



SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

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Property Address: _____

Seller: _____

The purpose of this Disclosure Statement is to disclose, to the best of Seller's knowledge, the condition of the Property, as of the date set forth below. The Seller is aware that he or she is under an obligation to disclose any known material defects in the Property even if not addressed in this printed form. Seller alone is the source of all information contained in this form. All prospective buyers of the Property are cautioned to carefully inspect the Property and to carefully inspect the surrounding area for any off-site conditions that may adversely affect the Property. Moreover, this Disclosure Statement is not intended to be a substitute for prospective buyer's hiring of qualified experts to inspect the Property.

If your property consists of multiple units, systems and/or features, please provide complete answers on all such units, systems and/or features even if the question is phrased in the singular, such as if a duplex has multiple furnaces, water heaters and fireplaces.

OCCUPANCY

Yes No Unknown

[] [] []

[] []

- 1. Age of House, if known _____
2. Does the Seller currently occupy this property?
If not, how long has it been since Seller occupied the property? _____
3. What year did the Seller buy the property? _____
3a. Do you have in your possession the original or a copy of the deed evidencing your ownership of the property? If "yes," please attach a copy of it to this form.

ROOF

Yes No Unknown

[] [] []
[] [] []

- 4. Age of Roof, if known _____
5. Has roof been replaced or repaired since Seller bought the property?
6. Are you aware of any roof leaks?
7. Explain any "yes" answers that you give in this section: _____

ATTIC, BASEMENTS AND CRAWL SPACES (Complete only if applicable)

Yes No Unknown

[] [] []
[] [] []
[] [] []

[] []

[] []

[] []

- 8. Does the property have one or more sump pumps?
8a. Are there any problems with the operation of any sump pump?
9. Are you aware of any water leakage, accumulation or dampness within the basement or crawl spaces or any other areas within any of the structures on the property?
9a. Are you aware of the presence of any mold or similar natural substance within the basement or crawl spaces or any other areas within any of the structures on the property?
10. Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawl space? If "yes," describe the location, nature and date of the repairs: _____
11. Are you aware of any cracks or bulges in the basement floor or foundation walls? If "yes," specify location: _____



- 51 [] [] 12. Are you aware of any restrictions on how the attic may be used as a result of the manner in which
 52 the attic or roof was constructed?
 53 [] [] 13. Is the attic or house ventilated by: ___ a whole house fan? ___ an attic fan?
 54 [] [] 13a. Are you aware of any problems with the operation of such a fan?
 55 14. In what manner is access to the attic space provided?
 56 ___ staircase ___ pull down stairs ___ crawl space with aid of ladder or other device
 57 ___ other _____
 58 15. Explain any "yes" answers that you give in this section:
 59 _____
 60 _____
 61 _____

62 **TERMITES/WOOD DESTROYING INSECTS, DRY ROT, PESTS**

- 63 Yes No Unknown
 64 [] [] 16. Are you aware of any termites/wood destroying insects, dry rot, or pests affecting the property?
 65 [] [] 17. Are you aware of any damage to the property caused by termites/wood destroying insects, dry rot, or
 66 pests?
 67 [] [] 18. If "yes," has work been performed to repair the damage?
 68 [] [] 19. Is your property under contract by a licensed pest control company? If "yes," state the name and ad-
 69 dress of the licensed pest control company: _____
 70 _____
 71 [] [] 20. Are you aware of any termite/pest control inspections or treatments performed on the property in the
 72 past?
 73 21. Explain any "yes" answers that you give in this section:
 74 _____
 75 _____
 76 _____

77 **STRUCTURAL ITEMS**

- 78 Yes No Unknown
 79 [] [] 22. Are you aware of any movement, shifting, or other problems with walls, floors, or foundations, in-
 80 cluding any restrictions on how any space, other than the attic or roof, may be used as a result of the
 81 manner in which it was constructed?
 82 [] [] 23. Are you aware if the property or any of the structures on it have ever been damaged by fire, smoke,
 83 wind or flood?
 84 [] [] 24. Are you aware of any fire retardant plywood used in the construction?
 85 [] [] 25. Are you aware of any current or past problems with driveways, walkways, patios, sinkholes, or re-
 86 taining walls on the property?
 87 [] [] 26. Are you aware of any present or past efforts made to repair any problems with the items in this sec-
 88 tion?
 89 27. Explain any "yes" answers that you give in this section. Please describe the location and nature of
 90 the problem.
 91 _____
 92 _____
 93 _____

