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Cross Property 360 Property View

750 Washington Rd Units 12,13,14, Pittsburgh, Pennsylvania 15228

Listing

Commercial-Industrial-Business

750 Washington Rd Units 12,13,14



MLS #: **1740583** Status: **Active** List Price: **\$397,500**
 Address: **750 Washington Rd Units 12,13,14** County: **Allegheny-South**
 Area: **Mt. Lebanon** Zip Code: **15228**
 Postal/Mailing City: **Pittsburgh** State: **Pennsylvania**
 Lease Price: **\$4,000.00** Lease Per: **Month**
 Directions: **Washington Rd South past Mt Lebanon municipal building next to parking garage, lower level office condos, park on street or in next door Mt Lebanon Parking Garage.**

Map#/Block#/Lot#/Info: **141-J-0025-0012 amd 141-J-0015-0014**
 Lot: **Common** Acres: **0.00**
 Lot Desc: CIB Type: **For Sale**

Zoning: **Comm**
 For Sale: **Building, Equipment, Other**
 For Lease: **Building, Equipment, Other**

Business Name: **Legal or Professional Offices**
 Business Description: **Legal or Professional Offices**

Recent: **02/21/2026 : NEW**



General Information

Office SqFt: 2,147	Railroad: No	GAI: 	Utilities:
Warehouse SqFt: 	Freight Elev: No	GOI: 	Maintenance:
Road Frontage: 	Sprinkler Sys: Yes	Vacancy %: 	Other Expenses: \$1,262
Ceiling Height: 	Dock: No	Taxes: \$10,279	NOI:
Are the Listing Images Digitally Altered/Staged?: No			Insurance:

Remarks

A great opportunity for an office condo in the highly sought after Uptown Business District in Mt Lebanon.. 3 Office condos in the Washington Square Condominium building on the lower level with exterior entrances on the front right of the building situated next to the Mt Lebanon parking garage. Approximately 2147 square feet of beautifully renovated office space throughout in 2018-19 and fully furnished throughout for a seamless start to your business. Starting with the stunning reception area with built in desk ,granite counters, incredible hardwood floors throughout most of the space, and shiplap wall accents. There are 5 private offices with granite top desks, a spacious 13X13conference room ,2 updated accessible bathrooms, kitchenette with granite counters, refrigerator, dishwasher, microwave oven and soft close drawers and doors, a full 25x10 workspace area, good closet and storage space. The rear 24x19 flex space was used as an office gym area w/treadmill and stationary bike, a perfect spot for a medical office, legal, accounting or any professional space ready for a seamless transition to this premium business location. 3 heat pump HVAC units all serviced regularly and fully rewired. For businesses relocating there are extensive nearby dining options for client meetings and networking, minutes to the PRT subway stop and bus line.

Agent Remarks

All tours will be by appointment, contact Bob Dini 412-855-2058.

Features

Type Property: Office	Year Built: 1980
Form of Access: State	Construction: Brick
Parking: /Pkg Grg	Insulation: Yes
Traffic Count: 81,375	Utilities Avail: Electricity, Gas, Sewer, Water
Show: Appointment With Listor	

Office Information

Value: Market Value - \$155500	Tenant Occ: No	Taxes: \$10,279
ENT: 	Foreclosure: No	Short Sale: No
Seller Consider Concession Y/N: 		
Owner: Bresnahan	Tour Date: 	
Contact: Bob Dini	Phone: 412-855-2058	
Agent: Bob Dini	Phone: 	Cell Phone: 412-855-2058
Email: bobdini@TPRSOLD.com	Tour URL: https://view.spiro.media/750_washington_rd-1019	
Agent State License #: RS-177165-L	Broker State License #: RB043060C	
List Office: 15141 - BERKSHIRE HATHAWAY THE PREFERRED REALTY	Phone: 412-833-7700 ext.209	
List Date: 02/19/2026	Expire Date: 02/18/2027	Pending Date:
Tour URL: https://view.spiro.media/750_washington_rd-1019		
Video Tour URL: https://view.spiro.media/750_washington_rd-1019		

Monday, March 2, 2026

2:12 PM

Requested By: Robert Dini

750 Washington Rd Units 12,13,14, , Pennsylvania 15228
MLS Number: **1740583**



Front of Structure - Welcome to the Washington Square Condominium and office building in the Uptown business district of Mt Lebanon. Adjacent to the parking garage and public parking lot, this central location is highly visible and easy to navigate clients accessibility.



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Front of Structure



Front of Structure



Courtyard



Courtyard

750 Washington Rd Units 12,13,14, , Pennsylvania 15228
MLS Number: **1740583**



Courtyard



Front of Structure - Accessible ramps lead from the courtyard to the lower commercial office condos.



Front of Structure - Walkway on lower right portion of the building with 2 entrances from the front sidewalk.



Front of Structure



Floor Plan



Reception - Fully remodeled in 2018-19, this space is user ready immediately.

750 Washington Rd Units 12,13,14, , Pennsylvania 15228
MLS Number: **1740583**



Reception



Reception



Hallway - From reception area, office 2 and conference room to the left, accessible bathroom to the right.



Hallway - Accessible bathroom behind reception area.



Bathroom - Accessible bathroom



Bonus Room - Conference room with granite top conference table and chairs.

750 Washington Rd Units 12,13,14, , Pennsylvania 15228
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Bonus Room - Conference room.



Bonus Room - Conference room.



Office - Primary office to the right of reception area with door to reception area and rear office/kitchen area.



Office - Primary office adjacent to reception area.



Office - Primary office.



Office - Office 2 next to reception area in front left of building.

750 Washington Rd Units 12,13,14, , Pennsylvania 15228
MLS Number: **1740583**



Office - Office 2 in front left of building.



Hallway - Rear of left space next to conference room with exit door to condo hallway, 2nd door is to HVAC 1, looking towards rear office kitchen area.



Exercise Room - Primary office 1 and 3 to the right, kitchen area to the left.



