



SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

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Property Address: 10 Ramapo Trl Chatham, NJ 07928

Seller: Thomas J. Wilson and Joyce Wells Wilson

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
[checked] [] []
[checked] [] []

- 1. Age of House, if known 51 Years
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? 1990
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
[checked] [] []
[] [checked] []

- 4. Age of roof 8 years
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: NA

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

Yes No Unknown
[checked] [] []
[] [checked] []
[] [checked] []
[checked] [] []
[] [checked] []

- 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:
Installed trench drain along exterior basement walls and two battery backed up sump pumps in 2012
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,
 66 or 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
 69 address of the licensed pest control company: Humphrey's Pest Control 5145 S
 70 inside and out quarterly, but not under contract.
 71 20. Are you aware of any termite/pest control inspections or treatments performed on the property in
 72 the past?
 73 21. Explain any "yes" answers that you give in this section:
 74 Upon purchase of the house in 1990
 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,
 80 including any restrictions on how any space, other than the attic or roof, may be used as a result of
 81 the 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
 86 retaining 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
 88 section?
 89 27. Explain any "yes" answers that you give in this section. Please describe the location and nature of the
 90 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
 97 property 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 Yes, shed done in attic to create 5th bedroom & bathroom ramp
 101 deck, all three kits and power room; interior carpentry including
 102 room. All inspections and all included in 2022 Assessment revision.

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 _____

111 32. Does the wastewater from any clothes washer, dishwasher, or other appliance discharge to any
 112 location other than the sewer, septic, or other system that services the rest of the property?
 113 33. When was well installed? _____
 114 Location of well? _____
 115 34. Do you have a softener, filter, or other water purification system? Leased Owned
 116 35. What is the type of sewage system?
 117 Public Sewer Private Sewer Septic System Cesspool Other (explain): _____
 118 36. If you answered "septic system," have you ever had the system inspected to confirm that it is a true
 119 septic system and not a cesspool?
 120 37. If Septic System, when was it installed? _____
 121 Location? _____
 122 38. When was the Septic System or Cesspool last cleaned and/or serviced? _____
 123 39. Are you aware of any abandoned Septic Systems or Cesspools on your property?
 124 39a. If "yes," is the closure in accordance with the municipality's ordinance? (explain): _____
 125 _____
 126 40. Are you aware of any leaks, backups, or other problems relating to any of the plumbing systems and
 127 fixtures (including pipes, sinks, tubs and showers), or of any other water or sewage related problems?
 128 If "yes," explain: _____
 129 _____
 130 41. Are you aware of any shut off, disconnected, or abandoned wells, underground water or sewage
 131 tanks, or dry wells on the property?
 132 42. Is either the private water or sewage system shared? If "yes," explain: _____
 133 _____
 134 43. Water Heater: Electric Fuel Oil Gas
 135 Age of Water Heater 11 years
 136 43a. Are you aware of any problems with the water heater?
 137 44. Explain any "yes" answers that you give in this section:
 138 _____
 139 _____
 140 _____

141 **HEATING AND AIR CONDITIONING**

142 Yes No Unknown

143 45. Type of Air Conditioning:
 144 Central one zone Central multiple zone Wall/Window Unit None
 145 46. List any areas of the house that are not air conditioned:
 146 Wall unit in 5th floor bedroom
 147 47. What is the age of Air Conditioning System? 2 1/2 years
 148 48. Type of heat: Electric Fuel Oil Natural Gas Propane Unheated Other
 149 49. What is the type of heating system? (for example, forced air, hot water or base board, radiator, steam
 150 heat) Forced air
 151 50. If it is a centralized heating system, is it one zone or multiple zones?
 152 1 zone
 153 51. Age of furnace 2 1/2 years Date of last service: 2 Oct, 2022
 154 52. List any areas of the house that are not heated:
 155 All heated. Remains may be unheated
 156 53. Are you aware of any tanks on the property, either above or underground, used to store fuel or other
 157 substances?
 158 54. If tank is not in use, do you have a closure certificate?
 159 55. Are you aware of any problems with any items in this section? If "yes," explain:
 160 NO
 161 _____

162 **WOODBURNING STOVE OR FIREPLACE**

163 Yes No Unknown

164 56. Do you have wood burning stove? fireplace? insert? other
 165 56a. Is it presently usable?
 166 57. If you have a fireplace, when was the flue last cleaned? Approx eight years ago
 167 57a. Was the flue cleaned by a professional or non-professional?
 168 58. Have you obtained any required permits for any such item?
 169 59. Are you aware of any problems with any of these items? If "yes," please explain:
 170 Fireplace used twice per year since 2012

ELECTRICAL SYSTEM

Yes No Unknown

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172
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 Opposite Hertler, Demille, NJ 973-366-9902 (New Line) Volt - 11/11/2015
179 4 switch plates - 862-263-0073, Lenay DiGennaro 908-451-3966 (outdoor)
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
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LAND (SOILS, DRAINAGE AND BOUNDARIES)

