



SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

© 2018, New Jersey REALTORS®

Property Address: 88 FAIRMOUNT AVE CHATHAM, NJ 07928

Seller: EBBEN, GREG M/BREEANNA W

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

1870

☐

1. Age of House, if known _____

☒

☐

2. Does the Seller currently occupy this property?

If not, how long has it been since Seller occupied the property? _____

3. What year did the seller buy the property? **2012**

☒

☐

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 **19 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: _____

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

Yes No Unknown

☒

☐

8. Does the property have one or more sump pumps?

☐

☒

8a. Are there any problems with the operation of any sump pump?

☐

☒

9. Are you aware of any water leakage, accumulation or dampness within the basement or crawl spaces or any other areas within any of the structures on the property?

☐

☒

9a. Are you aware of the presence of any mold or similar natural substance within the basement or crawl spaces or any other areas within any of the structures on the property?

☐

☒

10. Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawl space? If "yes," describe the location, nature and date of the repairs: _____

☐

☒

11. Are you aware of any cracks or bulges in the basement floor or foundation walls? If "yes," specify location. _____



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

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: _____
 70 _____
 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 2012 - front porch and steps treated for carpenter and termites, have had no problems since.
 75 _____
 76 _____

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 _____

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 2013-2014 - family room and mudroom were added on, they were approved and properly permitted.
 101 _____
 102 _____

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 Oct. 2020
 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 _____

HEATING AND AIR CONDITIONING

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 2nd floor bathroom
 147 ☐ 47. What is the age of Air Conditioning System? Old unit: ? / New unit: 7 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 and steam radiators
 151 50. If it is a centralized heating system, is it one zone or multiple zones?
 152 _____
 153 ☒ 51. Age of furnace Unknown Date of last service: 2014
 154 52. List any areas of the house that are not heated:
 155 2nd floor bathroom
 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 _____
 161 _____

WOODBURNING STOVE OR FIREPLACE

Yes No Unknown

- 163 (gas)
 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? 2012
 167 ☐ ☐ ☐ 57a. Was the flue cleaned by a professional or non-professional? 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 The seller is unaware 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 ☒ Unknown61. What amp service does the property have? ☐ 60 ☐ 100 ☐ 150 ☒ 200 ☐ Other ☐ Unknown62. 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:

2nd circuit panel was installed in storage room during 2013-2014 addition work. Work was done by RB Electric Co. P.O. Box 521 Cranford, NJ.☒☐

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).

☐☐☒☐☐

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).

82. If "yes" to any of the above, explain:

2012 - An underground tank sweep and lead paint inspection.

82a. If "yes" to any of the above, were any actions taken to correct the problem? Explain:

83. Is the property in a designated Airport Safety Zone?

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

Yes No Unknown

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?

85. Is the property part of a condominium or other common interest ownership plan?

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?

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?

86a. If so, what is the Association's name and telephone number?

86b. If so, are there any dues or assessments involved?

If "yes," how much?

87. Are you aware of any defect, damage, or problem with any common elements or common areas that materially affects the property?

88. Are you aware of any condition or claim which may result in an increase in assessments or fees?

89. Since you purchased the property, have there been any changes to the rules or by-laws of the Association that impact the property?

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

MISCELLANEOUS

Yes No Unknown

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?

92. Are you aware of any violations of Federal, State or local laws or regulations relating to this property?

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.

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?

95. Are there mortgages, encumbrances or liens on this property?

95a. Are you aware of any reason, including a defect in title, that would prevent you from conveying clear title?

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:

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?

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

Mortgage

RADON GAS Instructions to Owners

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

Yes No

☒

☐

(Initials)

(Initials)

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

Yes No Unknown

☒

☐

99. Are you aware if the property has been tested for radon gas? (Attach a copy of each test report if available.)

☐

☒

100. Are you aware if the property has been treated in an effort to mitigate the presence of radon gas? (If "yes," attach a copy of any evidence of such mitigation or treatment.)

