



**NEW JERSEY ASSOCIATION OF REALTORS® STANDARD FORM OF
SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT**



Property Address: 322 HARTSHORN DRIVE SHORT HILLS, NJ 07078

Seller: BU, JOHN & JENNIFER

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 acknowledges that he/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 1957 ?

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? 1997

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 @ 22 yrs

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: _____

Roof replacement in 1999.

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

Yes No Unknown
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STRUCTURAL ITEMS

Yes No
☐ ☒
☐ ☒
☒ ☐
☐ ☒

21. Explain any "yes" answer that you give in this section:

Annual inspections

22. Are you aware of any movement, shifting, or other problems with walls, floors or foundations including any restrictions on how any space, other than the attic or roof, may be used as a result of the manner in which it was constructed?
23. Are you aware if the property or or any of the structures on it have ever been damaged by fire, smoke, wind or flood?
24. Are you aware of any fire retardant plywood used in the construction?
25. Are you aware of any current or past problems with driveways, walkways, patios, sinkholes, or retaining walls on the property?
26. Are you aware of any present or past efforts made to repair any problems with the items in this section?
27. Explain any "yes" answers that you give in this section. Please describe the location and nature of

Retaining wall near garage is leaning and is in AS-IS condition.

ADDITIONS/REMODELS

Yes No Unknown
☒ ☐ ☐
☒ ☐ ☐

28. Are you aware of any additions, structural changes or other alterations to the structures on the property made by any present or past owners?
29. Were the proper building permits and approvals obtained? Explain any "yes" answers you give in this section:

Renovations done in Kitchen, FR, all bedroom
baths - 3rd floor completed.

PLUMBING, WATER AND SEWAGE

Yes No Unknown

30. What is the source of your drinking water? ☒ Public ☐ Community System ☐
 Well on property ☐ Other (explain)
31. If your drinking water supply is not public have you performed any tests on the water? If so when? Attach a copy of or describe the results.
32. Does the wastewater from any clothes washer, dishwasher, or other appliance discharge to any location other than the sewer, septic, or other system that services the rest of the property?
33. When was well installed? Location of Well?
34. Do you have a softener, filter, or other water purification system? ☐ Leased ☒ Owned
35. What is the type of sewage system? ☒ Public Sewer ☐ Private Sewer ☐ Septic System ☐ Cesspool ☐ Other (explain):
36. If you answered "septic system," have you ever had the system inspected to confirm that it is a true septic system and not a cesspool?
37. If Septic System, when was it installed? Location?
38. When was the Septic System or Cesspool last cleaned and/or serviced?
39. Are you aware of any abandoned Septic Systems or Cesspools on your property?
- 39a. If "yes," is the closure in accordance with the municipality's ordinance? (explain):
40. Are you aware of any leaks, backups, or other problems relating to any of the plumbing systems and fixtures (including pipes, sinks, tubs and showers), or of any other water or sewage related problems? If "yes," explain: Kitchen Powder Room faucet not working and "as is" guest steam shower, MBath tub, shower
41. Are you aware of any shut off, disconnected, or abandoned wells, underground water or sewage tanks, or dry wells on the property?
42. Is either the private water or sewage system shared? If "yes," explain:
43. Water Heater: ☐ Electric ☐ Fuel Oil ☒ Gas
 Age of Water Heater 5 yrs.
- 43a. Are you aware of any problems with the water heater?
44. Explain any "yes" answers that you give in this section:

HEATING AND AIR CONDITIONING

Yes No Unknown

45. Type of air conditioning: ☐ Central one zone ☒ Central multiple zone ☐ Wall/Window Unit ☐ None
46. List any areas of the house that are not air conditioned:
47. What is the age of Air Conditioning System 22 yrs
48. Type of heat: ☐ Electric ☐ Fuel Oil ☒ Natural Gas ☐ Propane ☐ Unheated ☐ Other
49. What is the type of heating system? (for example, forced air, hot water or base board, radiator, steam heat) Forced air.

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50. If it is a centralized heating system, is it one zone or multiple zones?

51. Age of Furnace 1997 Date of Last Service 2019

52. List any areas of the house that are not heated:

☐ ☒ ☐

53. Are you aware of any tanks on the property, either above or underground, used to store fuel or other substances?

☐ ☒

54. If tank is not in use, do you have a closure certificate?

☐ ☒

55. Are you aware of any problems with any items in this section? If "yes," explain:

Seller is not aware of any defects. HVAC will convey in AS-IS condition.

WOOD BURNING STOVE OR FIREPLACE

Yes No Unknown

☐ ☐ ☐

56. Do you have ☐ wood burning stove? ☒ fireplace? ☐ insert? ☐ Other

☐ ☐ ☐

56a. Is it presently usable?

