



SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

1 **Property Address:** 65 Coniston Road, Short Hills, NJ 07078

5 **Seller:** Carolyn Cutler

9 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.

16 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.

20 OCCUPANCY

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- 1. Age of House, if known 1920 approx
- 2. Does the Seller currently occupy this property?
If not, how long has it been since Seller occupied the property? 4.5 years (rented since 2016)
- 3. What year did the seller buy the property? 2004
- 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.

29 ROOF

30 Yes No Unknown

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- 4. Age of Roof, if known 15 months
- 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 replaced 2019 except one small section

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

38 Yes No Unknown

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- 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:
Boiler room leaking pipe repaired July 2019.
- 11. Are you aware of any cracks or bulges in the basement floor or foundation walls? If "yes," specify location.



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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: a whole house fan? 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?
 staircase pull down stairs crawl space with aid of ladder or other device
 other _____
15. Explain any "yes" answers that you give in this section:

TERMITES/WOOD DESTROYING INSECTS, DRY ROT, PESTS

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16. Are you aware of any termites/wood destroying insects, dry rot, or 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 under contract by a licensed pest control company? If "yes," state the name and address of the licensed pest control company: _____
20. Are you aware of any termite/pest control inspections or treatments performed on the property in the past?
21. Explain any "yes" answers that you give in this section:

Pest control inspections were made prior to purchase, 2004, no issues found

STRUCTURAL ITEMS

77 Yes No Unknown

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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 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 the problem.

ADDITIONS/REMODELS

94 Yes No Unknown

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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:
 New Fire place installed in main family room all to code with permits obtained _____

PLUMBING, WATER AND SEWAGE

103 Yes No Unknown

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30. What is the source of your drinking water?
 Public Community System Well on Property Other (explain) _____
31. If your drinking water source 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 loca-

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- tion 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:
Problem rectified by plumbing service. When landlord resided no backup occurred.
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 unknown
- 43a. Are you aware of any problems with the water heater?
44. Explain any "yes" answers that you give in this section:
Stashluck plumbing and heating maintained water heater

HEATING AND AIR CONDITIONING

- 141 Yes No Unknown
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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:
none
47. What is the age of Air Conditioning System? aprox 2006
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, steam radiator
50. If it is a centralized heating system, is it one zone or multiple zones?
multiple zones
51. Age of furnace Installed 10/2020 Date of last service: N/A
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:

WOODBURNING STOVE OR FIREPLACE

- 162 Yes No Unknown
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56. Do you have wood burning stove? fireplace? insert? other
- 56a. Is it presently usable?
57. If you have a fireplace, when was the flue last cleaned? unknown if tenant cleaned it
- 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:
in addition to open woodburning open fire, gas insert installed in 2014, inspected and passed

171 **ELECTRICAL SYSTEM**

172 Yes No Unknown

- 173 60. What type of wiring is in this structure? Copper Aluminum Other Unknown
- 174 61. What amp service does the property have? 60 100 150 200 Other Unknown
- 175 62. Does it have 240 volt service? Which are present Circuit Breakers, Fuses or Both?
- 176 63. Are you aware of any additions to the original service?
- 177 If "yes," were the additions done by a licensed electrician? Name and address:
- 178 F Avivi Electrical Contractors 9082202635,
- 179
- 180 64. If "yes," were proper building permits and approvals obtained?
- 181 65. Are you aware of any wall switches, light fixtures or electrical outlets in need of repair?
- 182 66. Explain any "yes" answers you give in this section:
- 183 panel was upgraded
- 184
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186 **LAND (SOILS, DRAINAGE AND BOUNDARIES)**

187 Yes No Unknown

- 188 67. Are you aware of any fill or expansive soil on the property?
- 189 68. Are you aware of any past or present mining operations in the area in which the property is located?
- 190 69. Is the property located in a flood hazard zone?
- 191 70. Are you aware of any drainage or flood problems affecting the property?
- 192 71. Are there any areas on the property which are designated as protected wetlands?
- 193 72. Are you aware of any encroachments, utility easements, boundary line disputes, or drainage or other easements affecting the property?
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- 195 73. Are there any water retention basins on the property or the adjacent properties?
- 196 74. Are you aware if any part of the property is being claimed by the State of New Jersey as land presently or formerly covered by tidal water (Riparian claim or lease grant)? Explain:
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- 200 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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- 205 77. Do you have a survey of the property?
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207 **ENVIRONMENTAL HAZARDS**