Kitchen - Kitchen and 2nd accessible bathroom to the left.



Kitchen



Exercise Room - Rear office area, primary and office 3 to the left, used as exercise area and storage.

750 Washington Rd Units 12,13,14, , Pennsylvania 15228
MLS Number: **1740583**



Exercise Room



Exercise Room - HVAC 2 area to the right and extra file storage area.



Office - Office 3 in front center.



Office - Office 3 across from kitchen area.



Bathroom - 2nd accessible bathroom next to kitchen in rear office area.



Bathroom - 2nd accessible bathroom.

750 Washington Rd Units 12,13,14, , Pennsylvania 15228
MLS Number: 1740583



Media Room - Right side work area with cabinet storage and granite counter work station.



Media Room - Offices 4 and 5 to the right, copier area in rear with HVAC 3 behind it.



Media Room



Office - Office 4 in front right of building.



Office - Office 4



Office - Office 5 in back right of building used as file room.

750 Washington Rd Units 12,13,14, , Pennsylvania 15228
MLS Number: **1740583**



Office - Office 5 used as file room with large closet.



Aerial View



Aerial View



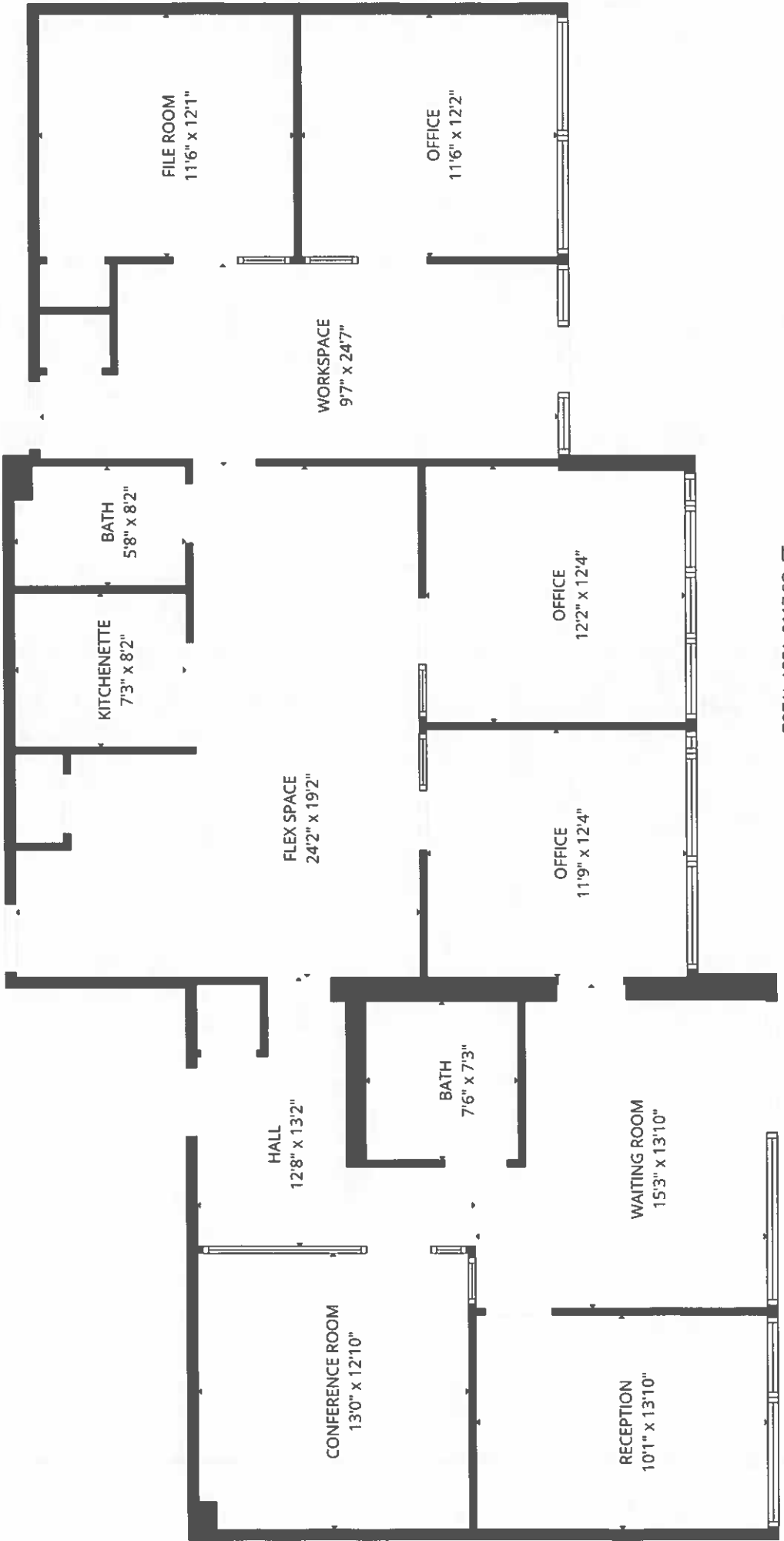
Aerial View - Looking north towards Uptown business district in Mt Lebanon.



