

**SELLER'S PROPERTY DISCLOSURE STATEMENT**

**SPD**

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

1 **PROPERTY 1015 Rt 390, Greentown, PA 18426**

2 **SELLER Marek Swiatowski, Christina Swiatowski**

3 **INFORMATION REGARDING THE REAL ESTATE SELLER DISCLOSURE LAW**

4 The Real Estate Seller Disclosure Law (68 P.S. §7301, et seq.) requires that before an agreement of sale is signed, the seller in a residential  
5 real estate transfer must disclose all known **material defects** about the property being sold that are not readily observable. A **material defect**  
6 is a problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or  
7 that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is at or beyond the end  
8 of its normal useful life is not by itself a material defect.

9 This property disclosure statement ("Statement") includes disclosures beyond the basic requirements of the Law and is designed to assist  
10 Seller in complying with disclosure requirements and to assist Buyer in evaluating the property being considered. Sellers who wish to see  
11 or use the basic disclosure form can find the form on the website of the Pennsylvania State Real Estate Commission. Neither this Statement  
12 nor the basic disclosure form limits Seller's obligation to disclose a material defect.

13 This Statement discloses Seller's knowledge of the condition of the Property as of the date signed by Seller and **is not a substitute for any**  
14 **inspections or warranties** that Buyer may wish to obtain. **This Statement is not a warranty of any kind by Seller or a warranty or rep-**  
15 **resentation by any listing real estate broker, any selling real estate broker, or their licensees.** Buyer is encouraged to address concerns  
16 about the condition of the Property that may not be included in this Statement.

17 **The Law provides exceptions (listed below) where a property disclosure statement does not have to be completed. All other sellers**  
18 **are obligated to complete a property disclosure statement, even if they do not occupy or have never occupied the Property.**

- 19 1. Transfers by a fiduciary during the administration of a decedent estate, guardianship, conservatorship or trust.
- 20 2. Transfers as a result of a court order.
- 21 3. Transfers to a mortgage lender that results from a buyer's default and subsequent foreclosure sales that result from default.
- 22 4. Transfers from a co-owner to one or more other co-owners.
- 23 5. Transfers made to a spouse or direct descendant.
- 24 6. Transfers between spouses as a result of divorce, legal separation or property settlement.
- 25 7. Transfers by a corporation, partnership or other association to its shareholders, partners or other equity owners as part of a plan of
- 26 liquidation.
- 27 8. Transfers of a property to be demolished or converted to non-residential use.
- 28 9. Transfers of unimproved real property.
- 29 10. Transfers of new construction that has never been occupied and:
  - 30 a. The buyer has received a one-year warranty covering the construction;
  - 31 b. The building has been inspected for compliance with the applicable building code or, if none, a nationally recognized model
  - 32 building code; and
  - 33 c. A certificate of occupancy or a certificate of code compliance has been issued for the dwelling.

**COMMON LAW DUTY TO DISCLOSE**

35 Although the provisions of the Real Estate Seller Disclosure Law exclude some transfers from the requirement of completing a disclo-  
36 sure statement, the Law does not excuse the seller's common law duty to disclose any known material defect(s) of the Property in order  
37 to avoid fraud, misrepresentation or deceit in the transaction. **This duty continues until the date of settlement.**

**EXECUTOR, ADMINISTRATOR, TRUSTEE SIGNATURE BLOCK**

39 According to the provisions of the Real Estate Seller Disclosure Law, the undersigned executor, administrator or trustee is not required  
40 to fill out a Seller's Property Disclosure Statement. **The executor, administrator or trustee, must, however, disclose any known**  
41 **material defect(s) of the Property.**

DATE \_\_\_\_\_

43 Seller's Initials MS CS

Date 5-12-26

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Buyer's Initials \_\_\_\_\_ / \_\_\_\_\_

Date \_\_\_\_\_



Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

**1. SELLER'S EXPERTISE**

	Yes	No	Unk	N/A
(A) Does Seller possess expertise in contracting, engineering, architecture, environmental assessment or other areas related to the construction and conditions of the Property and its improvements?		X		
(B) Is Seller the landlord for the Property?	X			
(C) Is Seller a real estate licensee?		X		

