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WEST PENN MULTI-LIST, INC. SELLER DISCLOSURE FORM IS REQUIRED TO BE COMPLETED AND SIGNED BY THE SELLER(S)

WPML SELLER DISCLOSURE STATEMENT

Buyer Initials

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SELLER INFORMATION

Seller(s) Name(s): David Silver, Erin Y Silver

Property Address (Mailing Address and Municipality of Property) (hereinafter referred to as the "Property"):

5317 Keystone Street, Pittsburgh, PA 15201

Approximate age of Property: 125 years Years Seller has owned Property: 6.5 Years (10/6/2019)

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.

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.

- 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.

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.

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.

1. SELLER'S EXPERTISE

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

Explain any "yes" answers in section 1:

2. IDENTITY OF INDIVIDUAL COMPLETING THIS DISCLOSURE

Table with 3 columns: Yes, No, Unk. Row 1: Is the individual completing this form: 1. The Owner, 2. The Executor/trix of an Estate, 3. The Administrator of an Estate, 4. The Trustee, 5. An individual holding Power of Attorney.

3. OWNERSHIP/OCCUPANCY

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

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4. ROOF & ATTIC

	Yes	No	Unk
a			x
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: _____ 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?

No of evidence leaks; Previous roof repairs included typical maintenance such as sealing flashing; patching sections of the EPDM flat roof; replacing pipe boots; and replacing limited shingles. The rubber membrane roof was recently found to have some deterioration .

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.

Property was inspected and treated for termites in 2019 prior to our purchase of the home. One mouse was identified and addressed by a pest control company while the neighboring unit was vacant between tenants in 2025

7. STRUCTURAL ITEMS

	Yes	No	Unk
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, 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?
- (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: _____

A crack developed in the front steps and was repaired by a mason.
There was also a leak related to an ice dam on the third floor, which was repaired.

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8. ADDITIONS/REMODELING

Table with 3 columns: Yes, No, Unk. Row 1: Yes (), No (x), Unk ().

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

Table with 4 columns: If 'yes,' list additions, structural changes, or alterations; Approximate date of work; Were permits obtained?; 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.

- b (b) Did you obtain all necessary permits and approvals and was all work in compliance with building codes?
c (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 5 columns: Yes, No, Unk, N/A. Rows 1-12 with various 'x' marks in the Yes, No, and Unk columns.

- (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 5 columns: Yes, No, Unk, N/A. Rows 1-12 with various 'x' marks in the Yes, No, and Unk columns.

- (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 'X' marks in various cells.

(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 4 columns: Yes, No, Unk. Rows 1-7 and B 1 with 'X' marks.

(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 4 columns: Yes, No, Unk. Rows 1-7 and B 1, 2 with 'X' marks.

(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? Approx 12 years

13. AIR CONDITIONING SYSTEM

Table with 4 columns: Yes, No, Unk. Rows 1-8 with 'X' marks.

(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.

We added refrigerant to the central unit during the annual service this year.

14. HEATING SYSTEM

Table with 4 columns: Yes, No, Unk. Rows 1-9 and B 1-4 with 'X' marks.

(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)

Table with columns Yes, No, Unk and rows 5-11 for heating system details.

- 5. Steam
6. Wood Stove (How many?)
7. Other
(C) Age of Heating System:
(D) Date last serviced, if known: <1 year
(E) List any areas of the house that are not heated:
(F) Are there any fireplaces? How many? 2
1. Are all fireplace(s) working?
2. Fireplace types (woodburning, gas, electric, etc.)? Both fireplaces are blocked off
3. Were the fireplaces installed by a professional contractor or manufacturer's representative?
(G) Are there any chimneys (from a fireplace, water heater, or any other heating system)?
1. How many chimney(s)? When were they last cleaned?
2. Are the chimney(s) working? If "no," explain:
(H) Are you aware of any heating fuel tanks on the Property?
1. If "yes," please describe the location(s), including underground tank(s):
2. If you do not own the tank(s), explain:
(I) Are you aware of any problems or repairs needed regarding any item in this section? If "yes," please explain:
The first-floor fireplace seal and cap were damaged during an ice storm and were repaired/replaced by a mason in 2023.

15. ELECTRICAL SYSTEM

Table with columns Yes, No, Unk and rows A-4 for electrical system details.

- (A) Type of electrical system:
1. Fuses
2. Circuit Breakers - How many amps? 150
3. Are you aware of any knob and tube wiring in the home?
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.

Table with columns Yes, No, Unk and rows A-16 for other equipment and appliances.