☐

☒

101. Is radon remediation equipment now present in the property?

☐

☐

☒

101a. If "yes," is such equipment in good working order?

MAJOR APPLIANCES AND OTHER ITEMS

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

Yes No Unknown N/A

☐

☐

☒

102. Electric Garage Door Opener

☐

☐

☐

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

☒

☐

☐

☐

103. Smoke Detectors

☒ Battery ☒ Electric ☒ Both How many _____

☒ Carbon Monoxide Detectors How many _____

Location _____

☐

☒

☐

104. With regard to the above items, are you aware that any item is not in working order?

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

☐

☐

☒

105. ☐ In-ground pool ☐ Above-ground pool ☐ Pool Heater ☐ Spa/Hot Tub

☐

☐

☐

☐

105a. Were proper permits and approvals obtained?

☐

☐

☐

105b. Are you aware of any leaks or other defects with the filter or the walls or other structural or mechanical components of the pool or spa/hot tub?

☐

☐

☐

105c. If an in-ground pool, are you aware of any water seeping behind the walls of the pool?

106. Indicate which of the following may be included in the sale? (Indicate Y for yes N for no.)

☒ Refrigerator

☒ Range

☐ Microwave Oven

☒ Dishwasher

☐ Trash Compactor

☒ Garbage Disposal

☐ In-Ground Sprinkler System

☐ Central Vacuum System

☒ Security System

☒ Washer

☒ Dryer

☐ Intercom

☒ Other (water softener)

☐

☒

☐

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:

Water softener is not operational, included in sale in as-is condition.

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

☐ 108. When was the Solar Panel System Installed? N/A

☐ 109. Are SRECs available from the Solar Panel System?

☐ 109a. If SRECs are available, when will the SRECs expire? _____

☐ 110. Is there any storage capacity on your Property for the Solar Panel System?

☐ 111. Are you aware of any defects in or damage to any component of the Solar Panel System? If yes, explain: _____

112. Choose one of the following three options:

☐ 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.

☐ 112b. The Solar Panel System is the subject of a lease agreement. If yes, proceed to **Section B** below.

☐ 112c. I/we own the Solar Panel System outright. If yes, you do not have to answer any further questions.

SECTION A - THE SOLAR PANEL SYSTEM IS SUBJECT TO A PPA

☐ 113. What is the current periodic payment amount? \$_____

☐ 114. What is the frequency of the periodic payments (check one)? ☐ Monthly ☐ Quarterly

☐ 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")

☐ 116. Is there a balloon payment that will become due on or before the PPA Expiration Date?

☐ 117. If there is a balloon payment, what is the amount? \$_____

118. Choose one of the following three options:

☐ 118a. Buyer will assume my/our obligations under the PPA at Closing.

☐ 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.

☐ 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.

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

☐ 119. What is the current periodic lease payment amount? \$_____

☐ 120. What is the frequency of the periodic lease payments (check one)? ☐ Monthly ☐ Quarterly

☐ 121. What is the expiration date of the lease? _____

122. Choose one of the following two options:

☐ 122a. Buyer will assume our obligations under the lease at Closing.

☐ 122b. I/we will obtain an early termination of the lease and will remove the Solar Panel System prior to Closing.

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.

411 
 412
 413
 414 SELLER
 415
 416
 417 
 418 SELLER
 419
 420
 421

1/26/2021

DATE

1/26/2021

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

DATE

PROSPECTIVE BUYER

DATE

471
472
473
474
475
476
477
478
479
480
481
482
483
484
485
486
487
488
489
490
491
492
493
494
495
496
497
498
499
500
501
502
503
504
505
506
507
508
509
510
511
512
513
514
515
516
517
518
519
520
521
522
523
524
525
526
527
528
529
530

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.