94 **ADDITIONS/REMODELS**

- 95 Yes No Unknown
 96 [] [] 28. Are you aware of any additions, structural changes or other alterations to the structures on the prop-
 97 erty made by any present or past owners?
 98 [] [] [] 29. Were the proper building permits and approvals obtained? Explain any "yes" answers you give in this
 99 section:
 100 _____
 101 _____
 102 _____

103 **PLUMBING, WATER AND SEWAGE**

- 104 Yes No Unknown
 105 30. What is the source of your drinking water?
 106 Public ___ Community System ___ Well on Property ___ Other (explain) _____
 107 [] [] 31. If your drinking water source is not public, have you performed any tests on the water?
 108 If so, when? _____
 109 Attach a copy of or describe the results.
 110 [] [] 32. Does the wastewater from any clothes washer, dishwasher, or other appliance discharge to any loca-

- tion other than the sewer, septic, or other system that services the rest of the property?
- 112 [] 33. When was well installed? _____
- 113 [] Location of well? _____
- 114 [] [] 34. Do you have a softener, filter, or other water purification system? __ Leased __ Owned
- 115 35. What is the type of sewage system?
- 116 __ Public Sewer __ Private Sewer __ Septic System __ Cesspool __ Other (explain): _____
- 117 [] [] 36. If you answered "septic system," have you ever had the system inspected to confirm that it is a true
- 118 septic system and not a cesspool?
- 119 [] 37. If Septic System, when was it installed? _____
- 120 Location? _____
- 121 [] 38. When was the Septic System or Cesspool last cleaned and/or serviced? _____
- 122 [] [] [] 39. Are you aware of any abandoned Septic Systems or Cesspools on your property?
- 123 [] [] [] 39a. If "yes," is the closure in accordance with the municipality's ordinance? (explain): _____
- 124
- 125 [] [] 40. Are you aware of any leaks, backups, or other problems relating to any of the plumbing systems and
- 126 fixtures (including pipes, sinks, tubs and showers), or of any other water or sewage related problems?
- 127 If "yes," explain: _____
- 128
- 129 [] [] 41. Are you aware of any shut off, disconnected, or abandoned wells, underground water or sewage
- 130 tanks, or dry wells on the property?
- 131 [] [] [] 42. Is either the private water or sewage system shared? If "yes," explain: _____
- 132
- 133 43. Water Heater: __ Electric __ Fuel Oil __ Gas
- 134 [] Age of Water Heater _____
- 135 [] [] 43a. Are you aware of any problems with the water heater?
- 136 44. Explain any "yes" answers that you give in this section:
- 137 _____
- 138 _____
- 139 _____

HEATING AND AIR CONDITIONING

Yes No Unknown

- 142 45. Type of Air Conditioning:
- 143 __ Central one zone __ Central multiple zone __ Wall/Window Unit __ None
- 144 46. List any areas of the house that are not air conditioned: _____
- 145
- 146 [] 47. What is the age of Air Conditioning System? _____
- 147 48. Type of heat: __ Electric __ Fuel Oil __ Natural Gas __ Propane __ Unheated __ Other
- 148 49. What is the type of heating system? (for example, forced air, hot water or base board, radiator, steam
- 149 heat) _____
- 150 50. If it is a centralized heating system, is it one zone or multiple zones? _____
- 151
- 152 [] 51. Age of furnace _____ Date of last service: _____
- 153 52. List any areas of the house that are not heated: _____
- 154
- 155 [] [] [] 53. Are you aware of any tanks on the property, either above or underground, used to store fuel or other
- 156 substances?
- 157 [] [] 54. If tank is not in use, do you have a closure certificate?
- 158 [] [] 55. Are you aware of any problems with any items in this section? If "yes," explain:
- 159 _____
- 160 _____