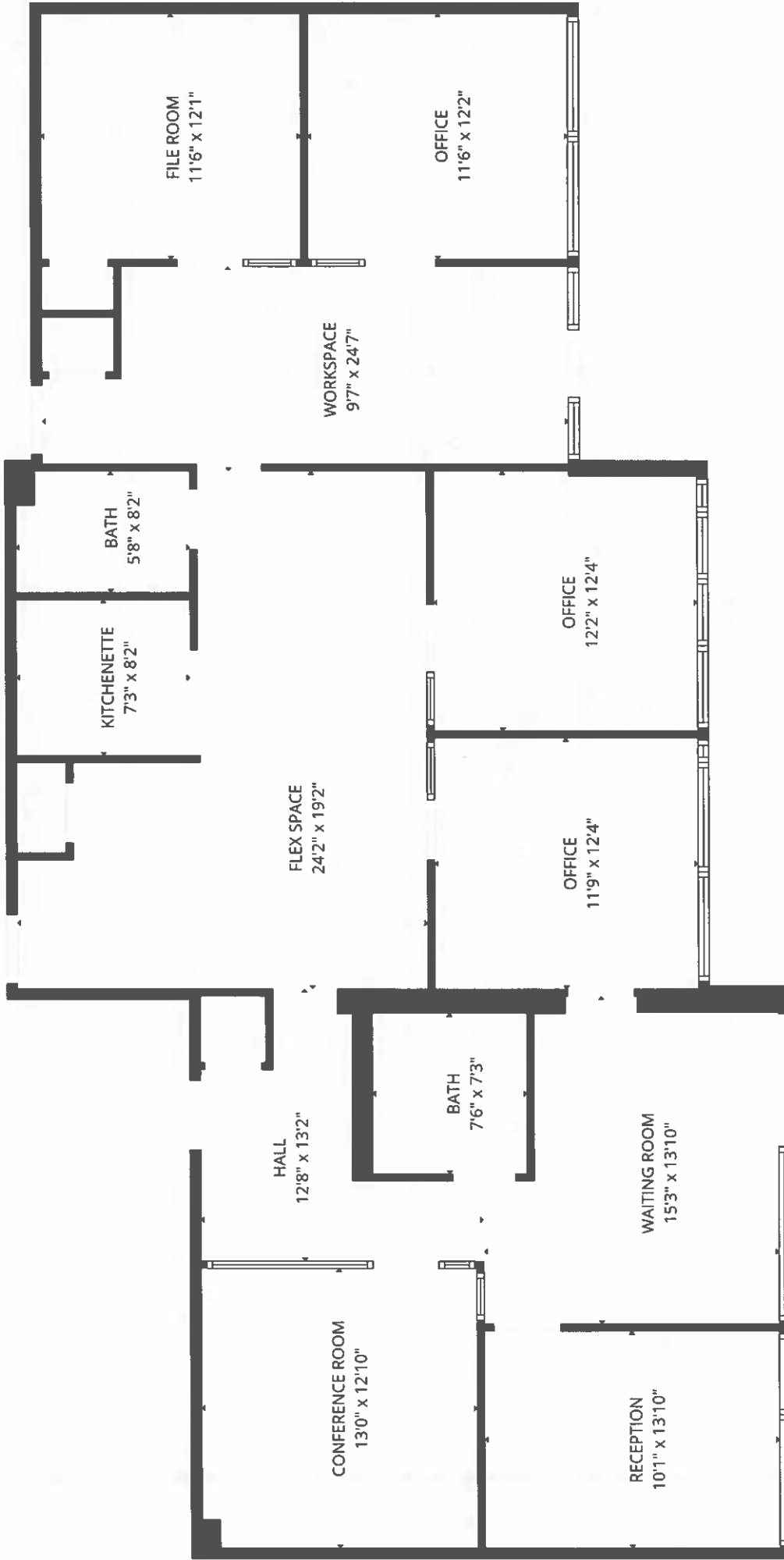
Aerial View - Looking north with uptown parking garage next door to the left and the Mt Lebanon Municipal building 2 doors down.



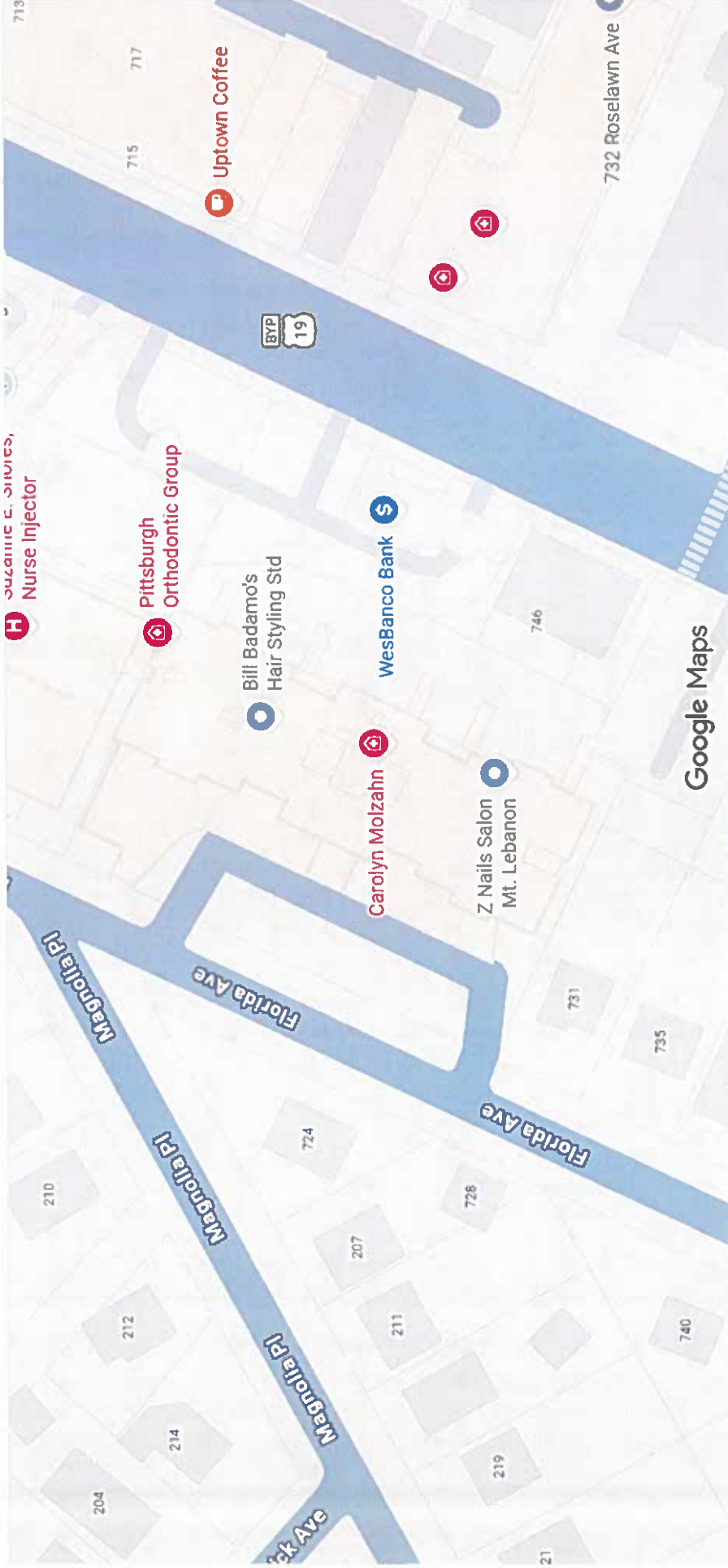
Aerial View - Southern view.

