE _____

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

RECEIPT AND ACKNOWLEDGEMENT BY BUYER

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

BUYER _____ DATE _____

BUYER _____ DATE _____

BUYER _____ DATE _____

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

Court Pest Control

3131 5th Avenue
McKeesport, PA 15132
United States
(412) 672-7378



RENEWAL NOTICE
Call Us At (412) 672-7378

Residential Resources

600 Waterfront Dr (Suite 215)
East Liberty, PA 15222

Account #3820

RENEWAL NOTICE Dated: 2/26/26

DESCRIPTION	Renewal Date	AMOUNT	TAX	PAID	TOTAL DUE
Sentricon - Annual Inspection 5701 Callowhill Ave Pittsburgh, PA 15206	5/14/26	702.00	49.14	0.00	751.14

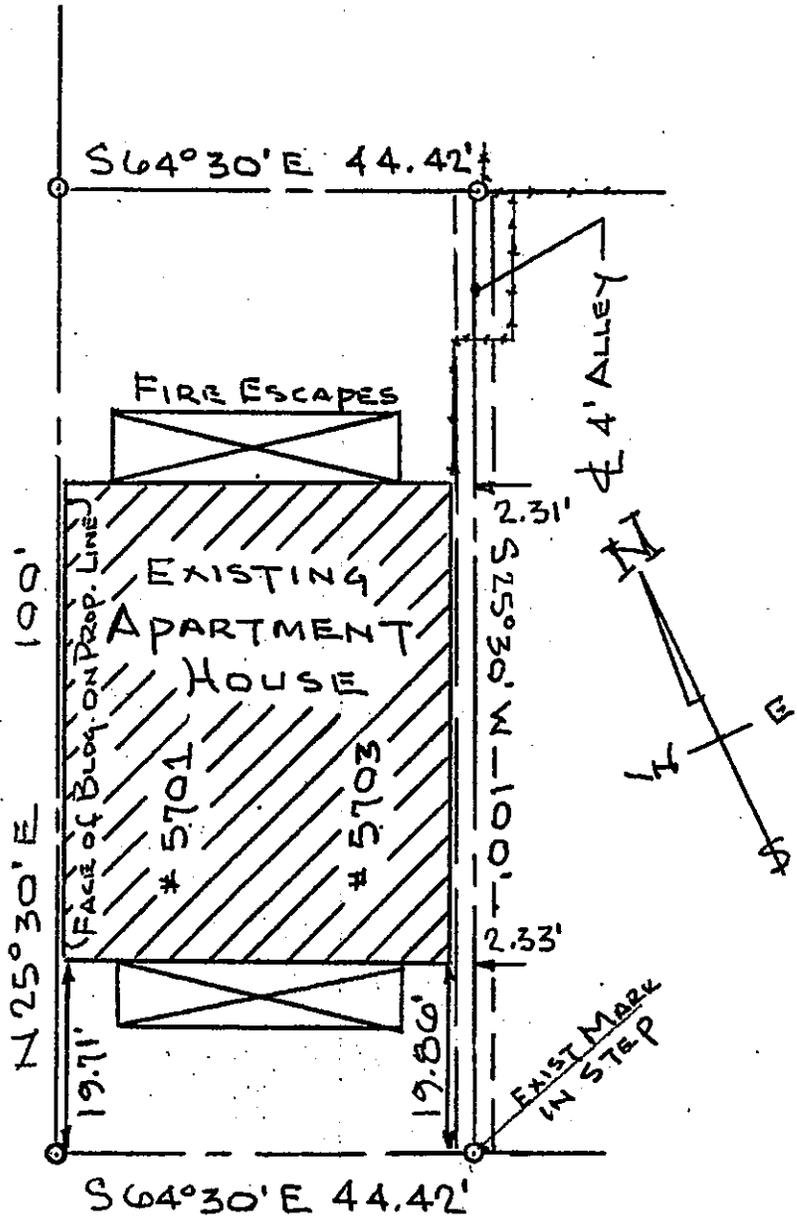
RTA	INVOICE	RRSW
ETM	Staff	Date
Received	RM	2/26/26
Watched		
Aggr appr		
off appr		
copying		
IG appr		
P entry		
notes #	Callowhill 02/26/26	
GL #	7674-193-00	
GL name	exterminator	
Amount	\$ 751.14	

P.O. 4096

I hereby certify that this is a correct plan of survey made upon the premises this the 24th day of November 1993 showing the location of buildings, fences or any other easements apparent from a survey made on the ground.