WOODBURNING STOVE OR FIREPLACE

Yes No Unknown

- 163 [] [] 56. Do you have __ wood burning stove? __ fireplace? __ insert? __ other
- 164 [] [] 56a. Is it presently usable?
- 165 [] [] [] 57. If you have a fireplace, when was the flue last cleaned? _____
- 166 [] [] [] 57a. Was the flue cleaned by a professional or non-professional? _____
- 167 [] [] [] 58. Have you obtained any required permits for any such item?
- 168 [] [] 59. Are you aware of any problems with any of these items? If "yes," please explain:
- 169 _____
- 170 _____

171 **ELECTRICAL SYSTEM**
 172 Yes No Unknown

- 173 60. What type of wiring is in this structure? Copper Aluminum Other Unknown
 174 61. What amp service does the property have? 60 100 150 200 Other Unknown
 175 [] [] [] 62. Does it have 240 volt service? Which are present Circuit Breakers, Fuses or Both?
 176 [] [] 63. Are you aware of any additions to the original service?
 177 If "yes," were the additions done by a licensed electrician? Name and address:
 178 _____
 179 _____
 180 [] [] [] 64. If "yes," were proper building permits and approvals obtained?
 181 [] [] 65. Are you aware of any wall switches, light fixtures or electrical outlets in need of repair?
 182 66. Explain any "yes" answers you give in this section:
 183 _____
 184 _____
 185 _____

186 **LAND (SOILS, DRAINAGE AND BOUNDARIES)**

- 187 Yes No Unknown
 188 [] [] 67. Are you aware of any fill or expansive soil on the property?
 189 [] [] 68. Are you aware of any past or present mining operations in the area in which the property is located?
 190 [] [] 69. Is the property located in a flood hazard zone?
 191 [] [] 70. Are you aware of any drainage or flood problems affecting the property?
 192 [] [] [] 71. Are there any areas on the property which are designated as protected wetlands?
 193 [] [] 72. Are you aware of any encroachments, utility easements, boundary line disputes, or drainage or other
 194 easements affecting the property?
 195 [] [] 73. Are there any water retention basins on the property or the adjacent properties?
 196 [] [] 74. Are you aware if any part of the property is being claimed by the State of New Jersey as land pres-
 197 ently or formerly covered by tidal water (Riparian claim or lease grant)? Explain:
 198 _____
 199 _____
 200 [] [] 75. Are you aware of any shared or common areas (for example, driveways, bridges, docks, walls, bulk-
 201 heads, etc.) or maintenance agreements regarding the property?
 202 76. Explain any "yes" answers to the preceding questions in this section:
 203 _____
 204 _____
 205 [] [] 77. Do you have a survey of the property?
 206 _____

207 **ENVIRONMENTAL HAZARDS**

- 208 Yes No Unknown
 209 [] [] 78. Have you received any written notification from any public agency or private concern informing you that
 210 the property is adversely affected, or may be adversely affected, by a condition that exists on a property in
 211 the vicinity of this property? If "yes," attach a copy of any such notice currently in your possession.
 212 [] [] 78a. Are you aware of any condition that exists on any property in the vicinity which adversely affects,
 213 or has been identified as possibly adversely affecting, the quality or safety of the air, soil, water,
 214 and/or physical structures present on this property? If "yes," explain:
 215 _____
 216 _____
 217 [] [] 79. Are you aware of any underground storage tanks (UST) or toxic substances now or previously pres-
 218 ent on this property or adjacent property (structure or soil), such as polychlorinated biphenyl (PCB),
 219 solvents, hydraulic fluid, petro-chemicals, hazardous wastes, pesticides, chromium, thorium, lead or
 220 other hazardous substances in the soil? If "yes," explain:
 221 _____
 222 _____
 223 [] [] 80. Are you aware if any underground storage tank has been tested?
 224 (Attach a copy of each test report or closure certificate if available).
 225 [] [] [] 81. Are you aware if the property has been tested for the presence of any other toxic substances, such
 226 as lead-based paint, urea-formaldehyde foam insulation, asbestos-containing materials, or others?
 227 (Attach copy of each test report if available).
 228 82. If "yes" to any of the above, explain:
 229 _____
 230 _____
 231 _____

231 [] [] 82a. If "yes" to any of the above, were any actions taken to correct the problem? Explain:
 232 _____
 233 _____