Explain any "yes" answers in Section 1: \_\_\_\_\_

**2. OWNERSHIP/OCCUPANCY**

	Yes	No	Unk	N/A
(A) Occupancy				
1. When was the Property most recently occupied?				
2. By how many people?				
3. Was Seller the most recent occupant?	X			
4. If "no," when did Seller most recently occupy the Property?				
(B) Role of Individual Completing This Disclosure. Is the individual completing this form:				
1. The owner	X			
2. The executor or administrator				
3. The trustee		X		
4. An individual holding power of attorney			X	
(C) When was the Property acquired?				
(D) List any animals that have lived in the residence(s) or other structures during your ownership:				

Explain Section 2 (if needed): \_\_\_\_\_

**3. CONDOMINIUMS/PLANNED COMMUNITIES/HOMEOWNERS ASSOCIATIONS**

(A) Disclosures for condominiums and cooperatives are limited to Seller's particular unit(s). Disclosures regarding common areas or facilities are not required by the Real Estate Seller Disclosure Law.

	Yes	No	Unk	N/A
(B) Type. Is the Property part of a(n):				
1. Condominium		X		
2. Homeowners association or planned community		X		
3. Cooperative		X		
4. Other type of association or community		X		
(C) If "yes," how much are the fees? \$ _____, paid ([ ] Monthly)([ ] Quarterly)([ ] Yearly)				X
(D) If "yes," are there any community services or systems that the association or community is responsible for supporting or maintaining? Explain: _____				X
(E) If "yes," provide the following information:				
1. Community Name				X
2. Contact				X
3. Mailing Address				X
4. Telephone Number				X
(F) How much is the capital contribution/initiation fee(s)? \$ _____				X

**Notice to Buyer:** 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, condominium, cooperative, or planned community. Buyers may be responsible for capital contributions, initiation fees or similar one-time fees in addition to regular 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 days thereafter or until conveyance, whichever occurs first.

**4. ROOFS AND ATTIC**

	Yes	No	Unk	N/A
(A) Installation				
1. When was or were the roof or roofs installed?				
2. Do you have documentation (invoice, work order, warranty, etc.)?		X		
(B) Repair				
1. Was the roof or roofs or any portion of it or them replaced or repaired during your ownership?				
2. If it or they were replaced or repaired, were any existing roofing materials removed?				
(C) Issues				
1. Has the roof or roofs ever leaked during your ownership?		X		
2. Have there been any other leaks or moisture problems in the attic?		X		
3. Are you aware of any past or present problems with the roof(s), attic, gutters, flashing or downspouts?		X		

Seller's Initials ME/CP Date 5-17-2024 SPD Page 2 of 11 Buyer's Initials     /     Date

104 Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the  
 105 Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

106 Explain any "yes" answers in Section 4. Include the location and extent of any problem(s) and any repair or remediation efforts,  
 107 the name of the person or company who did the repairs and the date they were done: \_\_\_\_\_  
 108 \_\_\_\_\_

109 **5. BASEMENTS AND CRAWL SPACES**

110 (A) Sump Pump

	Yes	No	Unk	N/A
111 1. Does the Property have a sump pit? If "yes," how many? _____ A1			X	
112 2. Does the Property have a sump pump? If "yes," how many? _____ A2	X			
113 3. If it has a sump pump, has it ever run? _____ A3				
114 4. If it has a sump pump, is the sump pump in working order? _____ A4	X			
115 (B) Water Infiltration				
116 1. Are you aware of any past or present water leakage, accumulation, or dampness within the base- 117 ment or crawl space? _____ B1		X		
118 2. Do you know of any repairs or other attempts to control any water or dampness problem in the 119 basement or crawl space? _____ B2		X		
120 3. Are the downspouts or gutters connected to a public sewer system? _____ B3		X		

121 Explain any "yes" answers in Section 5. Include the location and extent of any problem(s) and any repair or remediation efforts,  
 122 the name of the person or company who did the repairs and the date they were done: \_\_\_\_\_  
 123 \_\_\_\_\_  
 124 \_\_\_\_\_

125 **6. TERMITES/WOOD-DESTROYING INSECTS, DRYROT, PESTS**

126 (A) Status

	Yes	No	Unk	N/A
127 1. Are you aware of past or present dryrot, termites/wood-destroying insects or other pests on the 128 Property? _____ A1		X		
129 2. Are you aware of any damage caused by dryrot, termites/wood-destroying insects or other pests? _____ A2		X		
130 (B) Treatment				
131 1. Is the Property currently under contract by a licensed pest control company? _____ B1		X		
132 2. Are you aware of any termite/pest control reports or treatments for the Property? _____ B2		X		

133 Explain any "yes" answers in Section 6. Include the name of any service/treatment provider, if applicable: \_\_\_\_\_  
 134 \_\_\_\_\_  
 135 \_\_\_\_\_