DocuSigned by:
Sam Adler

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

DATE

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

DATE



DISCLOSURE OF ITEMS TO BE EXCLUDED

The following items at 88 FAIRMOUNT AVE CHATHAM, NJ 07928 are to be excluded from the sale of the property:

No exclusions except the wall-mounted TV in family room. TV goes, mount stays.

Acknowledged by:

Seller: [Signature]

1/26/21
(date)

Seller: [Signature]

1/26/21
(date)

Buyer: _____
(date)

Buyer: _____
(date)



MANDELL ENVIRONMENTAL CONSULTING

409 MINNISINK ROAD • SUITE 102 • TOTOWA, NJ 07512 • (973) 785-7574 • FAX (973) 785-0561

LEAD PAINT INSPECTION REPORT

INSPECTION FOR: Mr. Greg Ebben
1300 Grand Street, Apt. 222
Hoboken, NJ 07030

PERFORMED AT: 88 Fairmount Avenue
Chatham, NJ

INSPECTION DATE: 04/19/12

INSTRUMENT TYPE: SCITEC
XRF TYPE ANALYZER
Serial Number: 1473

ACTION LEVEL: 1.0 mg/cm²

OPERATOR LICENSE: 003783

THIS REPORT IS NON TRANSFERABLE

The measurements contained within are accurate to the best of our knowledge. Mandell Environmental Consulting does not under any circumstances make any representation guarantee or warranty as to the reported or future condition of the property.

SIGNED: _____


Stuart Casciano

Date: _____

4-24-12

Mandell Environmental Consulting
409 Minnisink Road, Suite 102
Totowa, NJ 07512
973-785-7574

Lead-based Paint Screening With "XRF" Technology

On April 19, 2012, Mandell Environmental Consulting conducted a limited inspection for the possible presence of Lead-based Paint at 88 Fairmount Avenue, Chatham, NJ. Sampling of selected areas was performed in accordance with HUD Guidelines (1997 Revisions) using "XRF" technology.

Enclosed please find a Detailed Report, which provides a listing of all the readings collected during the inspection, organized by room and structure type. The positive readings are highlighted and include those readings that were at or above the action level 1.0 mg/cm². We found that **some** of the readings taken were positive. However, some painted surfaces may contain levels of lead below 1.0 mg/cm² (e.g. inconclusive), which could create dust or lead-contaminated soil hazards if the paint is turned into dust by abrasion, scraping, or sanding.

When reviewing the reports please consider that XRF readings were only collected on representative painted surfaces which were visible to the inspector at the time of the inspection, and accessible from ground level. Readings were not collected in areas where the presence or absence of paint could not be determined, or accessed. The overall condition of the painted surfaces at these locations is also provided. This information should be utilized by you when evaluating interim controls or abatement actions, particularly for friction (windows, floors, stair treads) and impact surfaces (faces of doors). Be aware that friction and impact surfaces are considered to be in unsound condition due to their inherent dust production.

The enclosed information will primarily assist you in identifying the location(s) of lead-based paint on the exterior and interior painted surfaces tested during the inspection. It should not be used to assess whether an individual has been exposed to harmful levels of lead and/or the future for potential for future exposure. However, this information can provide the basis for a more detailed risk assessment, which includes an in depth, hazard evaluation as well as soil, and dust wipe sampling. Since there are several possible sources of lead in addition to paint (i.e. water, glassware, soil, etc.), it is recommended that you consider baseline blood testing for lead, particularly for children from 6 months to 6 years old, and in any individual where exposure to lead is suspected. Contact your physician for further information regarding this.

SUMMARY PAGE

We found that some of the lead paint analysis readings taken at 88 Fairmount Avenue, Chatham, NJ, were positive for lead-based paint.

The paint on most of the components was intact and therefore not an immediate hazard unless the paint is disrupted (especially any type of demolition or renovation). Any component that is in fair or poor condition needs the paint on that surface to be stabilized using the appropriate lead safe techniques.

Areas that may contain lead dust should not be cleaned up using regular vacuum cleaners as this may spread the contamination through the exhaust. A HEPA vacuum is the type of filtered vacuum that is recommended if lead dust may be present.