William T. Gleba

MELLON ST. 50' R/W



CALLOWHILL ST. 50' R/W

Wm. T. Gleba PE&PLS
433 Decatur Ave.
Pgh. Pa. 15221

PLAN OF PROPERTY FOR
RESIDENTIAL RESOURCES INC

BLOCK 829 LOT 147

CITY OF PITTSBURGH 11th WARD ALLEGHENY CO

Nov 24 1993

1"=20' PENNSYLVANIA

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 5701 Callowhill Street, Highland Park, PA 15206**
2 **SELLER Residential Resources, Inc.**

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.)
16

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): _____
21

22 Signed by:
23 **Seller certifies that to the best of Seller's knowledge the above statements are true and accurate.**
24 **SELLER** John Jeffrey Angel, President **Residential Resources, Inc.** **DATE** 12/12/2025 | 11:55
25 **SELLER** _____ **DATE** _____
26 **SELLER** _____ **DATE** _____

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) BHHS THE PREFERRED REALTY**
47 **LICENSEE** Lori Maffeo **Lori Maffeo** **DATE** 12/11/2025 | 11:0
48 **BROKER FOR BUYER (Company Name)** _____
49 **LICENSEE** _____ **DATE** _____



DUAL AGENCY CONSENT AND CONFIRMATION AGREEMENT

(To be signed by Buyer before signing offer and to be signed by Seller before reviewing offer.)

1. Seller and Buyer acknowledge and agree that the purchase agreement they are considering involves representation by a Disclosed Dual Agent. The following information details the roles of the parties regarding Dual Agency.

Note: When the term "DUAL AGENT" is used, it will always mean the Broker (Berkshire Hathaway HomeServices The Preferred Realty) who, by contracts previously entered into, represents the interests of both the Buyer and the Seller in this agreement. The term DUAL AGENT will apply to a Salesperson/Associate Broker only if the same Salesperson/Associate Broker has been previously identified as the Designated Agent to represent the interests of both parties (Buyer and Seller) named in this agreement. If the Designated Agent of the Buyer and the Designated Agent of the Seller are not the same Salesperson/Associate Broker, then the term Dual Agent will apply only to the Broker, and the Buyer and Seller will each continue to be fully represented by their previously identified Designated Agents.

2. Dual Agent's Role: Seller and Buyer acknowledge that, prior to the creation of the Dual Agency, the Agent represented either the Buyer or the Seller. The Agent acted as the Agent of Seller or acted as the Agent of Buyer. In those separate roles, the Agent may have obtained information which, if disclosed, could harm the bargaining position of the party providing such information to the Agent. Seller and Buyer agree that the Dual Agent shall not be liable to either party for refusing or failing to disclose information which would harm one party's bargaining position and would benefit the other party. However, this Agreement shall not prevent the Agent from disclosing to Buyer any known material defects in the property or any other matter that must be disclosed by state law and/or regulation. The Agent agrees not to disclose (a) to Buyer information about what price Seller will accept other than the Listing Price, or (b) to Seller information about what price Buyer will pay other than any written offered price. In the event that Seller and Buyer do not enter into an agreement for the purchase of Seller's property by Buyer (the "Purchase Agreement"), or in the event that the Purchase Agreement between Seller and Buyer does not close, the Dual Agency role and this Agreement will be terminated.
3. Seller's and Buyer's Role: Seller and Buyer acknowledge that they are aware of the implication of the Agent's Dual Agency role including the limitation on the Agent's ability to represent Seller or Buyer fully and exclusively. Seller and Buyer have determined that the benefits of entering into a transaction between them with the Agent acting as agent for both of them outweigh such implications. Seller and Buyer understand that they may each seek independent legal counsel in order to assist with any matter relating to a Purchase Agreement or to the transaction which is the subject matter of a Purchase Agreement. Seller and Buyer agree that Agent shall not be liable for any claims, damages, losses, expenses or liabilities arising from the Agent's role as a Dual Agent. Seller and Buyer shall have a duty to protect their own interests and should read this Agreement and any Purchase Agreement carefully to ensure that they accurately set forth the terms which they want included in said agreements.
4. Seller and Buyer agree that all "comparable" property information available through the Multiple Listing Service or otherwise, including listed and sold properties, may be disclosed to both Seller and Buyer. Agent will not advise or counsel Seller or Buyer, interpret data, or make recommendations based on this information.
5. Seller and Buyer understand and agree that Broker compensation is not set by law and is fully negotiable. Broker shall have the right to collect compensation or a fee from the Seller, the Buyer, or both according to the terms of their respective agency contracts as well as the agreement of sale.
6. Seller and Buyer are advised to seek competent legal and tax advice with regard to this transaction, and with regard to all documents executed in connection with this transaction including this Dual Agency Consent Agreement.
7. Seller and Buyer recognize and agree that this document does not replace those documents signed earlier, i.e. the Buyer Agency Contract signed by the Buyer on _____, and the Exclusive Right to Sell Listing Agreement signed by the Seller on January 2, 2026. However, in any areas where this document contradicts or conflicts with those documents, this Dual Agency Consent Agreement shall supersede. This agreement hereby becomes a part of the attached Purchase Agreement entered into between the parties whose signatures appear below.
8. This Dual Agency Consent form may be executed in one or more counterparts, each of which shall be deemed to be an original and which counterparts together shall constitute one and the same consent of the Parties.

I HAVE READ AND UNDERSTAND THE ABOVE AGREEMENT.

Buyer: _____

Date: _____

Buyer: _____

Date: _____

Signed by:
 Seller: John Jeffrey Lengel, President
 Residential Resources, Inc.

Date: 12/12/2025 | 11:55 AM EST

Seller: _____

Date: _____



**BERKSHIRE
 HATHAWAY**
 HomeServices
The Preferred Realty