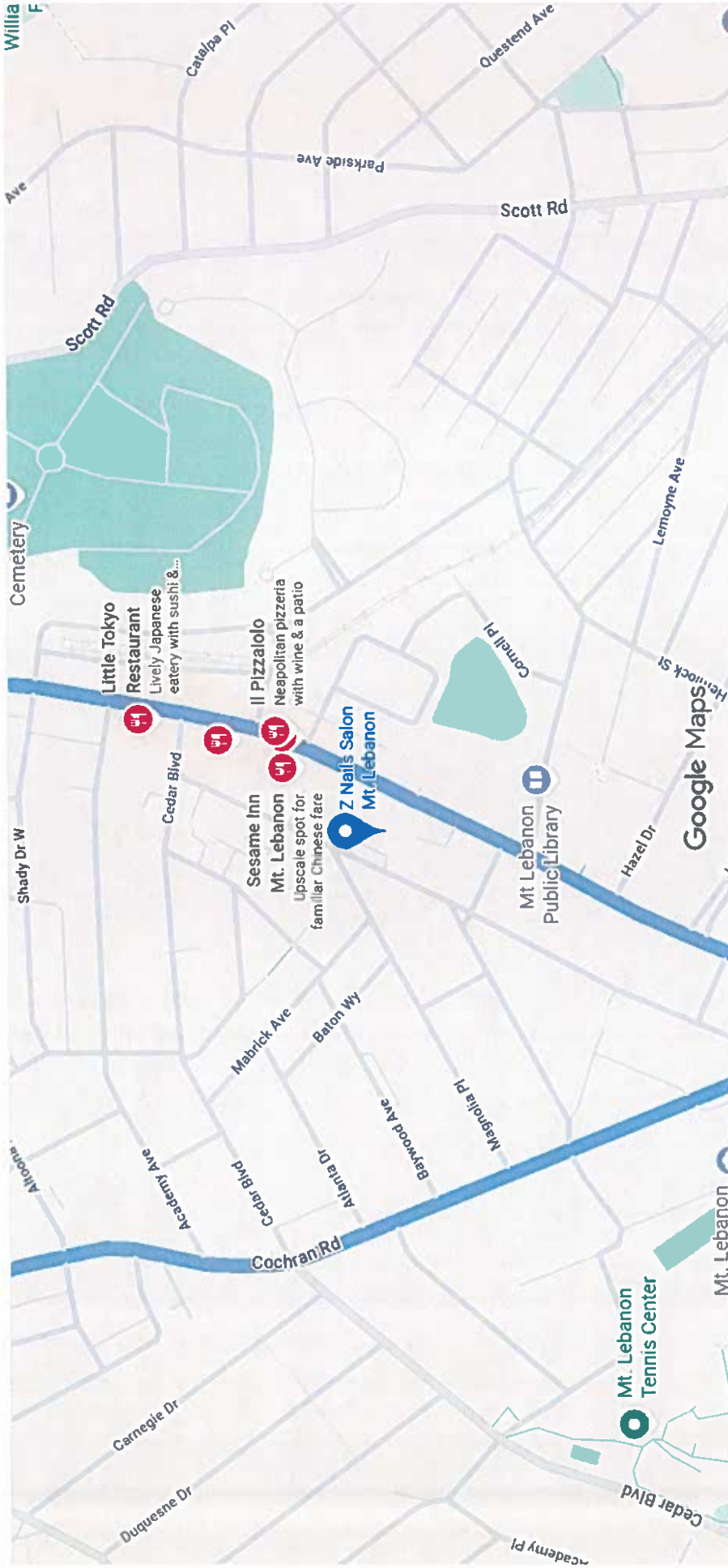


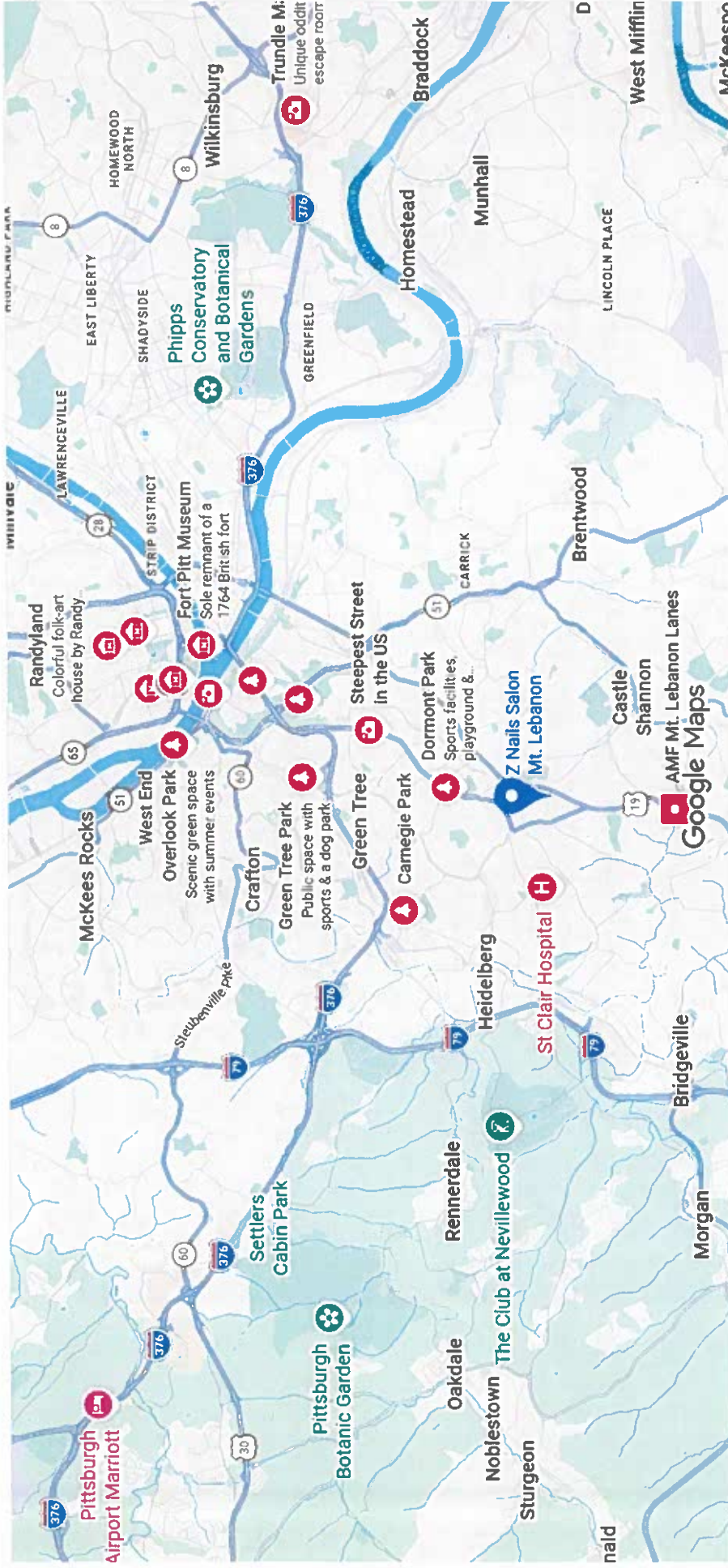
TOTAL AREA: 2117 SQ. FT



TOTAL AREA: 2117 SQ. FT







COMMERCIAL PROPERTY INFORMATION SHEET

CPI

This form recommended and approved for, but not restricted to use by the members of the Pennsylvania Association of Realtors® (PAR)

1 PROPERTY 750 Washington Rd Pittsburgh, Pa. 15228 Units 12, 13, 14
 2
 3 OWNER Heather Schmidt Bresnahan

4 Owner is providing information to help Broker market the Property. This Statement is **not a substitute for any inspections or warranties**
 5 **that a buyer may wish to obtain.** This Statement is not a warranty of any kind by Owner or a warranty or representation by any listing
 6 real estate broker (Agent for Owner), any real estate broker, or their agents.

7 Property Type: Office Retail Industrial Multi-family Land Institutional
 8 Hospitality Other: Office Condo

9 1. OWNER'S EXPERTISE Owner does not possess expertise in contracting, engineering, environmental assessment, architecture, or
 10 other areas related to the construction and conditions of the Property and its improvements, except as follows: _____
 11

12 2. OCCUPANCY Do you, Owner, currently occupy the Property? Yes No
 13 If no, when did you last occupy the Property? Dec 2025

14 3. DESCRIPTION
 15 (A) Land Area: _____
 16 (B) Dimensions: _____
 17 (C) Shape: _____
 18 (D) Building Square Footage: _____

19 4. PHYSICAL CONDITION
 20 (A) Age of Property: Built 1980 Additions: Total Gut + Buildout of Units in
 21 (B) Roof 2018
 22 1. Age of roof(s): _____ Unknown
 23 2. Type of roof(s): Assessed 2023 for Roof Replacement
 24 3. Has the roof been replaced or repaired during your ownership? Yes No
 25 4. Has the roof ever leaked during your ownership? Yes No