Yes No Unknown

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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
194 other 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
197 presently 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,
201 bulkheads, 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

ENVIRONMENTAL HAZARDS

Yes No Unknown

- 207
208
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, and/
214 or physical structures present on this property? If "yes," explain:
215
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217 79. Are you aware of any underground storage tanks (UST) or toxic substances now or previously
218 present on this property or adjacent property (structure or soil), such as polychlorinated biphenyl
219 (PCB), solvents, hydraulic fluid, petro-chemicals, hazardous wastes, pesticides, chromium, thorium,
220 lead or other hazardous substances in the soil? If "yes," explain:
221
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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 Asbestos. Remediated and certified
230
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SOLAR PANEL SYSTEMS

By completing this section, Seller is acknowledging that the Property is serviced by a Solar Panel System, which means a system of solar panels designed to absorb the sunlight as a source of energy for generating electricity or heating, any and all inverters, net meter, wiring, roof supports and any other equipment pertaining to the Solar Panels (collectively, the "Solar Panel System"). This information may be 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.

Yes	No	Unknown	
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		<input type="checkbox"/>	108. When was the Solar Panel System Installed? _____
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	109. Are SRECs available from the Solar Panel System?
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		<input type="checkbox"/>	109a. If SRECs are available, when will the SRECs expire? _____
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	110. Is there any storage capacity on your Property for the Solar Panel System?
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<input type="checkbox"/>	<input type="checkbox"/>		111. Are you aware of any defects in or damage to any component of the Solar Panel System? If yes, explain: _____
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112. Choose one of the following three options:

<input type="checkbox"/>	112a. The Solar Panel System is financed under a power purchase agreement or other type of financing arrangement which requires me/us to make periodic payments to a Solar Panel System provider in order to acquire ownership of the Solar Panel System ("PPA")? If yes, proceed to Section A below.
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<input type="checkbox"/>	112b. The Solar Panel System is the subject of a lease agreement. If yes, proceed to Section B below.
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<input type="checkbox"/>	112c. I/we own the Solar Panel System outright. If yes, you do not have to answer any further questions.
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SECTION A - THE SOLAR PANEL SYSTEM IS SUBJECT TO A PPA

	<input type="checkbox"/>	113. What is the current periodic payment amount? \$ _____
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	<input type="checkbox"/>	114. What is the frequency of the periodic payments (check one)? <input type="checkbox"/> Monthly <input type="checkbox"/> Quarterly
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	<input type="checkbox"/>	115. What is the expiration date of the PPA, which is when you will become the owner of the Solar Panel System? _____ ("PPA Expiration Date")
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<input type="checkbox"/>	<input type="checkbox"/>	116. Is there a balloon payment that will become due on or before the PPA Expiration Date?
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	<input type="checkbox"/>	117. If there is a balloon payment, what is the amount? \$ _____
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118. Choose one of the following three options:

<input type="checkbox"/>	118a. Buyer will assume my/our obligations under the PPA at Closing.
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<input type="checkbox"/>	118b. I/we will pay off or otherwise obtain cancellation of the PPA as of the Closing so that the Solar Panel System can be included in the sale free and clear.
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<input type="checkbox"/>	118c. I/we will remove the Solar Panel System from the Property and pay off or otherwise obtain cancellation of the PPA as of the Closing.
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SECTION B - THE SOLAR PANEL SYSTEM IS SUBJECT TO A LEASE

	<input type="checkbox"/>	119. What is the current periodic lease payment amount? \$ _____
--	--------------------------	--

	<input type="checkbox"/>	120. What is the frequency of the periodic lease payments (check one)? <input type="checkbox"/> Monthly <input type="checkbox"/> Quarterly
--	--------------------------	--

	<input type="checkbox"/>	121. What is the expiration date of the lease? _____
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122. Choose one of the following two options:

<input type="checkbox"/>	122a. Buyer will assume our obligations under the lease at Closing.
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<input type="checkbox"/>	122b. I/we will obtain an early termination of the lease and will remove the Solar Panel System prior to 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.

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SELLER

3/21/23
DATE

Joyce Wells Wilson
SELLER

3/21/23
DATE

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

PROSPECTIVE BUYER

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PROSPECTIVE BUYER

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ACKNOWLEDGMENT OF REAL ESTATE BROKER/BROKER-SALESPERSON/SALESPERSON

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

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

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

Amy Deuchler

3/27/2023 | 10:48 AM MDT

SELLER'S REAL ESTATE BROKER/
BROKER-SALESPERSON/SALESPERSON:

DATE

PROSPECTIVE BUYER'S REAL ESTATE BROKER/
BROKER-SALESPERSON/SALESPERSON:

DATE