136 **7. STRUCTURAL ITEMS**

	Yes	No	Unk	N/A
137 (A) Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, 138 foundations, or other structural components? _____ A		X		
139 (B) Are you aware of any past or present problems with driveways, walkways, patios or retaining walls on 140 the Property? _____ B		X		
141 (C) Are you aware of any past or present water infiltration in the house or other structures, other than the 142 roof(s), basement or crawl space(s)? _____ C		X		
143 (D) Stucco and Exterior Synthetic Finishing Systems				
144 1. Is any part of the Property constructed with stucco or an Exterior Insulating Finishing System 145 (EIFS) such as Dryvit or synthetic stucco, synthetic brick or synthetic stone? _____ D1		X		
146 2. If "yes," indicate type(s) and location(s) _____ D2				
147 3. If "yes," provide date(s) installed _____ D3				
148 (E) Are you aware of any fire, storm/weather-related, water, hail or ice damage to the Property? _____ E		X		
149 (F) Are you aware of any defects (including stains) in flooring or floor coverings? _____ F		X		

150 Explain any "yes" answers in Section 7. Include the location and extent of any problem(s) and any repair or remediation efforts,  
 151 the name of the person or company who did the repairs and the date the work was done: \_\_\_\_\_  
 152 \_\_\_\_\_

153 **8. ADDITIONS/ALTERATIONS**

154 (A) Have any additions, structural changes or other alterations (including remodeling) been made to the  
 155 Property during your ownership? Itemize and date all additions/alterations below. \_\_\_\_\_ A

	Yes	No	Unk	N/A
156				
157				
158				
159				
160				

Addition, structural change or alteration (continued on following page)	Approximate date of work	Were permits obtained? (Yes/No/Unk/NA)	Final inspections/ approvals obtained? (Yes/No/Unk/NA)

161 Seller's Initials RS/DO Date 5-17-2016 SPD Page 3 of 11 Buyer's Initials   /   Date   /  /

162 **Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the**  
 163 **Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.**

164	165	166	167	168	169	170	171	172
Addition, structural change or alteration		Approximate date of work	Were permits obtained? (Yes/No/Unk/NA)	Final inspections/ approvals obtained? (Yes/No/Unk/NA)				

173  A sheet describing other additions and alterations is attached.  
 174 (B) Are you aware of any private or public architectural review control of the Property other than zoning  
 175 codes? If "yes," explain: \_\_\_\_\_ **Yes No Unk N/A**

176 *Note to Buyer: The PA Construction Code Act, 35 P.S. §7210 et seq. (effective 2004), and local codes establish standards for building and*  
 177 *altering properties. Buyers should check with the municipality to determine if permits and/or approvals were necessary for disclosed work*  
 178 *and if so, whether they were obtained. Where required permits were not obtained, the municipality might require the current owner to up-*  
 179 *grade or remove changes made by the prior owners. Buyers can have the Property inspected by an expert in codes compliance to determine*  
 180 *if issues exist. Expanded title insurance policies may be available for Buyers to cover the risk of work done to the Property by previous*  
 181 *owners without a permit or approval.*

182 *Note to Buyer: According to the PA Stormwater Management Act, each municipality must enact a Storm Water Management Plan for*  
 183 *drainage control and flood reduction. The municipality where the Property is located may impose restrictions on impervious or semi-per-*  
 184 *vicious surfaces added to the Property. Buyers should contact the local office charged with overseeing the Stormwater Management Plan*  
 185 *to determine if the prior addition of impervious or semi-pervious areas, such as walkways, decks, and swimming pools, might affect your*  
 186 *ability to make future changes.*

187 **9. WATER SUPPLY**

188	(A) Source. Is the source of your drinking water (check all that apply):	Yes	No	Unk	N/A
189	1. Public		X		
190	2. A well on the Property	X			
191	3. Community water		X		
192	4. A holding tank		X		
193	5. A cistern		X		
194	6. A spring		X		
195	7. Other _____		X		
196	8. If no water service, explain: _____				
197	(B) General				
198	1. When was the water supply last tested? _____			X	
199	Test results: _____				
200	2. Is the water system shared?		X		
201	If "yes," is there a written agreement?				
202	4. Do you have a softener, filter or other conditioning system?		X		
203	5. Is the softener, filter or other treatment system leased? From whom? _____		X		
204	6. If your drinking water source is not public, is the pumping system in working order? If "no,"				
205	explain: _____	X			
206	(C) Bypass Valve (for properties with multiple sources of water)				
207	1. Does your water source have a bypass valve?			X	
208	2. If "yes," is the bypass valve working?				
209	(D) Well				
210	1. Has your well ever run dry?		X		
211	2. Depth of well _____			X	
212	3. Gallons per minute: _____, measured on (date) _____			X	
213	4. Is there a well that is used for something other than the primary source of drinking water?		X		
214	If "yes," explain _____				
215	5. If there is an unused well, is it capped?			X	