234 [] [] [] 83. Is the property in a designated Airport Safety Zone?
 235

DEED RESTRICTIONS, SPECIAL DESIGNATIONS, HOMEOWNERS ASSOCIATION/CONDOMINIUMS AND CO-OPS

236
 237 Yes No Unknown
 238 [] [] 84. Are you aware if the property is subject to any deed restrictions or other limitations on how it may
 239 be used due to its being situated within a designated historic district, or a protected area like the
 240 New Jersey Pinelands, or its being subject to similar legal authorities other than typical local zoning
 241 ordinances?
 242 [] [] 85. Is the property part of a condominium or other common interest ownership plan?
 243 [] [] 85a. If so, is the property subject to any covenants, conditions, or restrictions as a result of its being part
 244 of a condominium or other form of common interest ownership?
 245 [] [] 86. As the owner of the property, are you required to belong to a condominium association or homeown-
 246 ers association, or other similar organization or property owners?
 247 [] [] 86a. If so, what is the Association's name and telephone number?
 248 _____
 249 [] [] [] 86b. If so, are there any dues or assessments involved?
 250 If "yes," how much? _____
 251 [] [] 87. Are you aware of any defect, damage, or problem with any common elements or common areas that
 252 materially affects the property?
 253 [] [] 88. Are you aware of any condition or claim which may result in an increase in assessments or fees?
 254 [] [] [] 89. Since you purchased the property, have there been any changes to the rules or by-laws of the Asso-
 255 ciation that impact the property?
 256 90. Explain any "yes" answers you give in this section:
 257 _____
 258 _____
 259

MISCELLANEOUS

260
 261 Yes No Unknown
 262 [] [] 91. Are you aware of any existing or threatened legal action affecting the property or any condominium
 263 or homeowners association to which you, as an owner, belong?
 264 [] [] 92. Are you aware of any violations of Federal, State or local laws or regulations relating to this prop-
 265 erty?
 266 [] [] 93. Are you aware of any zoning violations, encroachments on adjacent properties, non-conforming
 267 uses, or set-back violations relating to this property? If so, please state whether the condition is pre-
 268 existing non-conformance to present day zoning or a violation to zoning and/or land use laws.
 269 _____
 270 _____

271 [] [] 94. Are you aware of any public improvement, condominium or homeowner association assessments
 272 against the property that remain unpaid? Are you aware of any violations of zoning, housing, build-
 273 ing, safety or fire ordinances that remain uncorrected?
 274 [] [] [] 95. Are there mortgages, encumbrances or liens on this property?
 275 [] [] 95a. Are you aware of any reason, including a defect in title, that would prevent you from conveying
 276 clear title?
 277 [] [] 96. Are you aware of any material defects to the property, dwelling, or fixtures which are not dis-
 278 closed elsewhere on this form? (A defect is "material," if a reasonable person would attach impor-
 279 tance to its existence or non-existence in deciding whether or how to proceed in the transaction.)
 280 If "yes," explain: _____
 281 _____

282 [] [] 97. Other than water and sewer charges, utility and cable tv fees, your local property taxes, any special
 283 assessments and any association dues or membership fees, are there any other fees that you pay on
 284 an ongoing basis with respect to this property, such as garbage collection fees?
 285 98. Explain any other "yes" answers you give in this section:
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 287 _____
 288 _____
 289 _____
 290 _____

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RADON GAS Instructions to Owners

By law (N.J.S.A. 26:2D-73), a property owner who has had his or her property tested or treated for radon gas may require that information about such testing and treatment be kept confidential until the time that the owner and a buyer enter into a contract of sale, at which time a copy of the test results and evidence of any subsequent mitigation or treatment shall be provided to the buyer. The law also provides that owners may waive, in writing, this right of confidentiality. As the owner(s) of this property, do you wish to waive this right?

Yes No
[] []

(Initials) (Initials)

If you responded "yes," answer the following questions. If you responded "no," proceed to the next section.