 26 5. Do you know of any problems with the roof, gutters, or downspouts? Yes No
 27 Explain any yes answers you give in this section: _____
 28 _____
 29

30 (C) Structural Items, Basements and Crawl Spaces
 31 1. Are you aware of any water leakage, accumulation, or dampness in the building or other structures? Yes No
 32 2. Does the Property have a sump pump? Yes No
 33 3. Do you know of any repairs or other attempts to control any water or dampness problem in the building or other structures?
 34 Yes No
 35 4. Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, floors, or
 36 other structural components? Yes No
 37 Explain any yes answers that you give in this section, describing the location and, if applicable, the extent of the problem and the
 38 date and person by whom any repairs were done, if known: _____
 39 _____
 40

41 (D) Mechanical Systems
 42 1. Type of heating: Forced Air Hot Water Steam Radiant
 43 Other: 3 Heat Pumps
 44 2. Type of heating fuel: Electric Fuel Oil Natural Gas Propane (on-site) Central Plant
 45 Other types of heating systems or combinations: _____
 46 3. Are there any chimneys? Yes No If yes, how many? _____
 47 Are they working? Yes No When were they last cleaned? _____
 48 4. List any buildings (or are as in any buildings) that are not heated: _____
 49 _____
 50 5. Type of water heater: Electric Gas Oil Capacity: _____
 51 Other: _____

52 Buyer Initials: _____

CPI Page 1 of 7

Owner Initials: HSB



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6. Type of plumbing: Copper Galvanized Lead PVC Unknown
 Other: _____
7. Are you aware of any problems with plumbing or heating systems or fixtures on the Property? Yes No
If yes, explain: _____

