

West Penn Multi-List, Inc.™
SELLER DISCLOSURE STATEMENT

687438

WPML LISTING #
10/04 REVISED

THIS FORM MAY ONLY BE CERTIFIED TO BY THE SELLER

SELLER INFORMATION

Seller(s) Name(s): Nicholas V Lathrop and Kenneth R Kane

Property Address (Mailing Address and Municipality of Property) (hereinafter referred to as the "Property"):
3373 Middletown Road Pittsburgh, PA 15204

Approximate age of Property: 57 Years Seller has owned Property: 4.5

NOTICE TO PARTIES

A Seller must disclose to a Buyer all known material defects about the Property being sold that are not readily observable. 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 statement discloses the 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 any listing real estate broker, any selling real estate broker or their agents. The Buyer is encouraged to address concerns about the conditions of the Property that may not be included in this statement. This statement does not relieve the Seller of the obligation to disclose a material defect that may not be addressed on this form.

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 a problem with the 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.

1. SELLER'S EXPERTISE

The Seller does not possess expertise in contracting, engineering, architecture or other areas related to the construction and conditions of the Property and its improvements, except as follows: _____

2. OCCUPANCY

- (a) Do you, the Seller, currently occupy this Property? Yes No If "No", when did you last occupy the Property? never (Year)
- (b) Is the Property zoned for single family residential use? Yes No Unknown multi Family
- (c) Will a Certificate of Occupancy be required by the Municipality and/or government unit? Yes No
- (d) Are you aware of any pets having lived in the house or other structures during your ownership? Yes No

3. ROOF

- (a) Date roof was installed: _____ Documented: Yes No Unknown
- (b) Has the roof been replaced, repaired, or overlay during your ownership? Yes No
- (c) Has the roof ever leaked during your ownership? Yes No
- (d) Do you know of any problems with the roof, gutters, or downspouts? Yes No

Explain any "Yes" answers that you give in this section: _____

4. BASEMENTS, GARAGES AND CRAWL SPACES (COMPLETE ONLY IF APPLICABLE).

- (a) Does the Property have a sump pump or grinder pump? Yes No Unknown
- (b) Are you aware of any water leakage, accumulation or dampness within the basement, garage or crawl space? Yes No
If "Yes", describe in detail: dampness when it rains
- (c) Do you know of any repairs or other attempts to control any water or dampness problem in the basement, garage or crawl space?
 Yes No If "Yes", describe the location, extent, date and name of the person who did the repair or control effort: _____

5. TERMITES/WOOD DESTROYING INSECTS, DRY ROT, PESTS

- (a) Are you aware of any termites/wood destroying insects, dry rot or pests affecting the Property? Yes No
- (b) Are you aware of any damage to the Property caused by termites/wood destroying insects, dry rot or pests? Yes No
- (c) Is your Property currently under contract by a licensed pest control company? Yes No
- (d) Are you aware of any termite/pest control reports or treatments to the property? Yes No

Explain any "Yes" answers that you give in this section: _____

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6. STRUCTURAL ITEMS

- (a) Are you aware of any past or present water leakage in the house or other structure? Yes No
 - (b) Are you aware of any past or present movement, shifting, deterioration or other problem with walls, foundations or other structural components? Yes No
 - (c) Are you aware of any past or present problems with driveways, walkways, patios or retaining walls on the Property? Yes No
 - (d) Have there been any repairs or other attempts to remedy or control the cause or effect of any defects or conditions described above? Yes No Unknown
 - (e) Are you aware of any problem with the use or operation of the windows? Yes No
 - (f) Are there any defects (including stains) in flooring or floor coverings? Yes No
 - (g) Has there ever been fire damage to the Property? Yes No Unknown
- Explain any "Yes" answers you give in this section. When explaining efforts to control or repair, please describe the location and extent of the problem and the date and person by whom the work was done, if known: _____

7. ADDITIONS/REMODELING

- (a) Have you made any additions, structural changes or other alterations to the Property? Yes No
If "Yes", please describe: _____
- (b) Did you obtain all necessary permits and approvals and was all work in compliance with building codes? Yes No Unknown
- (c) Did any former owners of the Property make any additions, structural changes or other alterations to the Property? Yes No Unknown
If "Yes", to the best of your knowledge, did they obtain all necessary permits and approvals, and was all work in compliance with building codes? Yes No Unknown

