



SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

Property Address: 57 Deforest Ave., Summit, NJ 07901

Seller: Jason and Eileen Young

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 built in approximately 1910
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? 2011
- 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 main part of house 2010, flat roof over family room 2015
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:
replaced flat roof over family room in 2015

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	<input type="checkbox"/>	<input checked="" type="checkbox"/>		12. Are you aware of any restrictions on how the attic may be used as a result of the manner in which the attic or roof was constructed?
52				
53	<input checked="" type="checkbox"/>	<input type="checkbox"/>		13. Is the attic or house ventilated by: <input checked="" type="checkbox"/> a whole house fan? <input type="checkbox"/> an attic fan?
54	<input checked="" type="checkbox"/>	<input type="checkbox"/>		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				<input type="checkbox"/> staircase <input checked="" type="checkbox"/> pull down stairs <input type="checkbox"/> crawl space with aid of ladder or other device
57				<input type="checkbox"/> other
58				15. Explain any "yes" answers that you give in this section:
59				whole house fan is not operable
60				
61				
62	TERMITES/WOOD DESTROYING INSECTS, DRY ROT, PESTS			
63	Yes	No	Unknown	
64	<input type="checkbox"/>	<input checked="" type="checkbox"/>		16. Are you aware of any termites/wood destroying insects, dry rot, or pests affecting the property?
65	<input type="checkbox"/>	<input checked="" type="checkbox"/>		17. Are you aware of any damage to the property caused by termites/wood destroying insects, dry rot, or pests?
66				18. If "yes," has work been performed to repair the damage?
67	<input type="checkbox"/>	<input checked="" type="checkbox"/>		19. Is your property under contract by a licensed pest control company? If "yes," state the name and address of the licensed pest control company:
68	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
69				
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71	<input type="checkbox"/>	<input checked="" type="checkbox"/>		20. Are you aware of any termite/pest control inspections or treatments performed on the property in the past?
72				21. Explain any "yes" answers that you give in this section:
73				
74				
75				
76				
77	STRUCTURAL ITEMS			
78	Yes	No	Unknown	
79	<input type="checkbox"/>	<input checked="" type="checkbox"/>		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?
80				23. Are you aware if the property or any of the structures on it have ever been damaged by fire, smoke, wind or flood?
81				24. Are you aware of any fire retardant plywood used in the construction?
82	<input type="checkbox"/>	<input checked="" type="checkbox"/>		25. Are you aware of any current or past problems with driveways, walkways, patios, sinkholes, or retaining walls on the property?
83	<input type="checkbox"/>	<input checked="" type="checkbox"/>		26. Are you aware of any present or past efforts made to repair any problems with the items in this section?
84	<input type="checkbox"/>	<input checked="" type="checkbox"/>		27. Explain any "yes" answers that you give in this section. Please describe the location and nature of the problem.
85	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
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94	ADDITIONS/REMODELS			
95	Yes	No	Unknown	
96	<input checked="" type="checkbox"/>	<input type="checkbox"/>		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?
97				29. Were the proper building permits and approvals obtained? Explain any "yes" answers you give in this section:
98	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	renovations in 2011, garage rebuilt in 2015
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103	PLUMBING, WATER AND SEWAGE			
104	Yes	No	Unknown	
105				30. What is the source of your drinking water?
106				Public <input checked="" type="checkbox"/> Community System <input type="checkbox"/> Well on Property <input type="checkbox"/> Other (explain) _____
107	<input type="checkbox"/>	<input type="checkbox"/>		31. If your drinking water source is not public, have you performed any tests on the water? If so, when? _____
108				Attach a copy of or describe the results.
109	<input type="checkbox"/>	<input checked="" type="checkbox"/>		32. Does the wastewater from any clothes washer, dishwasher, or other appliance discharge to any loca-
110				