216 Seller's Initials MS/B Date 5-12-2022 SPD Page 4 of 11 Buyer's Initials \_\_\_\_\_ / Date \_\_\_\_\_

217. **Check yes, no, unknown (unk) or not applicable (N/A) for each question.** Be sure to check N/A when a question does not apply to the  
 218. **Property.** Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

219. (E) Issues

	Yes	No	Unk	N/A
220. 1. Are you aware of any leaks or other problems, past or present, relating to the water supply, pumping system and related items? E1		X		
222. 2. Have you ever had a problem with your water supply? E2		X		

223. Explain any problem(s) with your water supply. Include the location and extent of any problem(s) and any repair or remediation efforts, the name of the person or company who did the repairs and the date the work was done: \_\_\_\_\_  
 224. \_\_\_\_\_  
 225. \_\_\_\_\_

226. **10. SEWAGE SYSTEM**

(A) General

	Yes	No	Unk	N/A
228. 1. Is the Property served by a sewage system (public, private or community)? A1		X		
229. 2. If "no," is it due to unavailability or permit limitations? A2		X		
230. 3. When was the sewage system installed (or date of connection, if public)? A3			X	
231. 4. Name of current service provider, if any: A4			X	

(B) Type Is your Property served by:

233. 1. Public B1		X		
234. 2. Community (non-public) B2		X		
235. 3. An individual on-lot sewage disposal system B3	X			
236. 4. Other, explain: B4				

(C) Individual On-lot Sewage Disposal System. (check all that apply):

238. 1. Is your sewage system within 100 feet of a well? C1				
239. 2. Is your sewage system subject to a ten-acre permit exemption? C2		X		
240. 3. Does your sewage system include a holding tank? C3				
241. 4. Does your sewage system include a septic tank? C4			X	
242. 5. Does your sewage system include a drainfield? C5			X	
243. 6. Does your sewage system include a sandmound? C6			X	
244. 7. Does your sewage system include a cesspool? C7	X			
245. 8. Is your sewage system shared? C8		X		
246. 9. Is your sewage system any other type? Explain: C9		X		
247. 10. Is your sewage system supported by a backup or alternate system? C10		X		

(D) Tanks and Service

249. 1. Are there any metal/steel septic tanks on the Property? D1			X	
250. 2. Are there any cement/concrete septic tanks on the Property? D2			X	
251. 3. Are there any fiberglass septic tanks on the Property? D3			X	
252. 4. Are there any other types of septic tanks on the Property? Explain D4			X	
253. 5. Where are the septic tanks located? D5				
254. 6. When were the tanks last pumped and by whom? D6				

(E) Abandoned Individual On-lot Sewage Disposal Systems and Septic

257. 1. Are you aware of any abandoned septic systems or cesspools on the Property? E1		X		
258. 2. If "yes," have these systems, tanks or cesspools been closed in accordance with the municipality's ordinance? E2				

(F) Sewage Pumps

261. 1. Are there any sewage pumps located on the Property? F1			X	
262. 2. If "yes," where are they located? F2			X	
263. 3. What type(s) of pump(s)? F3			X	
264. 4. Are pump(s) in working order? F4				
265. 5. Who is responsible for maintenance of sewage pumps? F5			X	

(G) Issues

268. 1. How often is the on-lot sewage disposal system serviced? G1				
269. 2. When was the on-lot sewage disposal system last serviced and by whom? G2				
271. 3. Is any waste water piping not connected to the septic/sewer system? G3			X	
272. 4. Are you aware of any past or present leaks, backups, or other problems relating to the sewage system and related items? G4		X		

274. Seller's Initials MS/O Date 5-12-2016 SPD Page 5 of 11 Buyer's Initials / Date \_\_\_\_\_

275 **Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the**  
 276 **Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.**

277 **Explain any "yes" answers in Section 10. Include the location and extent of any problem(s) and any repair or remediation ef-**  
 278 **forts, the name of the person or company who did the repairs and the date the work was done:** \_\_\_\_\_  
 279 \_\_\_\_\_

