

SELLER INITIALS

PS

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

WPML LISTING #
10/04 REVISED

THIS FORM MAY ONLY BE CERTIFIED TO BY THE SELLER

SELLER INFORMATION

Seller(s) Name(s): Patti Sotonic

Property Address (Mailing Address and Municipality of Property) (hereinafter referred to as the "Property"):
679 Kissel Springs Rd

Approximate age of Property: 999 Years Seller has owned Property: 1

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? _____ (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
- (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: Roof was damaged from fallen tree over master bedroom. It was covered by huge tarp at time of purchase.

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: small area gets moist under electric panel box
- (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:
area under elec panel box has been modified to route moisture to drain.

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:

see # 4 - Basement

7. ADDITIONS/REMODELING

- (a) Have you made any additions, structural changes or other alterations to the Property? Yes No
If "Yes", please describe: renovations, but nothing structural - complete remodeling
- (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: _____

- (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? _____
- (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: PEX - brand new throughout
- (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): NEW
- (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: 2011 New Unknown Date last serviced, if known: _____

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(d) Are you aware of any problems with any item in this section? Yes No
If "Yes," explain:

13. HEATING SYSTEM

(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 systems(s) (check all that apply): Forced Hot Air Hot Water Heat Pump Electric Baseboard
 Steam Wood Stove (How many?) Coal Stove (How Many?) Other:

(c) Age of Heating System: NEW Unknown Date last services, if known:

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

(e) Are there any fireplaces? Yes No If "yes," how many? 1 Are they working? Yes No

(f) Are there any chimneys (from a fireplace, water heater, or any other heating system)? Yes No
If "yes," how many? 1 Are they working? Yes No If "no," explain:

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): Basement - oil tanks (2)

If you do not own the tanks, 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? 200 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 items 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 / Number of transmitters . Are they in working order? Yes No

(b) Smoke detectors / How Many? 5 Location(s): bedrooms, hallways

(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 Microwave oven Dishwasher Trash Compactor Garbage disposal

(g) Washer Dryer

(h) Intercom

(i) Ceiling Fans Number 3 Location: bedrooms - all new

(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 MINE SUBSIDENCE INSURANCE ARE AVAILABLE THROUGH: DEPARTMENT OF ENVIROMENTAL PROTECTION, MINE SUBSIDENCE INSURANCE FUND, 3913 WASHINGTON ROAD, MCMURRAY, PA 15317 (412) 941-7100.

(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 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 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 exiting 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

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- (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 you 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 in 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. If mold contamination or indoor air quality is a concern, buyers are encouraged to engage the services of a qualified professional to do testing. Information on this issue is available from the United States Environmental Protection Agency and may be obtained by contacting IAQ INFO. P.O. Box 37133, Washington D.C. 20013-7133. 1-800-438-4318.

- (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 and type of system, and whether it is in working order below:

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

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- (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
- (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 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 any historic preservation restriction or ordinance or archeological designation associated with the property?
 Yes No
- (h) Are you aware of any insurance claims filed relating 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 _____

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 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.

*West Penn Multi-List, Inc. has not participated, in any way, in the preparation of the answers in this statement.
Every Seller Signing Listing Contract must sign this statement.*

SELLER Patt Seif DATE 2-17-11

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 expenses and by qualified professionals, to determine the condition of the structure or its components.

BUYER _____ DATE _____

BUYER _____ DATE _____

BUYER _____ DATE _____

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

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

Seller's Disclosure

- (a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):
- (i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

 - (ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- (b) Records and reports available to the seller (check (i) or (ii) below):
- (i) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

 - (ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

- (c) Purchaser has received copies of all information listed above.
- (d) Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.
- (e) Purchaser has (check (i) or (ii) below):
- (i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
 - (ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

- (f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

<u>Patt Safi</u>	<u>2-17-11</u>	_____	_____
Seller	Date	Seller	Date
_____	_____	_____	_____
Purchaser	Date	Purchaser	Date
_____	_____	_____	_____
Agent	Date	Agent	Date