111				tion other than the sewer, septic, or other system that services the rest of the property?
112			<input type="checkbox"/>	33. When was well installed? _____
113			<input type="checkbox"/>	Location of well? _____
114	<input type="checkbox"/>	<input checked="" type="checkbox"/>		34. Do you have a softener, filter, or other water purification system? <input type="checkbox"/> Leased <input type="checkbox"/> Owned
115				35. What is the type of sewage system?
116				<input checked="" type="checkbox"/> Public Sewer <input type="checkbox"/> Private Sewer <input type="checkbox"/> Septic System <input type="checkbox"/> Cesspool <input type="checkbox"/> Other (explain): _____
117	<input type="checkbox"/>	<input type="checkbox"/>		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?
118				37. If Septic System, when was it installed? _____
119			<input type="checkbox"/>	Location? _____
120				38. When was the Septic System or Cesspool last cleaned and/or serviced? _____
121	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	39. Are you aware of any abandoned Septic Systems or Cesspools on your property?
122	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	39a. If "yes," is the closure in accordance with the municipality's ordinance? (explain): _____
123				
124	<input type="checkbox"/>	<input checked="" type="checkbox"/>		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: _____
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127				
128	<input type="checkbox"/>	<input checked="" type="checkbox"/>		41. Are you aware of any shut off, disconnected, or abandoned wells, underground water or sewage tanks, or dry wells on the property?
129	<input type="checkbox"/>	<input checked="" type="checkbox"/>		42. Is either the private water or sewage system shared? If "yes," explain: _____
130			<input type="checkbox"/>	
131	<input type="checkbox"/>	<input checked="" type="checkbox"/>		43. Water Heater: <input type="checkbox"/> Electric <input type="checkbox"/> Fuel Oil <input checked="" type="checkbox"/> Gas
132				Age of Water Heater _____ water heated by furnace _____
133			<input type="checkbox"/>	43a. Are you aware of any problems with the water heater?
134	<input type="checkbox"/>	<input checked="" type="checkbox"/>		44. Explain any "yes" answers that you give in this section: _____
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HEATING AND AIR CONDITIONING

Yes No Unknown

141				45. Type of Air Conditioning:
142				<input type="checkbox"/> Central one zone <input checked="" type="checkbox"/> Central multiple zone <input type="checkbox"/> Wall/Window Unit <input type="checkbox"/> None
143				46. List any areas of the house that are not air conditioned:
144				sun porch on 3rd floor
145				47. What is the age of Air Conditioning System? 2009 for 2nd & 3rd floor air conditioner
146			<input type="checkbox"/>	48. Type of heat: <input type="checkbox"/> Electric <input type="checkbox"/> Fuel Oil <input checked="" type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input type="checkbox"/> Unheated <input type="checkbox"/> Other
147				49. What is the type of heating system? (for example, forced air, hot water or base board, radiator, steam heat) hot water radiator and base board
148				50. If it is a centralized heating system, is it one zone or multiple zones?
149				multiple zones
150				51. Age of furnace 2010 Date of last service: 2018
151			<input type="checkbox"/>	52. List any areas of the house that are not heated:
152				sun porch on 3rd floor
153	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	53. Are you aware of any tanks on the property, either above or underground, used to store fuel or other substances?
154	<input type="checkbox"/>	<input type="checkbox"/>		54. If tank is not in use, do you have a closure certificate?
155	<input type="checkbox"/>	<input checked="" type="checkbox"/>		55. Are you aware of any problems with any items in this section? If "yes," explain: _____
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WOODBURNING STOVE OR FIREPLACE

