



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



Property Address: 6 CHAUCER ROAD SHORT HILLS, NJ 07078

Seller: FLAUM,RICHARD P & N KISLIN-FLAUM

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	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1. Age of House, if known <u>1953</u>
			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	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4. Age of roof <u>2015 approximately</u>
			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: <u>Full roof replacement.</u>

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

Yes	No	Unknown	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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 crawlspace? If "yes" describe the location, nature and date of the repairs: _____
			11. Are you aware of any cracks or bulges in the floor or foundation walls? If "yes", specify location. _____
			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?
			13. Is the attic or house ventilated by: <input type="checkbox"/> a whole house fan? <input type="checkbox"/> an attic fan?
			13a. Are you aware of any problems with the operation of such a fan?
			14. In what manner is access to the attic space provided? <input type="checkbox"/> staircase <input type="checkbox"/> pull down stairs <input type="checkbox"/> crawl space with aid of ladder or other device <input type="checkbox"/> other
			15. Explain any "yes" answers that you give in this section: _____

TERMITES/WOOD DESTROYING INSECTS, DRY ROT, PESTS

Yes	No	Unknown	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	16. Are you aware of any termites/wood destroying insects, dry rot, pests affecting the property?
			17. Are you aware of any damage to the property caused by termites/wood destroying insects, dry rot, or pests?
			18. If "yes," has work been performed to repair the damage?
			19. Is your property currently under contract by a licensed pest control company? If "yes", state the name and address of licensed pest control company: _____
			20. Are you aware of any termite/pest control inspections or treatments for the property in the past?

72 21. Explain any "yes" answer that you give in this section:
73 _____
74 _____
75

76 **STRUCTURAL ITEMS**

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

92 **ADDITIONS/REMODELS**

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

Opened up the wall between the kitchen and dining room during the 2012 renovation.

Also, added the cedar deck.

100 **PLUMBING, WATER AND SEWAGE**

- 101 Yes No Unknown
102 30. What is the source of your drinking water? Public Community System
103 Well on property Other (explain) _____
104 31. If your drinking water supply is not public have you performed any tests on the water?
105 If so when? _____
106 Attach a copy of or describe the results.
107 32. Does the wastewater from any clothes washer, dishwasher, or other appliance discharge to any
108 location other than the sewer, septic, or other system that services the rest of the property?
109 33. When was well installed? _____
110 Location of Well? _____
111 34. Do you have a softener, filter, or other water purification system?
112 Leased Owned
113 35. What is the type of sewage system? Public Sewer Private Sewer Septic System
114 Cesspool Other (explain): _____
115 36. If you answered "septic system," have you ever had the system inspected to confirm that it is a true
116 septic system and not a cesspool?
117 37. If Septic System, when was it installed? _____
118 Location? _____
119 38. When was the Septic System or Cesspool last cleaned and/or serviced?
120 39. Are you aware of any abandoned Septic Systems or Cesspools on your property?
121 39a. If "yes," is the closure in accordance with the municipality's ordinance? (explain): _____
122 40. Are you aware of any leaks, backups, or other problems relating to any of the plumbing
123 systems and fixtures (including pipes, sinks, tubs and showers), or of any other water or sewage
124 related problems? If "yes," explain: _____
125 41. Are you aware of any shut off, disconnected, or abandoned wells, underground water or sewage
126 tanks, or dry wells on the property?
127 42. Is either the private water or sewage system shared? If "yes," explain: _____
128 43. Water Heater: Electric Fuel Oil Gas
129 Age of Water Heater **2016**
130 43a. Are you aware of any problems with the water heater?
131 44. Explain any "yes" answers that you give in this section:
132 34). Water softener - leased
133 Under the kitchen sink filter - owned.
134 _____
135 _____
136 _____
137 _____
138

139 **HEATING AND AIR CONDITIONING**

- 140 Yes No Unknown
141 45. Type of air conditioning:
142 Central one zone Central multiple zone Wall/Window Unit None
143 46. List any areas of the house that are not air conditioned:
144 _____
145 47. What is the age of Air Conditioning System 4 years
146 48. Type of heat: Electric Fuel Oil Natural Gas Propane Unheated Other
147 49. What is the type of heating system? (for example, forced air, hot water or base board,
148 radiator, steam heat) Forced Air
149 _____

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50. If it is a centralized heating system, is it one zone or multiple zones?
one zone
-
51. Age of Furnace 25 Date of Last Service October 2019
52. List any areas of the house that are not heated:
none
-
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:
-

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? 2015
- 57a. Was the flue cleaned by a professional or non-professional? 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:

The Seller is not aware of any defects. Fireplace and all components will convey 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:
Yes, updated panel in order to provide for portable generator.
-
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:
-
-

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:
-
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 [x] [] [] 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 Radon testing was done on the property in 2004. Report was negative.
 233 _____
 234 [] [] 82a. If "yes" to any of the above, were any actions taken to correct the problem? Explain:
 235 No problem.
 236 _____
 237 [] [x] [] 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 [] [x] Ar84. Are you aware if the property is subject to any deed restrictions or other limitations on how it may be
 243 used due to its being situated within a designated historic district, or a protected area like the New
 244 Jersey Pinelands, or its being subject to similar legal authorities other than typical local zoning
 245 ordinances?
 246 [] [x] 85. Is the property part of a condominium or other common interest ownership plan?
 247 [] [x] 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 [] [x] 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 [] [x] 86a If so, what is the Association's name and telephone number?
 252 _____
 253 [] [x] [] 86b. If so, are there any dues or assessments involved? If "yes," how much? _____
 254 [] [x] 87. Are you aware of any defect, damage, or problem with any common elements or common areas that
 255 materially affects the property?
 256 [] [x] 88. Are you aware of any condition or claim which may result in an increase in assessments or fees?
 257 [] [x] [] 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 _____
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263
 264 **MISCELLANEOUS**