280 **11. PLUMBING SYSTEM**

281 (A) Material(s). Are the plumbing materials (check all that apply):

	Yes	No	Unk	N/A
282 1. Copper	<input checked="" type="checkbox"/>			
283 2. Galvanized	<input checked="" type="checkbox"/>			
284 3. Lead		<input checked="" type="checkbox"/>		
285 4. PVC	<input checked="" type="checkbox"/>			
286 5. Polybutylene pipe (PB)			<input checked="" type="checkbox"/>	
287 6. Cross-linked polyethylene (PEX)			<input checked="" type="checkbox"/>	
288 7. Other _____			<input checked="" type="checkbox"/>	
289 (B) Are you aware of any past or present problems with any of your plumbing fixtures (e.g., including but		<input checked="" type="checkbox"/>		
290 not limited to: kitchen, laundry, or bathroom fixtures; wet bars; exterior faucets; etc.)?				
291 If "yes," explain: _____				
292 _____				

293 **12. DOMESTIC WATER HEATING**

294 (A) Type(s). Is your water heating (check all that apply):

	Yes	No	Unk	N/A
295 1. Electric		<input checked="" type="checkbox"/>		
296 2. Natural gas		<input checked="" type="checkbox"/>		
297 3. Fuel oil	<input checked="" type="checkbox"/>			
298 4. Propane		<input checked="" type="checkbox"/>		
299 If "yes," is the tank owned by Seller?			<input checked="" type="checkbox"/>	
300 5. Solar		<input checked="" type="checkbox"/>		
301 If "yes," is the system owned by Seller?			<input checked="" type="checkbox"/>	
302 6. Geothermal		<input checked="" type="checkbox"/>		
303 7. Other _____		<input checked="" type="checkbox"/>		
304 (B) System(s)				
305 1. How many water heaters are there? <u>ONE</u>				
306 Tanks <u>YES</u> Tankless _____				
307 2. When were they installed? _____				
308 3. Is your water heater a summer/winter hook-up (integral system, hot water from the boiler, etc.)?		<input checked="" type="checkbox"/>		
309 (C) Are you aware of any problems with any water heater or related equipment?		<input checked="" type="checkbox"/>		
310 If "yes," explain: _____				
311 _____				

312 **13. HEATING SYSTEM**

313 (A) Fuel Type(s). Is your heating source (check all that apply):

	Yes	No	Unk	N/A
314 1. Electric		<input checked="" type="checkbox"/>		
315 2. Natural gas		<input checked="" type="checkbox"/>		
316 3. Fuel oil	<input checked="" type="checkbox"/>			
317 4. Propane		<input checked="" type="checkbox"/>		
318 If "yes," is the tank owned by Seller?			<input checked="" type="checkbox"/>	
319 5. Geothermal			<input checked="" type="checkbox"/>	
320 6. Coal		<input checked="" type="checkbox"/>		
321 7. Wood		<input checked="" type="checkbox"/>		
322 8. Solar shingles or panels		<input checked="" type="checkbox"/>		
323 If "yes," is the system owned by Seller?			<input checked="" type="checkbox"/>	
324 9. Other: _____			<input checked="" type="checkbox"/>	
325 (B) System Type(s) (check all that apply):				
326 1. Forced hot air		<input checked="" type="checkbox"/>		
327 2. Hot water		<input checked="" type="checkbox"/>		
328 3. Heat pump		<input checked="" type="checkbox"/>		
329 4. Electric baseboard		<input checked="" type="checkbox"/>		
330 5. Steam	<input checked="" type="checkbox"/>			
331 6. Radiant flooring		<input checked="" type="checkbox"/>		
332 7. Radiant ceiling		<input checked="" type="checkbox"/>		

333 Seller's Initials MSA Date \_\_\_\_\_ SPD Page 6 of 11 Buyer's Initials \_\_\_\_\_ / Date \_\_\_\_\_

334. Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the  
 335. Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