8. Type of air conditioning: Central Electric Central Gas Wall None Capacity: _____
List any buildings (or areas of any buildings) that are not air conditioned: _____

9. Type of electric service: _____ AMP 220 Volt 3-phase 1-phase KVA: _____
 Other: _____
Transformers: _____ Type: _____
Are you aware of any problems or repairs needed in the electrical system? Yes No
If yes, explain: _____

10. Are you aware of any problems with any item in this section that has not already been disclosed? Yes No
If yes, explain: _____

(F) Site Improvements

1. Are you aware of any problems with storm-water drainage? Yes No
2. Are you aware of any past or present problems with driveways, parking areas, sidewalks, curbs, other paved surfaces, or retaining walls on the Property? Yes No
3. Explain any yes answers that you give in this section, describing the location and, if applicable, the extent of the problem and the date and person by whom any repairs were done, if known: _____

(I) Other Equipment

1. Exterior Signs: Yes No How many? _____ Number Illuminated: _____
2. Elevators: Yes No How many? _____ Cable Hydraulic rail
Working order? Yes No Certified through (date) _____
Date last serviced _____
3. Skylights: Yes No How many? _____
4. Overhead Doors: Yes No How many? _____ Size: _____
5. Loading Docks: Yes No How many? _____ Levelers: Yes No
6. At grade doors: Yes No How many? _____
7. Are you aware of any problems with the equipment listed in this section? Yes No
If yes, explain: _____

(G) Fire Damage

1. To your knowledge, was there ever a fire on the Property? Yes No
2. Are you aware of any unrepaired fire damage to the Property and any structures on it? Yes No
If yes, explain location and extent of damage: _____

(H) Are you aware of any problems with water and sewer lines servicing the Property? Yes No

If yes, explain: _____

(I) Alarm/Safety Systems

1. Fire: Yes No In working order? Yes No
If yes, connected to: Fire Department Yes No Monitoring Service: Yes No
2. Fire extinguishers: Yes No
3. Smoke: Yes No In working order? Yes No
4. Sprinkler: Yes No Inspected/certified? Yes No
 Wet Dry Flow rate: _____
5. Security: Yes No In working order? Yes No
If yes, connected to: Police Department Yes No Monitoring Service: Yes No
6. Are there any areas of the Property that are not serviced by the systems in this section? Yes No
If yes, explain: _____

Buyer Initials: _____

Owner Initials: _____

Initial
HSB

110 5. ENVIRONMENTAL

111 (A) Soil Conditions

- 112 1. Are you aware of any fill or expansive soil on the Property? Yes No
- 113 If yes, were soil compaction tests done? Yes No If yes, by whom? _____
- 114 2. Are you aware of any sliding, settling, earthmovement, upheaval, subsidence, or earth stability problems that have
- 115 occurred on or affect the Property? Yes No
- 116 3. Are you aware of any existing or proposed mining, strip-mining, or any other excavations that might affect the Property?
- 117 Yes No

118 Explain any yes answers you give in this section: _____

119 _____

120 _____

121 (B) Hazardous Substances

- 122 1. Are you aware of the presence of any of the following on the Property?
- 123 Asbestos material: Yes No
- 124 Formaldehyde gas and/or ureaformaldehyde foam insulation (UFFI): Yes No
- 125 Discoloring of soil or vegetation: Yes No
- 126 Oil sheen in wet areas: Yes No
- 127 Contamination of well or other water supply: Yes No
- 128 Proximity to current or former waste disposal sites: Yes No
- 129 Proximity to current or former commercial or industrial facilities: Yes No
- 130 Proximity to current, proposed, or former mines or gravel pits: Yes No
- 131 Radon levels above 4 pico curies per liter: Yes No
- 132 Use of lead-based paint: Yes No

133 Note: If Property contains a residence with one to four dwelling units, and the structure was constructed, or construction began,

134 before 1978, you must disclose any knowledge of lead-based paint and any reports and/or records of lead-based paint on the

135 Property.

136 Are you aware of any lead-based paint or lead-based paint hazards on the Property? Yes No

137 If yes, explain how you know of it, where it is, and the condition of those lead-based paint surfaces: _____

138 _____

139 _____

140 Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on the Property? Yes No

141 If yes, list all available reports and records: _____

142 _____

143 _____

144 2. To your knowledge, has the Property been tested for any hazardous substances? Yes No

145 3. Are you aware of any storage tanks on the Property? Yes No Aboveground Underground

146 Total number of storage tanks on the Property: _____ Aboveground _____ Underground

147 Are all storage tanks registered with the Pennsylvania Department of Environmental Protection? Yes No

148 If no, identify any unregistered storage tanks: _____

149 Has any storage tank permit ever been revoked pursuant to a federal or state law regulating storage tanks? Yes No

150 Have you ever been ordered to take corrective action by a federal or state agency citing a release, or danger of release, from a storage

151 tank? Yes No

152 Do methods and procedures exist for the operation of tanks and for the operator's/owner's maintenance of a leak

153 detection system, an inventory control system, and a tank testing system? Yes No Explain: _____

154 _____

155 _____

156 Has there been any release or any corrective action taken in response to a release from any of the storage tanks on the Property?