☐ ☐ ☒

57. If you have a fireplace, when was the flu last cleaned?

☐ ☐ ☒

57a. Was the flue cleaned by a professional or non-professional?

☐ ☐ ☒

58. Have you obtained any required permits for any such item?

☐ ☒ ☐

59. Are you aware of any problems with any of these items? If "yes," please explain:

Seller is not aware of any defects. Fireplaces and all components related to the fireplace will convey strictly in AS-IS condition.

ELECTRICAL SYSTEM

Yes No Unknown

☐ ☐ ☐

60. What type of wiring is in this structure? ☒ Copper ☐ Aluminum ☐ Other ☐ Unknown

☒ ☐ ☐

61. What amp service does it have?

☒ ☐ ☐

☐ 60 ☐ 100 ☐ 150 ☐ 200 ☐ Other ☒ Unknown

☒ ☐ ☐

62. Does it have 240 volt service? Which are present? ☒ Circuit Breakers ☐ Fuses or ☐ Both?

☒ ☐ ☐

63. Are you aware of any additions to the original service? If "yes" were the additions done by a licensed electrician? Name and address:

☒ ☐ ☐

Bobby Getz - General Contractor used licensed electrician

☒ ☐ ☐

64. If yes, were proper building permits and approvals obtained?

☐ ☒ ☐

65. Are you aware of any wall switches, light fixtures or electrical outlets in need of repair?

☐ ☒ ☐

66. Explain any "yes" answers you give in this section:

Upgraded electrical when remodeling

LAND (SOILS, DRAINAGE AND BOUNDARIES)

Yes No Unknown

☐ ☒ ☐

67. Are you aware of any fill or expansive soil on the property?

☐ ☒ ☐

68. Are you aware of any past or present mining operations in the area in which the property is located?

☐ ☒ ☐

69. Is the property located in a flood hazard zone?

☐ ☒ ☐

70. Are you aware of any drainage or flood problems affecting the property?

☐ ☒ ☐

71. Are there any areas on the property which are designated as protected wetlands?

☒ ☐ ☐

72. Are you aware of any encroachments, utility easements, boundary line disputes, or drainage or other easements affecting the property?

☐ ☐ ☐

73. Are there any water retention basins on the property or the adjacent properties?

☐ ☒ ☐

74. Are you aware if any part of the property is being claimed by the State of New Jersey as land presently or formerly covered by tidal water (Riparian claim or lease grant)? Explain:

☐ ☐ ☐

☐ ☒ ☐

75. Are you aware of any shared or common areas (for example, driveways, bridges, docks, walls, bulkheads, etc.) or maintenance agreements regarding the property?

☐ ☒ ☐

76. Explain any "yes" answers to the preceding questions in this section:

☒ ☐ ☐

72. Easement indicated on survey.

☒ ☐ ☐

77. Do you have a survey of the property?

ENVIRONMENTAL HAZARDS

Yes No Unknown

☐ ☒ ☐

78. Have you received any written notification from any public agency or private concern informing you that the property is adversely affected, or may be adversely affected, by a condition that exists on a property in the vicinity of this property? If "yes," attach a copy of any such notice currently in your possession.

☐ ☒ ☐

78a. Are you aware of any condition that exists on any property in the vicinity which adversely affects, or has been identified as possibly adversely affecting, the quality or safety of the air, soil, water, and/or physical structures present on this property? If "yes," explain:

☐ ☒ ☐

☐ ☒ ☐

79. Are you aware of any underground storage tanks (UST) or toxic substances now or previously present on this property or adjacent property (structure or soil), such as polychlorinated biphenyl (PCB), solvents, hydraulic fluid, petro-chemicals, hazardous wastes, pesticides, chromium, thorium, lead or other hazardous substances in the soil? If "yes," explain:

☐ ☒ ☐

☐ ☒ ☐

80. Are you aware if any underground storage tank has been tested? (Attach a copy of each test report or closure certificate if available).

☐ ☒ ☐

- 228 ☐ ☒ ☐ 81. Are you aware if the property has been tested for the presence of any other toxic substances, such as
 229 lead-based paint, urea-formaldehyde foam insulation, asbestos-containing materials, or others?
 230 (Attach copy of each test report if available).
 231 82. If "yes" to any of the above, explain:
 232 _____
 233 _____
 234 ☐ ☐ 82a. If "yes" to any of the above, were any actions taken to correct the problem? Explain:
 235 _____
 236 _____
 237 ☐ ☒ ☐ 83. Is the property in a designated Airport Safety Zone?
 238 _____