- | | | | |
|-----|-----|---------|--|
| Yes | No | Unknown | |
| [] | [] | | 99. Are you aware if the property has been tested for radon gas? (Attach a copy of each test report if available.) |
| [] | [] | | 100. Are you aware if the property has been treated in an effort to mitigate the presence of radon gas? (If "yes," attach a copy of any evidence of such mitigation or treatment.) |
| [] | [] | | 101. Is radon remediation equipment now present in the property? |
| [] | [] | | 101a. If "yes," is such equipment in good working order? |

MAJOR APPLIANCES AND OTHER ITEMS

The terms of any final contract executed by the Seller shall be controlling as to what appliances or other items, if any, shall be included in the sale of the property. Which of the following items are present in the property? (For items that are not present, indicate "not applicable.")

- | | | | | |
|-----|-----|---------|-----|--|
| Yes | No | Unknown | NA | |
| [] | [] | | [] | 102. Electric Garage Door Opener |
| [] | [] | | [] | 102a. If "yes," are they reversible? Number of Transmitters _____ |
| [] | [] | [] | [] | 103. Smoke Detectors
__ Battery __ Electric __ Both How many _____
__ Carbon Monoxide Detectors How many _____
__ Location _____ |
| [] | [] | | [] | 104. With regard to the above items, are you aware that any item is not in working order? |
| | | | | 104a. If "yes," identify each item that is not in working order or defective and explain the nature of the problem: _____ |
| [] | [] | | [] | 105. __ In-ground pool __ Above-ground pool __ Pool Heater __ Spa/Hot Tub |
| [] | [] | [] | [] | 105a. Were proper permits and approvals obtained? |
| [] | [] | | [] | 105b. Are you aware of any leaks or other defects with the filter or the walls or other structural or mechanical components of the pool or spa/hot tub? |
| [] | [] | | [] | 105c. If an in-ground pool, are you aware of any water seeping behind the walls of the pool? |
| | | | | 106. Indicate which of the following may be included in the sale? (Indicate Y for yes N for no.)
[] Refrigerator
[] Range
[] Microwave Oven
[] Dishwasher
[] Trash Compactor
[] Garbage Disposal
[] In-Ground Sprinkler System
[] Central Vacuum System
[] Security System
[] Washer
[] Dryer
[] Intercom
[] Other |
| [] | [] | [] | | 107. Of those that may be included, is each in working order?
If "no," identify each item not in working order, explain the nature of the problem:

_____ |

351 **SOLAR PANEL SYSTEMS**

352 By completing this section, Seller is acknowledging that the Property is serviced by a Solar Panel System, which means a system of solar
353 panels designed to absorb the sunlight as a source of energy for generating electricity or heating, any and all inverters, net meter, wiring
354 roof supports and any other equipment pertaining to the Solar Panels (collectively, the "Solar Panel System"). This information may be
355 used, among other purposes, to prepare a Solar Panel Addendum to be affixed to and made a part of a contract of sale for the Property.
356

357 Yes No Unknown

- 358 108. When was the Solar Panel System Installed? _____
- 359 109. Are SRECs available from the Solar Panel System?
- 360 109a. If SRECs are available, when will the SRECs expire? _____
- 361 110. Is there any storage capacity on your Property for the Solar Panel System?
- 362 111. Are you aware of any defects in or damage to any component of the Solar Panel System? If yes,
363 explain: _____

364
365 **112. Choose one of the following three options:**

- 366 112a. The Solar Panel System is financed under a power purchase agreement or other type of financing
367 arrangement which requires me/us to make periodic payments to a Solar Panel System provider
368 in order to acquire ownership of the Solar Panel System ("PPA")? If yes, proceed to Section A
369 below.
- 370 112b. The Solar Panel System is the subject of a lease agreement. If yes, proceed to Section B
371 below.
- 372 112c. I/we own the Solar Panel System outright. If yes, you do not have to answer any further
373 questions.