Yes No Unknown

161	<input checked="" type="checkbox"/>	<input type="checkbox"/>		56. Do you have <input type="checkbox"/> wood burning stove? <input checked="" type="checkbox"/> fireplace? <input type="checkbox"/> insert? <input type="checkbox"/> other
162	<input checked="" type="checkbox"/>	<input type="checkbox"/>		56a. Is it presently usable?
163	<input checked="" type="checkbox"/>	<input type="checkbox"/>		57. If you have a fireplace, when was the flue last cleaned? _____
164	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	57a. Was the flue cleaned by a professional or non-professional? _____
165	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	58. Have you obtained any required permits for any such item?
166	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	59. Are you aware of any problems with any of these items? If "yes," please explain: _____
167	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fire place in LR is decorative. Fire places in DR and upstairs bedroom were never used.
168	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fireplaces are to convey strictly in AS-IS condition.
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171	ELECTRICAL SYSTEM			
172	Yes	No	Unknown	
173				60. What type of wiring is in this structure? <input type="checkbox"/> Copper <input type="checkbox"/> Aluminum <input type="checkbox"/> Other <input checked="" type="checkbox"/> Unknown
174				61. What amp service does the property have? <input type="checkbox"/> 60 <input type="checkbox"/> 100 <input type="checkbox"/> 150 <input type="checkbox"/> 200 <input type="checkbox"/> Other <input checked="" type="checkbox"/> Unknown
175	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	62. Does it have 240 volt service? Which are present <input checked="" type="checkbox"/> Circuit Breakers, <input type="checkbox"/> Fuses or <input type="checkbox"/> Both?
176	<input checked="" type="checkbox"/>	<input type="checkbox"/>		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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	64. If "yes," were proper building permits and approvals obtained?
181	<input type="checkbox"/>	<input checked="" type="checkbox"/>		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	<input type="checkbox"/>	<input checked="" type="checkbox"/>		67. Are you aware of any fill or expansive soil on the property?
189	<input type="checkbox"/>	<input checked="" type="checkbox"/>		68. Are you aware of any past or present mining operations in the area in which the property is located?
190	<input type="checkbox"/>	<input checked="" type="checkbox"/>		69. Is the property located in a flood hazard zone?
191	<input type="checkbox"/>	<input checked="" type="checkbox"/>		70. Are you aware of any drainage or flood problems affecting the property?
192	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	71. Are there any areas on the property which are designated as protected wetlands?
193	<input type="checkbox"/>	<input checked="" type="checkbox"/>		72. Are you aware of any encroachments, utility easements, boundary line disputes, or drainage or other easements affecting the property?
194				
195	<input type="checkbox"/>	<input checked="" type="checkbox"/>		73. Are there any water retention basins on the property or the adjacent properties?
196	<input type="checkbox"/>	<input checked="" type="checkbox"/>		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:
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200	<input type="checkbox"/>	<input checked="" type="checkbox"/>		75. Are you aware of any shared or common areas (for example, driveways, bridges, docks, walls, bulkheads, etc.) or maintenance agreements regarding the property?
201				76. Explain any "yes" answers to the preceding questions in this section:
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203				
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205	<input checked="" type="checkbox"/>	<input type="checkbox"/>		77. Do you have a survey of the property?
206				
207	ENVIRONMENTAL HAZARDS			
208	Yes	No	Unknown	
209	<input type="checkbox"/>	<input checked="" type="checkbox"/>		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.
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212	<input type="checkbox"/>	<input checked="" type="checkbox"/>		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:
213				
214				
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217	<input type="checkbox"/>	<input checked="" type="checkbox"/>		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:
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223	<input type="checkbox"/>	<input checked="" type="checkbox"/>		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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	81. Are you aware if the property has been tested for the presence of any other toxic substances, such as lead-based paint, urea-formaldehyde foam insulation, asbestos-containing materials, or others? (Attach copy of each test report if available).
226				
227				82. If "yes" to any of the above, explain:
228				lead paint test performed
229				
230				

