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SELLER INITIALS

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

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WPML LISTING #
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THIS FORM MAY ONLY BE CERTIFIED TO BY THE SELLER

SELLER INFORMATION

Seller(s) Name(s): Frank J. Weir
Property Address (Mailing Address and Municipality of Property) (hereinafter referred to as the "Property"):
3205 Home Ave PITTSBURGH PA 15234

Approximate age of Property: 62 Years Seller has owned Property: 11

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 any condition 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 of 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.

1. SELLER'S EXPERTISE

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

2. OCCUPANCY

- (a) Do you, the Seller, currently occupy this Property? Yes ___ No If "No", when did you last occupy the Property? _____ (Year)
- (b) Is the Property zoned for single family residential use? Yes No ___ Unknown ___
- (c) Will a Certificate of Occupancy be required by the Municipality and/or government unit? Yes No ___ Unknown ___
- (d) Are you aware of any pets having lived in the house or other structures during your ownership? Yes ___ No

3. ROOF

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 repairs and the date the repairs were attempted or attach a more detailed summary.

- (a) Date roof was installed: 2000 Documented: Yes ___ No ___ Unknown ___
- (b) Has the roof been replaced, repaired, or overlay during your ownership? Yes ___ No Unknown ___
- (c) Has the roof ever leaked during your ownership? Yes ___ No Unknown ___
- (d) Do you know of any problems with the roof, gutters or downspouts? Yes ___ No Unknown ___

4. SUMP PUMPS, BASEMENTS, GARAGES AND CRAWL SPACES

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 repairs and date repairs were attempted in the lines below or a more detailed summary may be attached.

- (a) Does the property have a sump pump or a grinder pump? Yes ___ No Unknown ___
- (b) To your knowledge have "sump pumps" ever been required to be used at this property? Yes ___ No Unknown ___ Not applicable ___
- (c) If there is a sump pump at this address is the sump pump in working order? Yes ___ No ___ Unknown ___ Not applicable
- (d) To your knowledge, if there is a sump pump, has the sump pump been required to operate for any length of time? Yes ___ No ___ Unknown ___ Not applicable
- (e) Are you aware of any water leakage, accumulation or dampness within the basement, garage or crawl space? Yes ___ No Unknown ___
- (f) Do you know of any repairs or other attempts to control any water or dampness problem(s) in the basement, garage or crawl space? Yes ___ No Unknown ___

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

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 of the repair(s) were attempted.

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

6. STRUCTURAL ITEMS

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 repair(s) and date repair(s) was attempted or attach a more detailed summary.

- (a) Are you aware of any past or present water leakage in the house or other structure? Yes ___ No Unknown ___
- (b) Are you aware of any past or present movement, shifting, deterioration or other problem with walls, foundations or other structural components? Yes ___ No Unknown ___
- (c) Are you aware of any past or present problems with driveways, walkways, patios or retaining walls on the Property? Yes ___ No Unknown ___

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6. STRUCTURAL ITEMS CONTINUED

- (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 [X] Unknown ___
(e) Are you aware of any problem with the use or operation of the windows? Yes ___ No [X] Unknown ___
(f) Are you aware of any defects (including stains) in flooring or floor coverings? Yes ___ No [X] Unknown ___
(g) Has there ever been fire damage to the Property? Yes ___ No [X] Unknown ___
(h) Are you aware of any water or ice damage to the property? Yes ___ No [X] Unknown ___
(i) Is the property constructed with an exterior insulating finishing system (known as "EIFS"), such as synthetic stucco, dryvit or other similar material? Yes ___ No ___ Unknown [X]. If YES, provide the installation date: ___ or Unknown ___

7. ADDITIONS / REMODELING

- (a) Have any additions, structural changes, or other alterations been made to the property during your ownership? Yes ___ No [X] Unknown ___