8. WATER SUPPLY

- (a) What is the source of your drinking water? Public Community System Well on Property Other _____
If "Other", please explain: _____
 - (b) If your drinking water source is not public: When was your water last tested? _____ What was the result of the test? _____
- Is the pumping system in working order? Yes No If "No", Please explain: N/A
- (c) Do you have a water softener, filter or other purification system? Yes No If "Yes", Is the system leased owned

9. SEWAGE SYSTEM

- (a) What is the type of sewage system? Public sewer Individual on-lot sewage system Individual on-lot sewage disposal system in proximity to well Community sewage disposal system Ten acre permit exemption Holding tank Cesspool Septic tank Sand mound None None available/permit limitations if effect 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 Rider should be attached to any Agreement of Sale and Purchase.

- (b) Is there a sewage pump? Yes No If "Yes", is it in working order? Yes No
- (c) When was the septic system, holding tank or cesspool last serviced? N/A
- (d) Is either the water or sewage system shared? Yes No
If "Yes", please explain: _____
- (e) Are you aware of any leaks, backups or other problems relating to any of the plumbing, water and sewage-related items? Yes No If "Yes", Please explain: _____

10. PLUMBING SYSTEM

- (a) Type of plumbing: Copper Galvanized Lead PVC Polybutylene pipe (PB) Mixed Unknown Other
If "Other", please explain: _____
- (b) 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.)? Yes No If "Yes", please explain: _____

11. DOMESTIC WATER HEATING

- (a) Type of water heating: Electric Natural Gas Fuel Oil Propane Solar Summer/Winter Hook-Up Other
(explain): _____
- (b) Are you aware of any problems with any water heater or related equipment? Yes No If "Yes", explain: _____

12. AIR CONDITION SYSTEM

- (a) Type of air conditioning: Central electric Central gas Wall Units None Number of window units included in sale: _____
Location(s): _____
- (b) List any areas of the house that are not air conditioned: _____
- (c) Age of Central Air Conditioning System: _____ Unknown Date last serviced, if known: _____

14. ELECTRICAL SYSTEM

- (a) Type of Electrical System: Fuses _____ Circuit Breakers How many Amps? _____ Unknown _____
- (b) Are you aware of any knob and tube wiring in the home? Yes _____ No
- (c) Are you aware of any problems or repairs needed in the electrical system? Yes _____ No

If "Yes", please explain: _____

15. OTHER EQUIPMENT AND APPLIANCES 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, is included in the purchase of the Property.

- (a) _____ Electrical garage door opener / Number of transmitters _____ Are they in working order? Yes _____ No _____
- (b) Smoke detectors / How many? 2 Location(s): _____
- (c) _____ Security alarm system: Owned _____ Leased _____ Lease Information: _____
- (d) _____ Lawn sprinkler Number _____ Automatic timer _____ In working order? Yes _____ No _____
- (e) _____ Swimming pool Pool heater _____ Spa / Hot tub _____ List all pool / spa equipment: _____
- (f) Refrigerator Range 2 Microwave oven _____ Dishwasher _____ Trash compactor _____ Garbage disposal _____
- (g) _____ Washer Dryer _____
- (h) _____ Intercom _____
- (i) _____ Ceiling Fans Number _____ Location(s): _____
- (j) Other: _____

Are any items in this section in need of repair or replacement? Yes _____ No _____ Unknown _____ If "Yes", please explain: _____

16. LAND (SOILS, DRAINAGE AND BOUNDARIES)

- (a) Are you aware of any fill or expansive soil on the Property? Yes _____ No
- (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? Yes _____ No _____

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. 800-922-1678 or 724-769-1100.

- (c) Are you aware of any existing or proposed mining, strip mining or any other excavations that might affect this Property? Yes _____ No
- (d) To your knowledge, is the Property, or part of it, located in a flood zone or wetlands area? Yes _____ No
- (e) Do you know of any past or present drainage or flooding problems affecting the Property or adjacent properties? Yes _____ No
- (f) Do you know of any encroachments, boundary line disputes, rights of way or easements? Yes _____ No

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 the title or searching the records in the Office of the Recorder of Deeds for the County before entering into an agreement of sale.