374
375 **SECTION A - THE SOLAR PANEL SYSTEM IS SUBJECT TO A PPA**

- 376 113. What is the current periodic payment amount? \$ _____
- 377 114. What is the frequency of the periodic payments (check one)? Monthly Quarterly
- 378 115. What is the expiration date of the PPA, which is when you will become the owner of the Solar
379 Panel System? _____ ("PPA Expiration Date")
- 380 116. Is there a balloon payment that will become due on or before the PPA Expiration Date?
- 381 117. If there is a balloon payment, what is the amount? \$ _____

382
383 **118. Choose one of the following three options:**

- 384 118a. Buyer will assume my/our obligations under the PPA at Closing.
- 385 118b. I/we will pay off or otherwise obtain cancellation of the PPA as of the Closing so the Solar
386 Panel System can be included in the sale free and clear.
- 387 118c. I/we will remove the Solar Panel System from the Property and pay off or otherwise obtain
388 cancellation of the PPA as of the Closing.

389
390 **SECTION B - THE SOLAR PANEL SYSTEM IS SUBJECT TO A LEASE**

- 391 119. What is the current periodic lease payment amount? \$ _____
- 392 120. What is the frequency of the periodic lease payments (check one)? Monthly Quarterly
- 393 121. What is the expiration date of the lease? _____

394
395 **122. Choose one of the following two options:**

- 396 122a. Buyer will assume our obligations under the lease at Closing.
- 397 122b. I/we will obtain an early termination of the lease and will remove the Solar Panel System prior to
398 Closing.

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ACKNOWLEDGMENT OF SELLER

The undersigned Seller affirms that the information set forth in this Disclosure Statement is accurate and complete to the best of Seller's knowledge, but is not a warranty as to the condition of the Property. Seller hereby authorizes the real estate brokerage firm representing or assisting the Seller to provide this Disclosure Statement to all prospective buyers of the Property, and to other real estate agents. Seller alone is the source of all information contained in this statement. If the Seller relied upon any credible representations of another, the Seller should state the name(s) of the person(s) who made the representation(s) and describe the information that was relied upon.

SELLER DATE

SELLER DATE

EXECUTOR, ADMINISTRATOR, TRUSTEE

(If applicable) The undersigned has never occupied the property and lacks the personal knowledge necessary to complete this Disclosure Statement.

DATE

DATE

RECEIPT AND ACKNOWLEDGMENT BY PROSPECTIVE BUYER

The undersigned Prospective Buyer acknowledges receipt of this Disclosure Statement prior to signing a Contract of Sale pertaining to this Property. Prospective Buyer acknowledges that this Disclosure Statement is not a warranty by Seller and that it is Prospective Buyer's responsibility to satisfy himself or herself as to the condition of the Property. Prospective Buyer acknowledges that the Property may be inspected by qualified professionals, at Prospective Buyer's expense, to determine the actual condition of the Property. Prospective Buyer further acknowledges that this form is intended to provide information relating to the condition of the land, structures, major systems and amenities, if any, included in the sale. This form does not address local conditions which may affect a purchaser's use and enjoyment of the property such as noise, odors, traffic volume, etc. Prospective Buyer acknowledges that they may independently investigate such local conditions before entering into a binding contract to purchase the property. Prospective Buyer acknowledges that he or she understands that the visual inspection performed by the Seller's real estate broker/broker-salesperson/salesperson does not constitute a professional home inspection as performed by a licensed home inspector.

PROSPECTIVE BUYER DATE

PROSPECTIVE BUYER DATE

463 **ACKNOWLEDGMENT OF REAL ESTATE BROKER/BROKER-SALESPERSON/SALESPERSON**

464 The undersigned Seller's real estate broker/broker-salesperson/salesperson acknowledges receipt of the Property Disclosure Statement
465 form and that the information contained in the form was provided by the Seller.

466 The Seller's real estate broker/broker-salesperson/salesperson also confirms that he or she visually inspected the property with reason-
467 able diligence to ascertain the accuracy of the information disclosed by the seller, prior to providing a copy of the property disclosure
468 statement to the buyer.

469 The Prospective Buyer's real estate broker/broker-salesperson/salesperson also acknowledges receipt of the Property Disclosure State-
470 ment form for the purpose of providing it to the Prospective Buyer.

471
472 _____
473 SELLER'S REAL ESTATE BROKER/ DATE _____
474 BROKER-SALESPERSON/SALESPERSON:
475 **Youssef Genid**

476
477 _____
478 PROSPECTIVE BUYER'S REAL ESTATE BROKER/ DATE _____
479 BROKER-SALESPERSON/SALESPERSON:
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