The paint on some of the exterior components tested positive for lead based paint. The same techniques used for lead paint on the interior **must** also be used on this area if the exterior is going to be re-painted.

LOMBARDO ENVIRONMENTAL, INC

Environmental Construction, Service Station Maintenance, Tank Installation and Removal

April 23, 2012

Greg Ebben
1300 Grand Street, APT 222
Hoboken, NJ 07030

Dear Mr. Ebben:

As requested, Lombardo Environmental sent a technician on April 19, 2012 to 88 Fairmont Avenue, Chatham, NJ to locate and identify if any undisclosed underground storage tanks were on the property.

The technician arrived at the location and began the search. The technician checked the grounds visually for any vent or oil fill pipes and did not discover any vent pipes or oil fill pipes during his visual inspection.

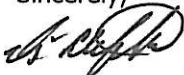
Using electronic metal & cave detection equipment, the technician swept the grounds searching for any buried metallic objects. The technician swept outward from the building in all directions in accessible areas. The detection equipment utilized is capable of locating a metal object up to a depth of 8 feet. The technician's testing did not reveal the presence of any buried underground storage tanks in searchable areas.

In summary, no underground storage tanks were located at 88 Fairmont Avenue, Chatham, NJ.

For more information about our company and the services we offer I encourage you check us out on the World Wide Web at **www.lombardoenvironmental.com**

If you have any further questions or concerns regarding oil tank needs please feel free to give us a call. Thanks for your patronage!

Sincerely,



Iris Clifton

NOTICE: The methods used at this site have been used successfully at many sites to locate underground storage tanks and drums. There can be no guarantee, however, that every target will be detected at a particular site. Subsurface conditions may prevent some or all geophysical methods from working properly.

72 Bushes Lane, PO Box 62, Elmwood Park, New Jersey 07407
Phone: 201-796-3390 Fax: 201-796-2254
NJ License # US00987

Check us out on the web at
www.lombardoenvironmental.com

TERMINITE

Termite & Pest Control
48 Looker Street
Hillside, N.J. 07205
(908) 353-6938 • Fax 353-3107

**Nº 33763****TERMITE CONTROL SPECIFICATIONS**To: Ebben

Inspection Report #

Premises 88 Fairmount AveDate 4/20/12City: Chickam

Telephone:

Inspector: RSConcrete Slabs

- ☐ Drill perimeter of concrete garage floor
- ☐ Drill through existing floor covering
- ☐ Drill through foundation, treat under slab by rodding (See Note 1.)
- ☐ Drill along partition walls & reccement.

☒ Other spray-bait-dust as needed
for Carpenter ants

Additional Terms, Conditions and/or comments.

1 Year warranties of treatments
Contact our office for a damage evaluation &
repair estimate

Crawl Space

- ☐ Provide access to crawl space. (see sidebar)
- ☐ Treat perimeter of crawl space, pier, & pipes & reccement.
- ☐ Remove wood and cellulose debris and stack neatly outside.

Outside Treatment

- ☒ Treat soil abutting structure
- ☐ Drill & treat slabs that abut structure, patios, sidewalks, etc.
- ☐ Drill & treat dirt filled porches & reccement.

Treatment Precautions

- ☐ Active sump
- ☐ Active Well
- ☐ Sub-Slab heat
- ☐ Recessed Porch
- ☐ Other _____

Customer Responsible for:

- ☐ Providing access to crawl space
- ☐ Other _____

Foundation

- ☐ Poured Concrete ☒ Brick
- ☐ Concrete Block ☐ Rubble

Basement

- ☒ Full ☐ Slab ☐ Split-Level

Basement Walls

- ☒ Finished

Basement Floor

- ☒ Concrete
- ☐ Wood on Sleepers

Exterior Walls

- ☐ Wood Framer ☐ Concrete Block
- ☐ Brick Veneer ☐ Stone
- ☐ Stucco
- ☒ Solid Brick