157 Yes No

158 If yes, have you reported the release to and corrective action to any governmental agency? Yes No

159 Explain: _____

160 _____

161 _____

162 4. Do you know of any other environmental concerns that may have an impact on the Property? Yes No

163 Explain any yes answers you give in this section: _____

164 _____

165 _____

166 Buyer Initials: _____

Owner Initials: Initial
HSB

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(C) Wood Infestation

- 1. Are you aware of any termites/wood-destroying insects, dry rot, or pests affecting the Property? Yes No
 - 2. Are you aware of any damage to the Property caused by termites wood-destroying insects, dry rot, or pests? Yes No
 - 3. Is the Property currently under contract by a licensed pest control company? Yes No
 - 4. Are you aware of any termite/pest control reports or treatments for the Property in the last five years? Yes No
- Explain any yes answers you give in this section: _____

(D) Natural Hazards/Wetlands

- 1. To your knowledge, is this Property, or part of it, located in a flood zone or wetlands area? Yes No
 - 2. Do you know of any past or present drainage or flooding problems affecting the Property? Yes No
 - 3. To your knowledge, is this Property, or part of it, located in an earthquake or other natural hazard zone? Yes No
- Explain any yes answers you give in this section: _____

6. UTILITIES

(A) Water

- 1. What is the source of your drinking water? Public Community System Well on Property
 Other: _____
- 2. If the Property's source of water is not public:
When was the water last tested? _____
What was the result of the test? _____
Is the pumping system in working order? Yes No
If no, explain: _____
- 3. Is there a softener, filter, or other purification system? Yes No
If yes, is the system: Leased Owned
- 4. Are you aware of any problems related to the water service? Yes No
If yes, explain: _____

(B) Sewer/Septic

- 1. What is the type of sewage system? Public Sewer Community Sewer On-site (or Individual) sewage system
If on-site, what type? Cesspool Drainfield Unknown
 Other (specify): _____
- 2. Is there a septic tank on the Property? Yes No Unknown
If yes, what is the type of tank? Metal/steel Cement/concrete Fiberglass Unknown
 Other (specify): _____
- 3. When was the on-site sewage disposal system last serviced? _____
- 4. Is there a sewage pump? Yes No
If yes, is it in working order? Yes No
- 5. Are you aware of any problems related to the sewage system? Yes No
If yes, explain: _____

(C) Other Utilities

The Property is serviced by the following: Natural Gas Electricity Telephone
 Other: _____

7. TELECOMMUNICATIONS

- (A) Is a telephone system included with the sale of the Property? Yes No
If yes, type: _____
- (B) Are ISDN lines included with the sale of the Property? Yes No
- (C) Is the Property equipped with satellite dishes? Yes No
If yes, how many? _____
Location: _____
- (D) Is the Property equipped for cable TV? Yes No
If yes, number of hook-ups: _____
Location: _____
- (E) Are there fiber optics available to the Property? Yes No Is the building wired for fiber optics? Yes No
Does the Property have T1 or other capability? Yes No

Buyer Initials: _____

Owner Initials: Initial
ASB

225 8. GOVERNMENTAL ISSUES/ZONING/USE/CODES

226 (A) Compliance, Building Codes & OSHA

- 227 1. Do you know of any violations of federal (including ADA), state, or local laws or regulations relating to this Property? Yes No
- 228 Yes No
- 229 2. Do you know of any violations of building codes or municipal ordinances concerning this Property? Yes No
- 230 3. Do you know of any health, fire, or safety violations concerning this Property? Yes No
- 231 4. Do you know of any OSHA violations concerning this Property? Yes No
- 232 5. Do you know of any improvements to the Property that were done without building or other required permits? Yes No

233 Explain any yes answers you give in this section: All Improvements were done w/
234 Building Permits in 2018!

235 (B) Condemnation or Street Widening

- 236 1. To your knowledge, is the Property located in an area where public authorities are contemplating proceedings for highway, thoroughfare, rail, or utility construction, a redevelopment project, street widening or lighting, or other similar public projects? Yes No
- 237 Yes No
- 238 If yes, explain: _____
- 239 _____
- 240 _____
- 241 _____

242 (C) Zoning

- 243 1. The Property is currently zoned _____ by the (county, ZIP) _____ **15228**
- 244 2. Current use is: conforming non-conforming permitted by variance permitted by special exception
- 245 3. Do you know of any pending or proposed changes in zoning? Yes No
- 246 If yes, explain: _____
- 247 _____
- 248 _____

- 249 (D) Is there an occupancy permit for the Property? Yes No
- 250 (E) Is there a Labor and Industry Certificate for the Property? Yes No
- 251 If yes, Certificate Number is: _____
- 252 (F) Is the Property a designated historic or archeological site? Yes No
- 253 If yes, explain: _____
- 254 _____

255 9. LEGAL/TITLE ISSUES

- 256 (A) Are you aware of any encroachments or boundary line disputes regarding the Property? Yes No
- 257 (B) Are you aware of any recorded encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements, licenses, liens, charges, agreements, or other matters which affect the title of the Property? Yes No
- 258 (C) Are you aware of any encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements, licenses, liens, charges, agreements, or other matters which affect the title of the Property that have not been recorded in the official records of the county recorder where the Property is located? Yes No
- 259 (D) Are you aware of any public improvement, condominium, or owner association assessments against the Property that remain unpaid? Yes No
- 260 (E) Are you aware of any existing or threatened action, suit, or government proceeding relating to the Property? Yes No
- 261 (F) Are you aware of any reason, including a defect in title, that would prevent you from conveying title to the Property? Yes No
- 262 (G) Are you aware of any judgment, encumbrance, lien (for example co-maker or equity loan) or other debt against the Property that cannot be satisfied by the proceeds of this sale? Yes No
- 263 (H) Are you aware of any insurance claims filed relating to the Property? Yes No
- 264 Explain any yes answers you give in this section: _____
- 265 _____
- 266 _____
- 267 _____
- 268 _____
- 269 _____
- 270 _____
- 271 _____

272 10. RESIDENTIAL UNITS

- 273 (A) Is there a residential dwelling unit located on the Property? Yes No
- 274 If yes, number of residential dwelling units: _____
- 275 Note: If one to four residential dwelling units are to be sold with, or as part of, the Property, Owner must complete a Seller's Property Disclosure Statement, as required by the Pennsylvania Real Estate Seller's Disclosure Law (68 P.S. §7301 et. seq.).