- (A) Electric garage door opener. Number of transmitters:
1. Are the transmitters in working order?
(B) Keyless entry?
1. Is the system in working order?
(C) Smoke detectors? How many? 6
1. Location of smoke detectors: one on each floor, one in each bedroom
(D) Carbon Monoxide and/or other detectors? Identify other types of detectors, if applicable, and their location(s): combined with smoke detectors
(E) Security Alarm system?
1. If "yes," is system owned?
2. Is system leased? If system is leased, please provide lease information:
(F) Lawn sprinkler system?
1. Number of sprinklers: Automatic timer?
2. Is the system in working order?
(G) Swimming Pool?
1. Is it in ground?
2. Is it out of ground?
3. Other (please explain):
4. Pool heater?
5. In working order?
6. Pool cover?
7. List all pool equipment:
(H) Spa/Hot Tub/Whirlpool Tub/Other similar equipment? Explain:
1. Are there covers available?
(I) Refrigerator?
(J) Range/Oven?
(K) Microwave?
(L) Convection Oven?
(M) Dishwasher?
(N) Trash Compactor?
(O) Garbage Disposal?
(P) Freezer?
(Q) Are the items in this sections (H) - (P) in working order? If "no," please explain:
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):

Table with columns Yes, No, Unk and rows R1, S1, T1, U1, U2, V, W, X, Y, Z, AA, BB, CC, DD. Includes questions about Washer, Dryer, Intercom system, Ceiling fans, Awnings, Attic Fan, Exhaust Fans, Storage Shed, Deck, Animal fence, Satellite dish, and equipment in need of repair.

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

Table with columns Yes, No, Unk and rows A, B, C, D. Includes questions about fill/expansive soil, sliding/settling, mining, and flood insurance.

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.

Table with columns Yes, No, Unk and rows E, F, G. Includes questions about flood zone, drainage problems, and encroachments.

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.

Table with columns Yes, No, Unk and rows H, I, J, K, L, M, N, O, P. Includes questions about shared areas, surveys, public roads, tax assessments, mine subsidence insurance, sinkholes, and stormwater management.

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

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

(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

Table with 4 columns: Yes, No, Unk, N/A. Rows A through H contain 'x' marks in various columns.

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 underground tanks... (B) Are you aware of any past or present hazardous substances... (C) Are you aware of sewage sludge... (D) Are you aware of any tests for mold, fungi, or indoor air quality... (E) Other than general household cleaning, have you taken any efforts to control or remediate mold or mold-like substances... (F) Are you aware of any dumping on the Property? (G) Are you aware of the presence of an environmental hazard or biohazard... (H) Are you aware of any tests for radon gas...

Table with 4 columns: DATE, TYPE OF TEST, RESULTS (picocuries/liter or working levels), NAME OF TESTING SERVICE.

Table with 4 columns: Yes, No, Unk, N/A. Row I has 'x' in the Yes column.

(I) Are you aware of any radon removal system on the Property? If "yes," list date installed and type of system, and whether it is in working order below:

Table with 4 columns: DATE INSTALLED, TYPE OF SYSTEM, PROVIDER, WORKING ORDER (Yes/No).

Table with 4 columns: Yes, No, Unk, N/A. Rows J, K, L, M contain 'x' marks in various columns.

(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? 1. If "yes," explain how you know of them, where they are, 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? 1. 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? (M) Are you aware of any other hazardous substances or environmental concerns that might impact upon the property?

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)

Table with 3 columns: Yes, No, Unk. Rows 1 through 4 contain 'x' marks in various columns.

(A) Please indicate whether the property is part of a: 1. Condominium Association 2. Cooperative Association 3. Homeowners Association or Planned Community 4. Other: If "other," please explain:

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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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-Q.

- (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: Verizon

A WEST PENN MULTI-LIST, INC. SELLER DISCLOSURE FORM
IS REQUIRED TO BE COMPLETED AND SIGNED BY THE SELLER(S)

Seller Initials DS EYS

WPML SELLER DISCLOSURE STATEMENT

Buyer Initials _____

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WPML LISTING #
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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 David Silver DATE 5/21/2026 | 3:16 PM EDT
SELLER Erin Y Silver DATE 5/21/2026 | 3:28 PM EDT
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.



Certificate Of Completion

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 Subject: 5317 Keystone Street, Pgh., PA 15201
 Source Envelope:
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 Envelopeld Stamping: Enabled
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 Envelope Originator:
 Kaedi Knepshield
 260 Forbes Ave Ste 1525
 Pittsburgh, PA 15222-1893
 kaedik@piattsir.com
 IP Address: 128.136.157.99

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 Holder: Kaedi Knepshield
 kaedik@piattsir.com
 Location: DocuSign

Signer Events

David Silver
 dsilver2011@gmail.com
 Security Level: Email, Account Authentication
 (None)

Electronic Record and Signature Disclosure:
 Accepted: 5/18/2026 9:45:58 AM
 ID: e9f5ce7a-48a6-4354-a6c5-6078ce3f4921

Erin Y Silver
 erin@yastrow.com
 Security Level: Email, Account Authentication
 (None)

Electronic Record and Signature Disclosure:
 Not Offered via Docusign

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In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	5/17/2026 1:15:28 PM
Payment Events	Status	Timestamps
Electronic Record and Signature Disclosure		

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If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact Piatt Sothebys International Realty:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: jdickson@piattsir.com

To advise Piatt Sothebys International Realty of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at msoroczak@piattsir.com and in the body of such request you must state: your previous email address, your new email address.

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To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to jdickson@piattsir.com and in the body of such request you must state your email address, full name, mailing address, and telephone number.

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To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;

ii. send us an email to jdickson@piattsir.com and in the body of such request you must state your email, full name, mailing address, and telephone number. Please contact the sender with any questions or concerns.. .

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- Until or unless you notify Piatt Sothebys International Realty as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by Piatt Sothebys International Realty during the course of your relationship with Piatt Sothebys International Realty.