239 **DEED RESTRICTIONS, SPECIAL DESIGNATIONS, HOMEOWNERS ASSOCIATIONS/CONDOMINIUMS**
 240 **AND CO-OPS**

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

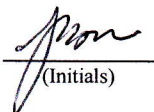
263 **MISCELLANEOUS**

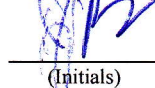
- 264 Yes No Unknown
 265 ☐ ☒ 91. Are you aware of any existing or threatened legal action affecting the property or any condominium
 266 or homeowners association to which you, as an owner, belong?
 267 ☐ ☒ 92. Are you aware of any violations of Federal, State or local laws or regulations relating to this
 268 property?
 269 ☐ ☒ 93. Are you aware of any zoning violations, encroachments on adjacent properties, non-conforming
 270 uses, or set-back violations relating to this property? If so, please state whether the condition is
 271 pre-existing non-conformance to present day zoning or a violation to zoning and/or land use laws.
 272 _____
 273 _____
 274 ☐ ☒ 94. Are you aware of any public improvement, condominium or homeowner association assessments
 275 against the property that remain unpaid? Are you aware of any violations of zoning, housing,
 276 building, safety or fire ordinances that remain uncorrected?
 277 ☐ ☒ 95. Are there mortgages, encumbrances or liens on this property?
 278 ☐ ☒ 95a. Are you aware of any reason, including a defect in title, that would prevent you from conveying
 279 clear title?
 280 ☐ ☒ 96. Are you aware of any material defects to the property, dwelling, or fixtures which are not disclosed
 281 elsewhere on this form? (A defect is "material," if a reasonable person would attach importance to
 282 its existence or non-existence in deciding whether or how to proceed in the transaction.) If "yes,"
 283 explain: _____
 284 _____
 285 ☐ ☒ 97. Other than water and sewer charges, utility and cable tv fees, your local property taxes, any special
 286 assessments and any association dues or membership fees, are there any other fees that you pay on
 287 an ongoing basis with respect to this property, such as garbage collection fees?
 288 98. Explain any other "yes" answers you give in this section:
 289 _____
 290 _____
 291 _____
 292 _____
 293 _____
 294 _____

295 **RADON GAS Instructions to Owners**

296 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
 297 that information about such testing and treatment be kept confidential until the time that the owner and a buyer enter into a contract
 298 of sale, at which time a copy of the test results and evidence of any subsequent mitigation or treatment shall be provided to the
 299 buyer. The law also provides that owners may waive, in writing, this right of confidentiality. As the owner(s) of this property, do
 300 you wish to waive this right?

301 Yes No
 302 ☒ ☐
 303
 304


 (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 N/A

☒ ☐ ☐ ☐

102. Electric Garage Door Opener

☒ ☐ ☐ ☐

102a. If "yes," are they reversible? Number of Transmitters 3

☒ ☐ ☐ ☐

103. Smoke Detectors

☐ Battery ☐ Electric ☒ Both How many

☒ Carbon Monoxide Detectors How many 3

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 X2

☒ Range

☒ Microwave Oven

☒ Dishwasher

☐ Trash Compactor

☒ Garbage Disposal

☒ In-Ground Sprinkler System

☐ Central Vacuum System

☒ Security System

☒ Washer X2

☒ Dryer X2

☐ Intercom

☒ Other 4

* Wine refrigerator in furnace room

* Metal Cabinets in basement + garage

* Extra blueshines by Cabana

☐ ☒

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:

Ignitor on back rear burner of stove does not function and will convey AS-IS.

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 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**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.

PROSPECTIVE BUYER'S REAL ESTATE
BROKER / BROKER - SALESPERSON /
SALESPERSON_____
DATE

DocuSigned by:

_____
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SELLER'S REAL ESTATE BROKER/
BROKER-SALESPERSON/SALESPERSON_____
DATE

Exclusions Addendum

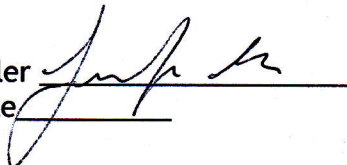
Property Address: 322 HARTSHORN DRIVE SHORT HILLS, NJ 07078

Sellers: BU, JOHN & JENNIFER

The following items are specifically excluded from the sale:

- **Dining room light fixture**
- **Basement freezer**
- **Basement bar wine cooler**

Seller
Date



Date

3/10/20

Seller



AS-IS Addendum

(The following items will convey strictly in AS-IS condition)

- Roof (approximately 20 years old).
- HVAC system (approximately 22 years old).
- Water softener unit.
- All fireplaces/chimneys and associated components.
- All windows and glass doors.
- First floor steam shower (to include hand shower mechanism).
- Master bath spa tub (to include the fact that there is no access to the plumbing).
- Powder room faucet.
- Igniter on right rear burner of stove does not function.
- Retaining wall near garage is leaning.
- Outdoor grill.
- Rail surrounding patio off FR is damaged.
- Abandoned fishpond.
- Pool, pool house and all associated components.
- Black pool fence was damaged by deer.