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

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

- (b) Did you obtain all necessary permits and approvals and was all work in compliance with building codes? Yes ___ No ___ Unknown [X]
(c) Did any former owners of the Property make any additions, structural changes or other alterations to the Property? Yes ___ No ___ Unknown [X]
If "Yes", please identify the work that was done and whether all necessary permits and approvals were obtained along with compliance with building codes? Yes ___ No ___ Unknown ___

8. 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 in the lines below:

- (a) What is the source of your drinking water? Public [X] 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? Date ___ Documented? Yes ___ No ___
What was the result of the test? ___
Is the pumping system in working order? Yes ___ No ___ *Unknown ___
*If No please explain ___
(c) Does the property have a softener, filter or other type of treatment system? Yes ___ No [X] Unknown ___
If you do not own the system, explain: ___
(d) Have you ever experienced a problem of any nature with your water supply? Yes ___ No [X] Unknown ___
If yes, please explain: ___
(e) If the property has a well, has the well ever run dry? Yes ___ No [X] Unknown ___
(f) Is there a well on the property not used as the primary source of drinking water? Yes ___ No [X] Unknown ___
If yes, is the well capped? Yes ___ No ___ Unknown ___
(g) Is the water system on this property shared? Yes ___ No [X] Unknown ___
(h) Are you aware of any leaks or other problems, past or present, related to the water supply, pumping system, well and related items? Yes ___ No [X] Unknown ___
(i) 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? Yes ___ No [X] Unknown ___
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? Yes ___ No [X] Unknown ___

9. SEWAGE SYSTEM

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 repairs and the date the repair(s) were attempted/made.

- (a) What is the type of sewage system? Public sewer [X] 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 in 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 the provisions of the Act. A Sewage Facilities Disclosure of the type of sewage facility must be included in every Agreement of Sale.
(b) Is there a sewage pump? Yes ___ No [X] If "Yes", is it in working order? Yes ___ No ___
(c) When was the septic system, holding tank or cesspool last serviced? ___
(d) Is either the water or sewage shared? Yes ___ No [X] 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 [X]
If "Yes", please explain: ___

10. PLUMBING SYSTEM

- (a) Type of plumbing: Copper [X] Galvanized [X] Lead ___ PVC [X] Polybutylene pipe (PB) ___ Mixed [X] Unknown ___ Other ___
If "Other", please explain: ___

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10. PLUMBING SYSTEM CONTINUED

(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 problem(s) with any water heater or related equipment: Yes ___ No Unknown ___ If Yes, please explain: _____

(c) If a water heater is present, what is the age of water heater? _____

12. AIR CONDITIONING 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: _____

(d) Are you aware of any problems with the air conditioning: Yes ___ No If "Yes", explain: _____

13. HEATING SYSTEM

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 repairs and the date(s) the repair(s) were attempted.

(a) Type(s) of heating fuel(s) (check all that apply): Electric ___ Fuel Oil ___ Natural Gas Propane ___ Coal ___ Wood ___ Other ___
If "Other", please explain: _____

(b) Type(s) of heating system(s) check all that apply: Forced Hot Air Hot Water ___ Heat Pump ___ Electric Baseboard ___ Steam ___
Wood Stove ___ (How many? ~~2~~) Coal Stove ___ (How Many? ___) Other: _____

(c) Age of Heating System: ~~Unknown~~ Date last serviced, if known: _____

(d) List any areas of the house that are not heated: _____

(e) Are there any fireplaces? Yes ___ No If "Yes", how many? ___ Are they working? Yes ___ No ___ Type (woodburning or gas) _____

(f) Are there any chimneys (from a fireplace, water heater, or any other heating system)? Yes ___ No ___

If "Yes", how many? ___ Are they working? Yes ___ No ___

When were they last cleaned? _____ Unknown ___

(g) Are you aware of any heating fuel tanks on the Property? Yes ___ No

If "Yes", please describe location(s), including underground tank(s): _____

If you do not own the tank(s) explain: _____

(h) Are you aware of any problems or repairs needed regarding any item in this section? Yes ___ No

If "Yes", please explain: _____

14. ELECTRICAL SYSTEM

(a) Type of Electrical System: Fuses ___ Circuit Breakers How many Amps? 100 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, are included in the purchase of the Property.