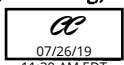
208 Yes No Unknown

- 209 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 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:
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- 217 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 80. Are you aware if any underground storage tank has been tested?
- 224 (Attach a copy of each test report or closure certificate if available).
- 225 81. Are you aware if the property has been tested for the presence of any other toxic substances, such as lead-based paint, urea-formaldehyde foam insulation, asbestos-containing materials, or others? (Attach copy of each test report if available).
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- 227 82. If "yes" to any of the above, explain:
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231	<input type="checkbox"/>	<input type="checkbox"/>		82a. If "yes" to any of the above, were any actions taken to correct the problem? Explain:
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234	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	83. Is the property in a designated Airport Safety Zone?
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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?
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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?
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247	<input type="checkbox"/>	<input type="checkbox"/>		86a. If so, what is the Association's name and telephone number?
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249	<input type="checkbox"/>	<input checked="" 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?
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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?
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256				90. Explain any "yes" answers you give in this section:
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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?
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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?
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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?
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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?
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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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285				98. Explain any other "yes" answers you give in this section:
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291 **RADON GAS Instructions to Owners**

292 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
293 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
294 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
295 owners may waive, in writing, this right of confidentiality. As the owner(s) of this property, do you wish to waive this right?

296 Yes No 
297 (Initials) (Initials)
298
299

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

301
302 Yes No Unknown
303 99. Are you aware if the property has been tested for radon gas? (Attach a copy of each test report if
304 available.)
305 100. Are you aware if the property has been treated in an effort to mitigate the presence of radon gas? (If
306 "yes," attach a copy of any evidence of such mitigation or treatment.)
307 101. Is radon remediation equipment now present in the property?
308 101a. If "yes," is such equipment in good working order?
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311 **MAJOR APPLIANCES AND OTHER ITEMS**

312 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
313 in the sale of the property. Which of the following items are present in the property? (For items that are not present, indicate "not ap-
314 plicable.")


315
316 Yes No Unknown NA
317 102. Electric Garage Door Opener
318 102a. If "yes," are they reversible? Number of Transmitters 2
319 103. Smoke Detectors
320 Battery Electric Both How many unknown
321 Carbon Monoxide Detectors How many unknown
322 Location system completely upgraded in 2018
323 104. With regard to the above items, are you aware that any item is not in working order?
324 104a. If "yes," identify each item that is not in working order or defective and explain the nature
325 of the problem:
326
327 105. In-ground pool Above-ground pool Pool Heater Spa/Hot Tub
328 105a. Were proper permits and approvals obtained?
329 105b. Are you aware of any leaks or other defects with the filter or the walls or other structural or
330 mechanical components of the pool or spa/hot tub?
331 105c. If an in-ground pool, are you aware of any water seeping behind the walls of the pool?
332 106. Indicate which of the following may be included in the sale? (Indicate Y for yes N for no.)
333 Refrigerator
334 Range
335 Microwave Oven
336 Dishwasher
337 Trash Compactor
338 Garbage Disposal
339 In-Ground Sprinkler System
340 Central Vacuum System
341 Security System
342 Washer
343 Dryer
344 Intercom
345 Other
346 107. Of those that may be included, is each in working order?
347 If "no," identify each item not in working order, explain the nature of the problem:
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350 **ACKNOWLEDGMENT OF SELLER**

351 The undersigned Seller affirms that the information set forth in this Disclosure Statement is accurate and complete to the best of Seller's
352 knowledge, but is not a warranty as to the condition of the Property. Seller hereby authorizes the real estate brokerage firm representing
353 or assisting the seller to provide this Disclosure Statement to all prospective buyers of the Property, and to other real estate agents. Seller
354 alone is the source of all information contained in this statement. If the Seller relied upon any credible representations of another, the
355 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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<small>DocuSigned by:</small> 	10/30/2020 1:19 PM EDT
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362 **SELLER** **DATE**

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368 **SELLER** **DATE**

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371 **EXECUTOR, ADMINISTRATOR, TRUSTEE**

372 (If applicable) The undersigned has never occupied the property and lacks the personal knowledge necessary to complete this Disclosure
373 Statement.
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378 **DATE**

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382 **DATE**

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386 **RECEIPT AND ACKNOWLEDGMENT BY PROSPECTIVE BUYER**

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

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407 **PROSPECTIVE BUYER** **DATE**

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

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

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

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

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<small>DocuSigned by:</small> <i>Sue Adler</i>	10/30/2020 2:10 PM EDT
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420 **SELLER'S REAL ESTATE BROKER/** **DATE**
421 **BROKER-SALESPERSON/SALESPERSON:**

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425 **PROSPECTIVE BUYER'S REAL ESTATE BROKER/** **DATE**
426 **BROKER-SALESPERSON/SALESPERSON:**

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Exclusions Addendum

Property Address: 65 Coniston Road, Short Hills, NJ 07078

Sellers: Carolyn Cutler and Steve Cutler


The following items are specifically excluded from the sale:

TV's not included, brackets remain

Amplifiers

Speakers

Sub-woofers.

Seller  10/30/2020 | 1:19 PM EDT Seller 