

Seller Offer Information
3620 Smallman Street, Pittsburgh, PA 15201

Please read prior to making an offer.

The seller obtained a pre-listing inspection of the property before placing it on the market. This summary is provided so that buyers and their agents can see, in one place, the items identified in that inspection and what the seller is doing about each one.

Items the seller is addressing

Item	Action
Exterior front-facing GFCI outlet	Repair
Open electrical junction box, basement	Properly close and secure
Loose bathtub faucet, third-floor bathroom	Secure the faucet
Loose toilet, second-floor bathroom	Secure the toilet to the floor
Leak in powder room	Repair the leak
Exhaust vent fan	Repair so the fan operates and vents properly
Mold	Remediation was performed by Baker's. AirTech has been engaged to perform post-remediation testing for mold spores to confirm the treatment was effective. The test result will be provided when received.

Documentation

Invoices, receipts or contractor descriptions for the work listed above are available on request, as is the AirTech mold test result once it has been received. The seller also had the flat roof repaired before the property was listed, and documentation of that work is available as well.

Additional Information

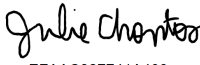
Seller would prefer quick closing date.

Please have buyer sign the acknowledgment of home inspection document and send with their offer.

If requesting buyer agency compensation, write it into the offer.

We look forward to working with you!

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