(a) Electrical garage door opener: Yes No ___ Number of transmitters _____

Are the transmitters in working order? Yes No ___ Unknown ___

Keyless entry? Yes No ___ Is this system in working order? Yes ___ No ___ Unknown ___

(b) Smoke detectors? Yes No ___ Unknown ___ How many? _____

Locations of detectors: Hall, Basement

Other types of detectors? Yes ___ No Unknown ___ Identify other types of detectors if applicable and their location(s) _____

(c) Security alarm system? Yes ___ No Is system owned? Yes ___ No ___

Is system Leased? Yes ___ No ___ If system is leased please provide lease information: _____

(d) Lawn sprinkler system? Yes ___ No Number of sprinklers ___ Automatic Timer? Yes ___ No ___ Is system in working order? Yes ___ No ___

(e) Swimming pool? Yes ___ No In ground? Yes ___ No ___ Out of ground? Yes ___ No ___ Other: _____

Pool heater? Yes ___ No In working order? Yes ___ No ___ Pool Cover? Yes ___ No ___ List all pool equipment: _____

Spa/Hot Tub/ Whirlpool Tub/other similar equipment? Yes ___ No Explain: _____

Are there covers available? Yes ___ No ___ Unknown ___

(f) Refrigerator? Yes No ___ Range/Oven? Yes No ___ Microwave? Yes ___ No Convection Oven? Yes ___ No

Dishwasher? Yes ___ No Trash Compactor? Yes ___ No Garbage Disposal? Yes ___ No Freezer? Yes ___ No

Are the items in section (f) in working order? Yes No ___ If no please explain: _____

(g) Washer? Yes ___ No Is this in working order? Yes ___ No ___ Dryer? Yes ___ No Is this in working order? Yes ___ No ___

(h) Intercom system? Yes ___ No Is this in working order? Yes ___ No ___

(i) Ceiling fans? Yes No ___ Number of ceiling fans 1 In working order? Yes No ___ Location of ceiling fan(s)? Kitchen

(j) Awnings? Yes ___ No Attic fan(s)? Yes ___ No Exhaust fan(s)? Yes No ___ Storage shed? Yes ___ No Deck? Yes ___ No

Any type of "invisible" animal fence? Yes ___ No Satellite dish? Yes ___ No

Describe any other equipment or appliances not listed above: _____

(k) Are any items in this section in need of repair or replacement? Yes ___ No Unknown ___ If YES please explain: _____

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16. LAND (SOILS, DRAINAGE AND BOUNDARIES)

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 repairs and the date(s) the repair(s) were attempted.

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

(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 Unknown ___

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 Unknown ___

(d) To your knowledge, is the Property, or part of it, located in a flood zone or wetlands area? Yes ___ No Unknown ___

(e) Do you know of any past or present drainage or flooding problems affecting the Property or adjacent properties? Yes ___ No Unknown ___

(f) Do you know of any encroachments, boundary line disputes, rights of way or easements? Yes ___ No Unknown ___

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 Unknown ___

(h) Do you have an existing survey of the Property? Yes No ___ Unknown ___

If "Yes", has the survey been made available to the Listing Real Estate Broker? Yes No ___ Unknown ___

(i) Does the Property abut a public road? Yes No ___ Unknown ___

If not, is there a recorded right-of-way and maintenance agreement to a public road? Yes ___ No ___ Unknown ___

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

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 _____

(k) Has the property owner(s) attempted to secure mine subsidence insurance? Yes ___ No Unknown ___

Has the property owner(s) obtained mine subsidence insurance? Yes ___ No Unknown ___ Details: _____

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

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 repairs and the date(s) the repair(s) were attempted.