Water Supply

- ☒ Public ☐ Well

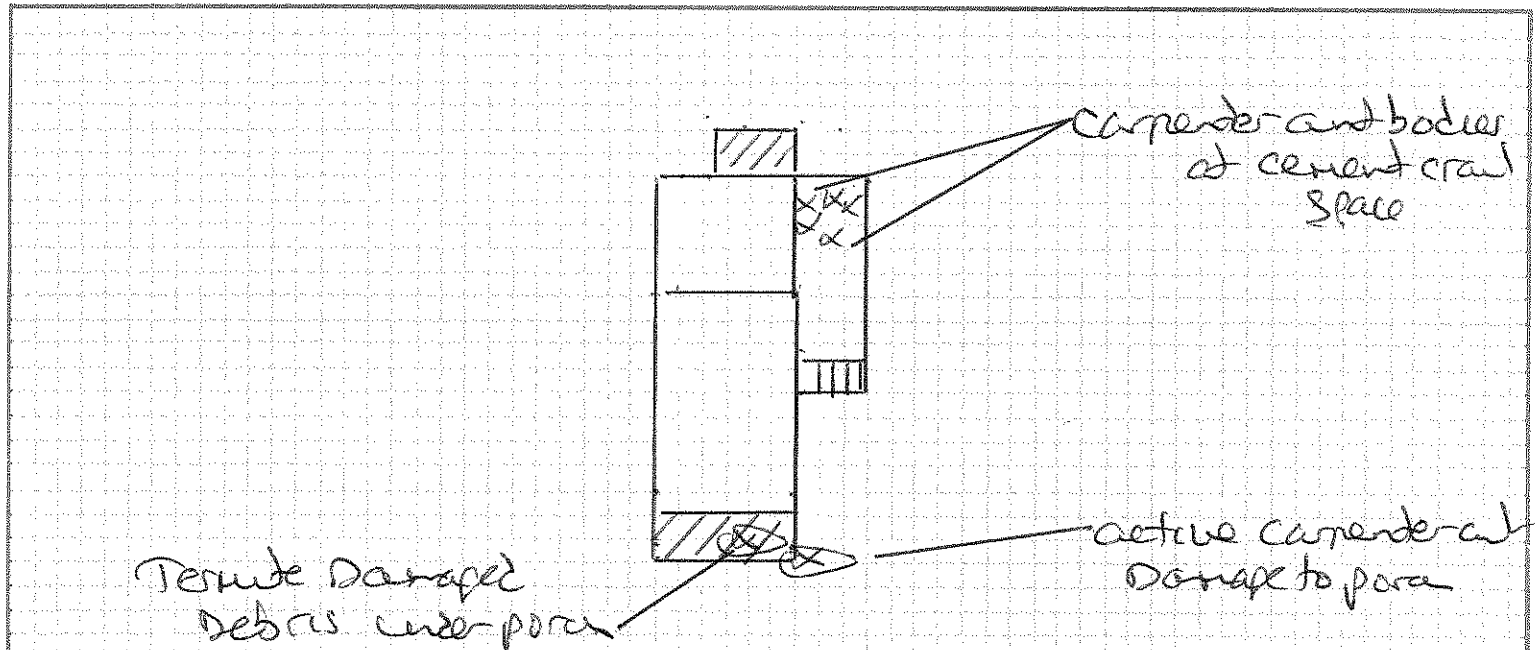
Slab Heating

- ☐ Hot Air ☐ Radiant
- ☐ None

Crawl

- ☐ Soil
- ☒ Concrete

One Year Warranty on Treatment, SEE REVERSE SIDE FOR EXPLANATION OF TERMS, CONDITIONS AND LIMITATIONS OF PROPOSAL



TREATMENT COST \$ 750 TAX \$ 45 TOTAL \$ 795

☒ Further evaluation of wood destroying insect damage required before damage estimate issued

AUTHORIZATION: _____ Annual Renewal Fee 20

Either Party May Cancel This Warranty Coverage At The End Of Any Renewal Period.