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

295 **RADON GAS** Instructions to
 296 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
 297 that information about such testing and treatment be kept confidential until the time that the owner and a buyer enter into a contract of
 298 sale, at which time a copy of the test results and evidence of any subsequent mitigation or treatment shall be provided to the buyer.
 299 The law also provides that owners may waive, in writing, this right of confidentiality. As the owner(s) of this property, do you wish
 300 to waive this right?
 301 Yes No
 302 [x] [] RPF NKF
 303 (Initials) (Initials)
 304

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

306
307 Yes No Unknown

- 308 99. Are you aware if the property has been tested for radon gas? (Attach a copy of each test report if available.)
- 309
- 310 x 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.)
- 311
- 312 [] [] 101. Is radon remediation equipment now present in the property?
- 313 [] [] 101a. If "yes," is such equipment in good working order?
- 314
- 315

316 MAJOR APPLIANCES AND OTHER ITEMS

317 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.")

- 321 Yes No Unknown N/A
- 322 [x] [] [] 102. Electric Garage Door Opener
- 323 [x] [] [] 102a. If "yes," are they reversible? Number of Transmitters 2
- 324 [x] [] [] 103. Smoke Detectors
- 325 [x] Battery [] Electric [] Both How many 5
- 326 [x] Carbon Monoxide Detectors How 3
- 327 Location many bedrooms
- 328 [] [x] [] 104. With regard to the above items, are you aware that any item is not in working order?

329
330 104a. If "yes," identify each item that is not in working order or defective and explain the nature of the problem:

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- 334
- 335 [] [x] [] 105. [] In-ground pool [] Above-ground pool [] Pool Heater [] Spa/Hot Tub
- 336 [] [] [] 105a. Were proper permits and approvals obtained?
- 337 [] [] [] 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?
- 338
- 339 [] [] [] 105c. If an in-ground pool, are you aware of any water seeping behind the walls of the pool?

- 340 106. Indicate which of the following may be included in the sale? (Indicate Y for yes N for no.)
- 341 [x] Refrigerator
- 342 [x] Range
- 343 [x] Microwave Oven
- 344 [x] Dishwasher
- 345 [] Trash Compactor
- 346 [x] Garbage Disposal
- 347 [] In-Ground Sprinkler System
- 348 [] Central Vacuum System
- 349 [x] Security System
- 350 [x] Washer
- 351 [x] Dryer
- 352 [] Intercom
- 353 [x] Other - Basement couch and upright piano.

354
355
356 [x] [] 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:

357
358
359 excluded: Chandelier in dining room and Living Room Sconces

360 Shelving in pantry adjacent to laundry room

361
362 ACKNOWLEDGMENT OF SELLER

363 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 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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374 Richard P. Flaum
375 SELLER

August 22, 2020
DATE

376
377
378 Nancy Kislin Flaum
379 SELLER

August 22, 2020
DATE

382 **EXECUTOR, ADMINISTRATOR, TRUSTEE**

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

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_____ DATE

_____ DATE

397 **RECEIPT AND ACKNOWLEDGMENT BY PROSPECTIVE BUYER**

398 The undersigned Prospective Buyer acknowledges receipt of this Disclosure Statement prior to signing a Contract of
399 Sale pertaining to this Property. Prospective Buyer acknowledges that this Disclosure Statement is not a warranty by Seller and
400 that it is Prospective Buyer's responsibility to satisfy himself or herself as to the condition of the Property. Prospective Buyer
401 acknowledges that the Property may be inspected by qualified professionals, at Prospective Buyer's expense, to determine the
402 actual condition of the Property. Prospective Buyer further acknowledges that this form is intended to provide information
403 relating to the condition of the land, structures, major systems and amenities, if any, included in the sale. This form does not
404 address local conditions which may affect a purchaser's use and enjoyment of the property such as noise, odors, traffic volume,
405 etc. Prospective Buyer acknowledges that they may independently investigate such local conditions before entering into a binding
406 contract to purchase the property. Prospective Buyer acknowledges that he or she understands that the visual inspection
407 performed by the Seller's real estate broker/broker-salesperson/salesperson does not constitute a professional home inspection as
408 performed by a licensed home inspector
409

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413 _____
414 PROSPECTIVE BUYER

_____ DATE

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420 _____
421 PROSPECTIVE BUYER

_____ DATE

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

426 The undersigned Seller's real estate broker/broker-salesperson/ salesperson acknowledges receipt of the Property
427 Disclosure Statement form and that the information contained in the form was provided by the Seller.
428 The Seller's real estate broker/broker-salesperson/salesperson also confirms that he or she visually inspected the
429 property with reasonable diligence to ascertain the accuracy of the information disclosed by the seller, prior to providing a copy
430 of the property disclosure statement to the buyer.
431 The Prospective Buyer's real estate broker/broker-salesperson/ salesperson also acknowledges receipt of the Property
432 Disclosure Statement form for the purpose of providing it to the Prospective Buyer.
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439 PROSPECTIVE BUYER'S REAL ESTATE
440 BROKER / BROKER - SALESPERSON /
441 SALESPERSON

_____ DATE

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446 SELLER'S REAL ESTATE BROKER/
447 BROKER-SALESPERSON/SALESPERSON

_____ DATE

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