231	<input type="checkbox"/>	<input checked="" type="checkbox"/>		82a. If "yes" to any of the above, were any actions taken to correct the problem? Explain:
232				
233				
234	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	83. Is the property in a designated Airport Safety Zone?
235				
236	DEED RESTRICTIONS, SPECIAL DESIGNATIONS, HOMEOWNERS ASSOCIATION/CONDOMINIUMS AND CO-OPS			
237	Yes	No	Unknown	
238	<input type="checkbox"/>	<input checked="" type="checkbox"/>		84. Are you aware if the property is subject to any deed restrictions or other limitations on how it may be used due to its being situated within a designated historic district, or a protected area like the New Jersey Pinelands, or its being subject to similar legal authorities other than typical local zoning ordinances?
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242	<input type="checkbox"/>	<input checked="" type="checkbox"/>		85. Is the property part of a condominium or other common interest ownership plan?
243	<input type="checkbox"/>	<input checked="" type="checkbox"/>		85a. If so, is the property subject to any covenants, conditions, or restrictions as a result of its being part of a condominium or other form of common interest ownership?
244				
245	<input type="checkbox"/>	<input checked="" type="checkbox"/>		86. As the owner of the property, are you required to belong to a condominium association or homeowners association, or other similar organization or property owners?
246				
247	<input type="checkbox"/>	<input type="checkbox"/>		86a. If so, what is the Association's name and telephone number?
248				
249	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	86b. If so, are there any dues or assessments involved?
250				If "yes," how much?
251	<input type="checkbox"/>	<input checked="" type="checkbox"/>		87. Are you aware of any defect, damage, or problem with any common elements or common areas that materially affects the property?
252				
253	<input type="checkbox"/>	<input checked="" type="checkbox"/>		88. Are you aware of any condition or claim which may result in an increase in assessments or fees?
254	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	89. Since you purchased the property, have there been any changes to the rules or by-laws of the Association that impact the property?
255				
256				90. Explain any "yes" answers you give in this section:
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258				
259				
260	MISCELLANEOUS			
261	Yes	No	Unknown	
262	<input type="checkbox"/>	<input checked="" type="checkbox"/>		91. Are you aware of any existing or threatened legal action affecting the property or any condominium or homeowners association to which you, as an owner, belong?
263				
264	<input type="checkbox"/>	<input checked="" type="checkbox"/>		92. Are you aware of any violations of Federal, State or local laws or regulations relating to this property?
265				
266	<input type="checkbox"/>	<input checked="" type="checkbox"/>		93. Are you aware of any zoning violations, encroachments on adjacent properties, non-conforming uses, or set-back violations relating to this property? If so, please state whether the condition is pre-existing non-conformance to present day zoning or a violation to zoning and/or land use laws.
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271	<input type="checkbox"/>	<input checked="" type="checkbox"/>		94. Are you aware of any public improvement, condominium or homeowner association assessments against the property that remain unpaid? Are you aware of any violations of zoning, housing, building, safety or fire ordinances that remain uncorrected?
272				
273				
274	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	95. Are there mortgages, encumbrances or liens on this property?
275	<input type="checkbox"/>	<input checked="" type="checkbox"/>		95a. Are you aware of any reason, including a defect in title, that would prevent you from conveying clear title?
276				
277	<input type="checkbox"/>	<input checked="" type="checkbox"/>		96. Are you aware of any material defects to the property, dwelling, or fixtures which are not disclosed elsewhere on this form? (A defect is "material," if a reasonable person would attach importance to its existence or non-existence in deciding whether or how to proceed in the transaction.) If "yes," explain::
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282	<input type="checkbox"/>	<input checked="" type="checkbox"/>		97. Other than water and sewer charges, utility and cable tv fees, your local property taxes, any special assessments and any association dues or membership fees, are there any other fees that you pay on an ongoing basis with respect to this property, such as garbage collection fees?
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284				
285				98. Explain any other "yes" answers you give in this section:
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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.

<i>Eileen Young</i>	dotloop verified 05/29/18 12:40PM EDT MRCO-NLFP-UCWE-9PS2
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SELLER _____ DATE _____

<i>Jason Young</i>	dotloop verified 05/29/18 7:55AM EDT QFUA-NSIC-JTJR-2R1W
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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.

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DATE

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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.

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PROSPECTIVE BUYER _____ DATE _____

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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.

<i>Sue Adler</i>	dotloop verified 05/06/19 12:06 PM EDT OMSA-1C91-Q3O4-QJJQ
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SELLER'S REAL ESTATE BROKER/ BROKER-SALESPERSON/SALESPERSON:	DATE
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PROSPECTIVE BUYER'S REAL ESTATE BROKER/ BROKER-SALESPERSON/SALESPERSON:	DATE
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