(a) Are you aware of any underground tanks (other than home heating fuel or septic tanks disclosed above)? Yes ___ No Unknown ___

(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 Unknown ___

(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 Unknown ___

(d) Are you aware of any tests for mold, fungi, or indoor air quality on the Property? Yes ___ No Unknown ___

(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 Unknown ___

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 Unknown ___

(g) Are you aware of the presence of an environmental hazard or biohazard on your property or any adjacent property? Yes ___ No Unknown ___

(h) Are you aware of any tests for radon gas that have been performed in any buildings on the Property? Yes ___ No Unknown ___

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 Unknown ___ 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 ___ No ___ Unknown ___
			Yes ___ No ___ Unknown ___

(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 Unknown ___ 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 Unknown ___

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 Unknown ___

(m) Are you aware of any other hazardous substances or environmental concerns that might impact upon the property? Yes ___ No Unknown ___

Explain any "Yes" answers in this Section: _____

Details: _____

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

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

Notice regarding Condominiums, Cooperatives and Homeowners Association: 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

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 repairs and the date(s) the repair(s) were attempted.

(a) Are you aware of any existing or threatened legal action affecting the Property? Yes No Unknown

(b) Do you know of any violations of Federal, State or local laws or regulations relating to this Property? Yes No Unknown

(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 Unknown

(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? Yes No Unknown

(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 Unknown

(f) Are you aware of any material defects to the Property, dwelling or fixtures which are not disclosed elsewhere on this form? Yes No Unknown
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 Unknown

(h) Are you aware of any insurance claims filed related to the Property? Yes No Unknown
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 any answer in this section is "Yes", explain in detail: _____

(j) Have you ever attempted to obtain insurance of any nature for the property and were Rejected? Yes No

(k) Are you aware of a lease of the oil, gas or mineral rights being agreed to for this particular property? Yes No Unknown
Are you aware of a lease of the oil, gas or mineral rights for adjacent properties? Yes No Unknown
Explain any YES answers by including specific information concerning the lease agreement(s) as well as the lease terms: _____

(l) Are you aware if any drilling has occurred on this property? Yes No
Are you aware if any drilling is planned for this property? Yes No
Are you aware if any drilling has occurred or is planned to occur on nearby property? Yes No Unknown
If the answer is YES to any of these items please explain: _____

20. 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. Disclosures 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 Acts may be amended. Exceptions to the Seller Disclosure Law requirements include:

- (a) Transfers that are the result of a court order;
- (b) Transfers to a mortgage lender that result from a buyer's default and subsequent foreclosure sales that result from default;
- (c) Transfers from a co-owner to one or more other co-owners;
- (d) Transfers made to a spouse or direct descendant;
- (e) Transfers between spouses that result from divorce, legal separation, or property settlement;
- (f) Transfers by a corporation, partnership or other association to its shareholders, partners or other equity owners as part of a plan of liquidation;
- (g) Transfers of a property to be demolished or converted to a non-residential use;
- (h) Transfer of unimproved real property;
- (i) Transfers by a fiduciary during the administration of a decedent estate, guardianship, conservatorship or trust;
- (j) Transfers of new construction that has never been occupied when:
 - (1) the buyer has received a one-year warranty covering the construction;
 - (2) the building has been inspected for compliance with the applicable building code or, if none, a nationally recognized model building code; and
 - (3) a certificate of occupancy or 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 may be amended and is required to make disclosures in accordance with the provisions of the Law.

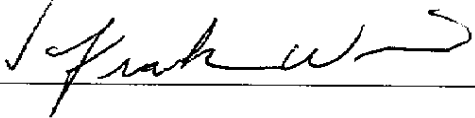
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The undersigned Seller represents that the information set forth in this Disclosure Statement is accurate and complete to the best of the Seller's knowledge. The Seller hereby authorizes the Listing Broker to provide this information to prospective 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 the 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  DATE Jan 4, 2012
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 Plus 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 Plus Include Documentation.

RECEIPT AND ACKNOWLEDGEMENT BY BUYER

The undersigned Buyer acknowledges receipt of this Disclosure Statement. 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 _____