- (g) Are you aware of any shared or common areas (for example, driveways, bridges, docks, walls, etc.) or maintenance agreements? Yes _____ No
- (h) Do you have an existing survey of the Property? Yes _____ No
If "Yes", has the survey been made available to the Listing Real Estate Broker? Yes _____ No _____

- (i) Does the Property abut a public road? Yes _____ No _____
If not, is there a recorded right-of-way and maintenance agreement to a public road? Yes _____ No

- (j) Is the Property or a portion of it, preferentially assessed for tax purposes, or subject to limited development rights? Yes _____ No

- If "Yes", check all that apply below:
- _____ 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)
 - _____ Other: _____

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: _____

17. HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES

- (a) Are you aware of any underground tanks (other than home heating fuel or septic tanks disclosed above)? Yes No
 - (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.? Yes No
 - (c) Are you aware of sewage sludge (other than commercially available fertilizer products) being spread on the property, or have received written notice of sewage sludge being spread on an adjacent property? Yes No
 - (d) Are you aware of any tests for mold, fungi, or indoor air quality on the Property? Yes No
 - (e) Other than general household cleaning, have you taken any efforts to control or remediate mold or mold-like substances in the property? Yes No
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.
 - (f) Are you aware of any dumping on the Property? Yes No
 - (g) Have you received written notice regarding the presence of an environmental hazard or biohazard on your property or any adjacent property? Yes No
 - (h) Are you aware of any tests for radon gas that have been performed in any buildings on the Property? Yes No
- | DATE | TYPE OF TEST | RESULTS (picocuries / liter or working levels) | NAME OF TESTING SERVICE |
|------|--------------|--|-------------------------|
| | | | |

- (i) Are you aware of any radon removal system on the Property? Yes No If "Yes", list date installed, type of system and whether it is in working order below:

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

- (j) If Property was constructed, or if construction began before 1978, you must disclose any knowledge of lead-based paint on the Property. Are you aware of any lead-based paint hazards on the Property? Yes No If "Yes", explain how you know of it, where it is, and the condition of those lead-based paint surfaces: _____
- (k) If the Property was constructed, or if construction began before 1978, you must disclose any reports or records of lead-based paint or lead-based paint hazards on the Property. Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on the Property? Yes No If "Yes", list all available reports and records: _____
- (l) Are you aware of testing on the Property for any other hazardous substances or environmental concerns? Yes No
- (m) Are you aware of any other hazardous substances or environmental concerns that might impact upon the property? Yes No
 Explain any "Yes" answers in this Section: _____

18. CONDOMINIUMS AND OTHER HOMEOWNERS ASSOCIATIONS (COMPLETE ONLY IF APPLICABLE)

- (a) Type: Condominium Cooperative Homeowners Association Other If "Other", please explain: _____

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.

- (b) Do you know of any defect, damage or problem with any common elements or common areas which could affect their value or desirability? Yes No Unknown
- (c) Do you know of any condition or claim which may result in an increase in assessments or fees? Yes No Unknown
 If your answer to (b) or (c) is "Yes", explain in detail: _____

19. MISCELLANEOUS

- (a) Are you aware of any existing or threatened legal action affecting the Property? Yes No
- (b) Do you know of any violations of Federal, State or local laws or regulations relating to this Property? Yes No
- (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? Yes No
- (d) Are you aware of any judgment, encumbrances, lien (for example, co-maker or equity loan) or other debt against this Property that cannot be satisfied by the proceeds of this sale? Yes No
- (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? Yes No
- (f) Are you aware of any material defects to the Property, dwelling or fixtures which are not disclosed elsewhere on this form? Yes No
 A material defect is a problem with the 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.
- (g) Are you aware of a historic preservation restriction or ordinance or archeological designation associated with the Property? Yes No
- (h) Are you aware of any insurance claims filed related to the Property? Yes No
 If "Yes", please explain: _____
- (i) 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 municipal improvements, pending tax assessment appeals, etc.? Yes No Unknown
 If your answers in this section are "Yes", explain in detail: _____