			Yes	No	Unk	N/A
336	8. Pellet stove(s)	B8		X		
337	How many and location? _____					X
338	9. Wood stove(s)	B9		X		
339	How many and location? _____					X
340	10. Coal stove(s)	B10		X		
341	How many and location? _____					X
342	11. Wall-mounted split system(s)	B11				
343	How many and location? _____					
344	12. Other: _____	B12		X		
345	13. If multiple systems, provide locations _____					
346		B13				
347	<b>(C) Status</b>					
348	1. Are there any areas of the house that are not heated?	C1		X		
349	If "yes," explain: _____					
350	2. How many heating zones are in the Property? _____	C2			X	
351	3. When was each heating system(s) or zone installed? _____	C3				
352	4. When was the heating system(s) last serviced? <u>2025</u>	C4				
353	5. Is there an additional and/or backup heating system? If "yes," explain: _____					
354		C5		X		
355	6. Is any part of the heating system subject to a lease, financing or other agreement?	C6		X		
356	If "yes," explain: _____					
357	<b>(D) Fireplaces and Chimneys</b>					
358	1. Are there any fireplaces? How many? _____	D1		X		
359	2. Are all fireplaces working? _____	D2				X
360	3. Fireplace types (wood, gas, electric, etc.): _____	D3				X
361	4. Was the fireplace(s) installed by a professional contractor or manufacturer's representative?	D4				X
362	5. Are there any chimneys (from a fireplace, water heater or any other heating system)?	D5				
363	6. How many chimneys? <u>ONE</u>	D6				
364	7. When were they last cleaned? _____	D7			X	
365	8. Are the chimneys working? If "no," explain: _____	D8	X			
366	<b>(E) Fuel Tanks</b>					
367	1. Are you aware of any heating fuel tank(s) on the Property?	E1	X			
368	2. Location(s), including underground tank(s): <u>BASEMENT</u>	E2				
369	3. If you do not own the tank(s), explain: _____	E3				
370	<b>(F) Are you aware of any problems or repairs needed regarding any item in Section 13? If "yes,"</b>					
371	<b>explain:</b> _____	F		X		
372	<b>14. AIR CONDITIONING SYSTEM</b>					
373	<b>(A) Type(s). Is the air conditioning (check all that apply):</b>					
374	1. Central air	A1		X		
375	a. How many air conditioning zones are in the Property? _____	1a				
376	b. When was each system or zone installed? _____	1b				
377	c. When was each system last serviced? _____	1c				
378	2. Wall units	A2				
379	How many and the location? _____					
380	3. Window units	A3	X			
381	How many? _____					
382	4. Wall-mounted split units	A4	X			
383	How many and the location? _____					
384	5. Other _____	A5				
385	6. None	A6				
386	<b>(B) Are there any areas of the house that are not air conditioned?</b>					
387	If "yes," explain: _____	B				
388	<b>(C) Are you aware of any problems with any item in Section 14? If "yes," explain:</b>					
389	_____	C				

390 Seller's Initials H&B Date 5-17-2022 SPD Page 7 of 11 Buyer's Initials    /    Date \_\_\_\_\_



450 Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the  
 451 Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

452 **18. WINDOWS**

- 453 (A) Have any windows or skylights been replaced during your ownership of the Property? A  
 454 (B) Are you aware of any problems with the windows or skylights? B

Yes	No	Unk	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

455 Explain any "yes" answers in Section 18. Include the location and extent of any problem(s) and any repair, replacement or  
 456 remediation efforts, the name of the person or company who did the repairs and the date the work was done:  
 457 \_\_\_\_\_

458 **19. LAND/SOILS**

459 (A) Property

- 460 1. Are you aware of any fill or expansive soil on the Property? A1  
 461 2. Are you aware of any sliding, settling, earth movement, upheaval, subsidence, sinkholes or earth  
 462 stability problems that have occurred on or affect the Property? A2  
 463 3. Are you aware of sewage sludge (other than commercially available fertilizer products) being  
 464 spread on the Property? A3  
 465 4. Have you received written notice of sewage sludge being spread on an adjacent property? A4  
 466 5. Are you aware of any existing, past or proposed mining, strip-mining, or any other excavations on  
 467 the Property? A5

Yes	No	Unk	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

468 *Note to Buyer: The Property may be subject to mine subsidence damage. Maps of the counties and mines where mine subsidence  
 469 damage may occur and further information on mine subsidence insurance are available through Department of Environmental  
 470 Protection Mine Subsidence Insurance Fund, (800) 922-1678 or ra-epmsi@pa.gov.*

471 (B) Preferential Assessment and Development Rights

472 Is the Property, or a portion of it, preferentially assessed for tax purposes, or subject to limited devel-  
 473 opment rights under the:

- 474 1. Farmland and Forest Land Assessment Act - 72 P.S. §5490.1, et seq. (Clean and Green Program) B1  
 475 2. Open Space Act - 16 P.S. §11941, et seq. B2  
 476 3. Agricultural Area Security Law - 3 P.S. §901, et seq. (Development Rights) B3  
 477 4. Any other law/program: \_\_\_\_\_ B4