277 11. TENANCY ISSUES

- 278 (A) Are you aware of any existing leases, subleases or other tenancy agreements affecting the Property? Yes No
- 279 (B) Are there any verbal agreements or understandings with tenants that are not specifically recorded in the lease (e.g., a promise not to increase rent, an implied agreement to let tenant end lease early, a first right of refusal on adjoining space)? Yes No
- 280 (C) Are there any tenants for whom you do not currently have a security deposit? Yes No
- 281 (D) Are there any tenants who have been 5 or more days late with their rent payment more than once this year? Yes No

283 Buyer Initials: _____ CPI Page 5 of 7 Owner Initials: HSB

- 284 (E) Are there any tenants who are currently more than 30 days behind in paying rent, cam. or tax charges? Yes No
- 285 (F) Are there any tenants who are in default of the lease for other than monetary reasons (e.g., failure to comply with rules, regulations, lease
- 286 terms, etc.)? Yes No
- 287 (G) Are there any tenants that you have reason to believe are likely to fall into default of their lease within the next six months?
- 288 Yes No
- 289 (H) Is there any tenant that you would consider exiting or not offering an opportunity for renewal? Yes No
- 290 (I) Are you currently involved in any type of dispute with any tenant? Yes No
- 291 Explain any yes answers you give in this section, providing names of tenants where applicable. Attach additional sheet if necessary:
- 292 _____
- 293 _____
- 294 _____

12. DOMESTIC SUPPORT LIEN LEGISLATION

- 296 (A) Has any Owner, at any time, on or since January 1, 1998, been obligated to pay support under an order that is on record in a
- 297 domestic relations office in any Pennsylvania county? Yes No
- 298 If yes, list name and social security numbers of Owner(s) obligated to pay, the county, and the Domestic Relations File or docket
- 299 number: _____

13. LAND USE RESTRICTIONS OTHER THAN ZONING

- 301 (A) Is the Property, or a portion of it, preferentially assessed for tax purposes under the Farmland and Forest Land Assessment
- 302 Act (72 P.S. §5490.1 et seq.) (Clean and Green Program)? Yes No
- 303 Note: An Owner of Property enrolled in the Clean and Green Program must submit notice of the sale and any proposed changes
- 304 in the use of Owner's remaining enrolled Property to the County Assessor 30 days before the transfer of title to Buyer. The sale
- 305 of Property enrolled in the Clean and Green Program may result in the loss of program enrollment and the loss of preferential tax
- 306 assessment for the Property and/or the land of which it is a part and from which it is being separated. Removal from enrollment
- 307 in the Clean and Green Program may result in the charge of roll-back taxes and interest. A roll-back tax is the difference in the
- 308 amount of taxes paid under the program and the taxes that would have been paid in the absence of Clean and Green enrollment.
- 309 The roll-back taxes are charged for each year that the Property was enrolled in the program, limited to the past 7 years.
- 310 (B) Is the Property, or a portion of it, preferentially assessed for tax purposes under the Open Space Act (16 P.S. §11941 et seq.) (an
- 311 Act enabling certain counties of the Commonwealth to covenant with landowners for preservation of land in farm, forest, water
- 312 supply, or open spaces uses)? Yes No
- 313 Note: This Act enables counties to enter into covenants with owners of land designated as farm, forest, water supply, or open
- 314 space land on an adopted municipal, county or regional plan for the purpose of preserving the land as open space. A covenant
- 315 between the owner and county is binding upon any Buyer of the Property during the period of time that the covenant is in effect
- 316 (5 or 10 years). Covenants automatically renew at the end of the covenant period unless specific termination notice procedures
- 317 are followed. When a breach of the covenant occurs, the then-owner is required to pay roll-back taxes and interest. A roll-back
- 318 tax is the difference in the amount of taxes paid and the taxes that would have been paid in the absence of the covenant. The
- 319 roll-back taxes are charged for each year that the Property was subject to the covenant, limited to the past 5 years.
- 320 (C) Is the Property, or a portion of it, preferentially assessed for tax purposes or enrolled in any program, other than Clean & Green
- 321 and Open Space, that contains any covenants, subdivision restrictions, or other restrictions affecting the Property?
- 322 Yes No
- 323 Explain any yes answers you give in this section: _____
- 324 _____
- 325 _____

14. SERVICE PROVIDER/CONTRACTOR INFORMATION

- 327 (A) Provide the names, addresses and phone numbers of the service providers for any Maintenance Contracts on the Property (e.g.,
- 328 elevators, other equipment, pest control). Attach additional sheet if necessary: Triangle He has
- 329 maintained the heat pumps since purchase
- 330 _____
- 331 _____
- 332 (B) Provide the names, addresses and phone numbers of the service providers for any Alarm/Safety Contracts on the Property (e.g.,
- 333 security alarm system, sprinkler system, fire/smoke). Attach additional sheet if necessary: Vector Security
- 334 _____
- 335 _____
- 336 _____
- 337 (C) Provide the names, addresses and phone numbers of the service providers for any utilities on the Property (e.g., water, water
- 338 softener, sewage, on-site sewage service, natural gas, electric, telephone). Attach additional sheet if necessary: _____
- 339 Verizon
- 340 _____
- 341 _____

342 Buyer Initials: _____

Owner Initials: Initial
HSB

343 The undersigned Owner represents that the information set forth in this document is accurate and complete to the best of Owner's
344 knowledge. Owner permits Broker to share information contained in this document with prospective buyers/tenants and other real
345 estate licensees. OWNER ALONE IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED IN
346 THIS STATEMENT. Owner will notify Broker in writing of any information supplied on this form which is rendered inaccurate
347 by a change in the condition of the Property following completion of this form.

348 OWNER  DATE 2/18/2026
Heather Schmidt/Bresnahan

349 OWNER _____ DATE _____

350 OWNER _____ DATE _____

351 BUYER _____ DATE _____

352 BUYER _____ DATE _____

353 BUYER _____ DATE _____

In 2018 I purchased the 3 units and did a complete build out. The entire property was gutted & all new electric plumbing, wall. Flexport water fountain was installed. Everything was done with permits and to Mt Lebanon Code