Wood Destroying Insect Inspection Report

Notice: Please read important consumer information on page 2.

Section I. General Information

Inspection Company, Address & Phone

Terminite, Inc.
48 Looker St.
Hillside, NJ 07205
908-353-6938

Company's Business Lic. No.

93338

Date of Inspection

4/20/12

Address of Property Inspected

88 Fairmount Ave
Chatham N.J.

Inspector's Name, Signature & Certification, Registration, or Lic. #

Brian Snyder BE 205042

Structure(s) Inspected

House only

Section II. Inspection Findings

This report is indicative of the condition of the above identified structure(s) on the date of inspection and is not to be construed as a guarantee or warranty against latent, concealed, or future infestations or defects. Based on a careful visual inspection of the readily accessible areas of the structure(s) inspected:

☐ A. No visible evidence of wood destroying insects was observed.

☒ B. Visible evidence of wood destroying insects was observed as follows:

☒ 1. Live insects (description and location):

Carpenter ants at damaged porch

☒ 2. Dead insects, insect parts, frass, shelter tubes, exit holes, or staining (description and location):

Carpenter ant bodies at crawl space

☒ 3. Visible damage from wood destroying insects was noted as follows (description and location):

Loaders + Carpenter ant damage to front porch. Termite Damage debris under front porch

NOTE: This is not a structural damage report. If box B above is checked, it should be understood that some degree of damage, including hidden damage, may be present. If any questions arise regarding damage indicated by this report, it is recommended that the buyer or any interested parties contact a qualified structural professional to determine the extent of damage and the need for repairs.

Yes ☐ No ☒ It appears that the structure(s) or a portion thereof may have been previously treated. Visible evidence of possible previous treatment:

The inspecting company can give no assurances with regard to work done by other companies. The company that performed the treatment should be contacted for information on treatment and any warranty or service agreement which may be in place.

Section III. Recommendations

☐ No treatment recommended: (Explain if Box B in Section II is checked)

☒ Recommend treatment for the control of:

Termites + Carpenter ants

Section IV. Obstructions and Inaccessible Areas

The following areas of the structure(s) inspected were obstructed or inaccessible:

☒ Basement 1, 2, 3, 4, 6, 7, 8, 9, 11, 14, 24

☒ Crawlspace 5, 7, 11, 24

☒ Main Level 1, 3, 4, 6, 7, 8, 9, 11

☐ Attic

☐ Garage

☒ Exterior 110

☐ Porch

☐ Addition

☐ Other

The inspector may write out obstructions or use the following optional key:

- | | |
|-------------------------|--|
| 1. Fixed ceiling | 13. Only visual access |
| 2. Suspended ceiling | 14. Cluttered condition |
| 3. Fixed wall covering | 15. Standing water |
| 4. Floor covering | 16. Dense vegetation |
| 5. Insulation | 17. Exterior siding |
| 6. Cabinets or shelving | 18. Window well covers |
| 7. Stored items | 19. Wood pile |
| 8. Furnishings | 20. Snow |
| 9. Appliances | 21. Unsafe conditions |
| 10. No access or entry | 22. Rigid foam board |
| 11. Limited access | 23. Synthetic stucco |
| 12. No access beneath | 24. Duct work, plumbing, and/or wiring |

Section V. Additional Comments and Attachments (these are an integral part of the report)

Finished areas + stored materials listed Scope of Inspection

Attachments

See Diagram # 337603

Signature of Seller(s) or Owner(s) if refinancing. Seller acknowledges that all information regarding W.D.I. infestation, damage, repair, and treatment history has been disclosed to the buyer.

X

Signature of Buyer. The undersigned hereby acknowledges receipt of a copy of both page 1 and page 2 of this report and understands the information reported.

X