Yes	No	Unk	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

478 *Note to Buyer: Pennsylvania has enacted the Right to Farm Act (3 P.S. § 951-957) in an effort to limit the circumstances under  
 479 which agricultural operations may be subject to nuisance suits or ordinances. Buyers are encouraged to investigate whether any  
 480 agricultural operations covered by the Act operate in the vicinity of the Property.*

481 (C) Property Rights

482 Are you aware of the transfer, sale and/or lease of any of the following property rights (by you or a  
 483 previous owner of the Property):

- 484 1. Timber C1  
 485 2. Coal C2  
 486 3. Oil C3  
 487 4. Natural gas C4  
 488 5. Mineral or other rights (such as farming rights, hunting rights, quarrying rights) Explain: C5

Yes	No	Unk	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

490 *Note to Buyer: Before entering into an agreement of sale, Buyer can investigate the status of these rights by, among other means,  
 491 engaging legal counsel, obtaining a title examination of unlimited years and searching the official records in the county Office of  
 492 the Recorder of Deeds, and elsewhere. Buyer is also advised to investigate the terms of any existing leases, as Buyer may be subject  
 493 to terms of those leases.*

494 Explain any "yes" answers in Section 19: \_\_\_\_\_  
 495 \_\_\_\_\_

496 **20. FLOODING, DRAINAGE AND BOUNDARIES**

497 (A) Flooding/Drainage

- 498 1. Is any part of this Property located in a wetlands area? A1  
 499 2. Is the Property, or any part of it, designated a Special Flood Hazard Area (SFHA)? A2  
 500 3. Do you maintain flood insurance on this Property? A3  
 501 4. Are you aware of any past or present drainage or flooding problems affecting the Property? A4  
 502 5. Are you aware of any drainage or flooding mitigation on the Property? A5  
 503 6. Are you aware of the presence on the Property of any man-made feature that temporarily or perma-  
 504 nently conveys or manages storm water, including any basin, pond, ditch, drain, swale, culvert,  
 505 pipe or other feature? A6  
 506 7. If "yes," are you responsible for maintaining or repairing that feature which conveys or manages  
 507 storm water for the Property? A7

Yes	No	Unk	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

508 Seller's Initials HLV Date 5-12-2016 SPD Page 9 of 11 Buyer's Initials \_\_\_\_\_ / \_\_\_\_\_ Date \_\_\_\_\_

509 **Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the**  
 510 **Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.**

511 **Explain any "yes" answers in Section 20(A). Include dates, the location and extent of flooding and the condition of any man-**  
 512 **made storm water management features:**  
 513 \_\_\_\_\_

514 **(B) Boundaries**

	Yes	No	Unk	N/A
515 1. Are you aware of encroachments, boundary line disputes, or easements affecting the Property?		X		
516 2. Is the Property accessed directly (without crossing any other property) by or from a public road?		X		
517 3. Can the Property be accessed from a private road or lane?				
518 a. If "yes," is there a written right of way, easement or maintenance agreement?				
519 b. If "yes," has the right of way, easement or maintenance agreement been recorded?				
520 4. Are you aware of any shared or common areas (driveways, bridges, docks, walls, etc.) or maintenance agreements?		X		

522 *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 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.*

526 **Explain any "yes" answers in Section 20(B):**  
 527 \_\_\_\_\_

528 **21. HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES**

529 **(A) Mold and Indoor Air Quality (other than radon)**

	Yes	No	Unk	N/A
530 1. Are you aware of any tests for mold, fungi, or indoor air quality in the Property?		X		
531 2. Other than general household cleaning, have you taken any efforts to control or remediate mold or mold-like substances in the Property?		X		

533 *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.*

537 **(B) Radon**

	Yes	No	Unk	N/A
538 1. Are you aware of any tests for radon gas that have been performed in any buildings on the Property?		X		
539 2. If "yes," provide test date and results _____				
540 3. Are you aware of any radon removal system on the Property?		X		

541 **(C) Lead Paint**

542 If the Property was constructed, or if construction began, before 1978, you must disclose any knowledge of, and records and reports about, lead-based paint on the Property on a separate disclosure form.

543 1. Are you aware of any lead-based paint or lead-based paint hazards on the Property?		X		
544 2. Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on the Property?		X		

547 **(D) Tanks**

548 1. Are you aware of any existing underground tanks?		X		
549 2. Are you aware of any underground tanks that have been removed or filled?		X		

550 **(E) Dumping.** Has any portion of the Property been used for waste or refuse disposal or storage?  
 551 If "yes," location: \_\_\_\_\_

552 **(F) Other**

553 1. Are you aware of any past or present hazardous substances on the Property (structure or soil) such as, but not limited to, asbestos or polychlorinated biphenyls (PCBs)?		X		
554 2. Are you aware of any other hazardous substances or environmental concerns that may affect the Property?		X		
555 3. If "yes," have you received written notice regarding such concerns?		X		
556 4. Are you aware of testing on the Property for any other hazardous substances or environmental concerns?		X		

560 **Explain any "yes" answers in Section 21. Include test results and the location of the hazardous substance(s) or environmental issue(s):**  
 561 \_\_\_\_\_

562 **22. MISCELLANEOUS**

563 **(A) Deeds, Restrictions and Title**

	Yes	No	Unk	N/A
564 1. Are there any deed restrictions or restrictive covenants that apply to the Property?		X		
565 2. Are you aware of any historic preservation restriction or ordinance or archeological designation associated with the Property?		X		

567 **Seller's Initials** LSJ/BJ **Date** 5-12-2016 **SPD Page 10 of 11** **Buyer's Initials** ML **Date** \_\_\_\_\_

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569

Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

570  
571  
572

3. Are you aware of any reason, including a defect in title or contractual obligation such as an option or right of first refusal, that would prevent you from giving a warranty deed or conveying title to the Property?

Yes	No	Unk	N/A
	X		

573

(B) Financial

574  
575  
576

1. 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 or other use restriction ordinances that remain uncorrected?

	X		
--	---	--	--

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578  
579

2. Are you aware of any mortgages, judgments, encumbrances, liens, overdue payments on a support obligation, or other debts against this Property or Seller that cannot be satisfied by the proceeds of this sale?

	X		
--	---	--	--

580

3. Are you aware of any insurance claims filed relating to the Property during your ownership?

	X		
--	---	--	--

581

(C) Legal

582  
583

1. Are you aware of any violations of federal, state, or local laws or regulations relating to this Property?

	X		
--	---	--	--

584

2. Are you aware of any existing or threatened legal action affecting the Property?

	X		
--	---	--	--

585

(D) Additional Material Defects

586  
587

1. Are you aware of any material defects to the Property, dwelling, or fixtures which are not disclosed elsewhere on this form?

	X		
--	---	--	--

588

*Note to Buyer: A material defect is a problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.*

592  
593  
594

2. After completing this form, if Seller becomes aware of additional information about the Property, including through inspection reports from a buyer, the Seller must update the Seller's Property Disclosure Statement and/or attach the inspection report(s). These inspection reports are for informational purposes only.

595

Explain any "yes" answers in Section 22:

596

23. ATTACHMENTS

598

(A) The following are part of this Disclosure if checked:

599

Seller's Property Disclosure Statement Addendum (PAR Form SDA)

600

601

602

603

The undersigned Seller represents that the information set forth in this disclosure statement is accurate and complete to the best of Seller's knowledge. Seller hereby authorizes the Listing Broker to provide this information to prospective buyers of the property and to other real estate licensees. SELLER ALONE IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED IN THIS STATEMENT. If any information supplied on this form becomes inaccurate following completion of this form, Seller shall notify Buyer in writing.

608

SELLER Marek Swiatowski DATE 5-17-2016

609

SELLER Christina Swiatowski DATE 5-17-2016

610

SELLER \_\_\_\_\_ DATE \_\_\_\_\_

611

SELLER \_\_\_\_\_ DATE \_\_\_\_\_

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SELLER \_\_\_\_\_ DATE \_\_\_\_\_

613

SELLER \_\_\_\_\_ DATE \_\_\_\_\_

614

RECEIPT AND ACKNOWLEDGEMENT BY BUYER

615

The undersigned Buyer acknowledges receipt of this Statement. Buyer acknowledges that this Statement is not a warranty and that, unless stated otherwise in the sales contract, Buyer is purchasing this property in its present condition. It is Buyer's responsibility to satisfy himself or herself as to the condition of the property. Buyer may request that the property be inspected, at Buyer's expense and by qualified professionals, to determine the condition of the structure or its components.

619

BUYER \_\_\_\_\_ DATE \_\_\_\_\_

620

BUYER \_\_\_\_\_ DATE \_\_\_\_\_

621

BUYER \_\_\_\_\_ DATE \_\_\_\_\_