

* Please leave on site



SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

©2012, New Jersey Realtors®, Inc.

Property Address: 6 DEER RIDGE DRIVE MORRISTOWN, NJ 07960

Seller: Charles and Christine BURROWS

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 1998
2. Does the Seller currently occupy this property?
3. What year did the Seller buy the property? 2016
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 APPROX. 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:

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 [] [] VENT RIDGES 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 _____
 61 _____

62 **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, or
 66 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 ad-
 69 dress of the licensed pest control company: WAS USING HORIZON PEST CO
 70 _____
 71 [] 20. Are you aware of any termite/pest control inspections or treatments performed on the property in the
 72 past?
 73 21. Explain any "yes" answers that you give in this section:
 74 part of our BUYING PROCESS. Annually/Bi-Annually
 75 inspections by HORIZON. Treatments were
 76 preventative for insects and treated bees outside.

77 **STRUCTURAL ITEMS**

78 Yes No Unknown
 79 [] 22. Are you aware of any movement, shifting, or other problems with walls, floors, or foundations, in-
 80 cluding any restrictions on how any space, other than the attic or roof, may be used as a result of the
 81 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 re-
 86 taining 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 sec-
 88 tion?
 89 27. Explain any "yes" answers that you give in this section. Please describe the location and nature of
 90 the problem.
 91 _____
 92 _____
 93 _____

94 **ADDITIONS/REMODELS**

95 Yes No Unknown
 96 [] 28. Are you aware of any additions, structural changes or other alterations to the structures on the prop-
 97 erty 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 Bathroom Renovations
 101 _____
 102 _____

103 **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? At purchase + passed
 109 Attach a copy of or describe the results.
 110 [] 32. Does the wastewater from any clothes washer, dishwasher, or other appliance discharge to any loca-

171 ELECTRICAL SYSTEM
 172 Yes No Unknown

173 [] [] [X]
 174 [] [] []
 175 [] [] []
 176 [] [X] []
 177 [] [] []
 178 [] [] []
 179 [] [] []
 180 [] [] []
 181 [] [X] []
 182 [] [] []
 183 [] [] []
 184 [] [] []
 185 [] [] []

60. What type of wiring is in this structure? Copper Alumintum Other Unknown
 61. What amp service does the property 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:

 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:

186 LAND (SOILS, DRAINAGE AND BOUNDARIES)
 187 Yes No Unknown

188 [] [X] []
 189 [] [X] []
 190 [] [X] []
 191 [] [X] []
 192 [] [X] []
 193 [X] [] []
 194 [] [X] []
 195 [] [X] []
 196 [] [X] []
 197 [] [X] []
 198 [] [] []
 199 [] [] []
 200 [X] [] []
 201 [] [] []
 202 [] [] []
 203 [] [] []
 204 [] [] []
 205 [] [X] []
 206 [] [] []

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? *RZA Assoc. Roadway*
 76. Explain any "yes" answers to the preceding questions in this section:

 77. Do you have a survey of the property?

207 ENVIRONMENTAL HAZARDS
 208 Yes No Unknown

209 [] [X] []
 210 [] [] []
 211 [] [] []
 212 [] [X] []
 213 [] [] []
 214 [] [] []
 215 [] [] []
 216 [] [] []
 217 [] [X] []
 218 [] [] []
 219 [] [] []
 220 [] [] []
 221 [] [] []
 222 [] [] []
 223 [] [] []
 224 [] [] []
 225 [] [X] []
 226 [] [] []
 227 [] [] []
 228 [] [] []
 229 [] [] []
 230 [] [] []

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:

231	<input type="checkbox"/>	<input 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?
239				
240				
241				
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 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 checked="" type="checkbox"/>	<input 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				<u>RZA Association</u>
249	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	86b. If so, are there any dues or assessments involved?
250				If "yes," how much? <u>2021 dues \$1500</u>
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:
257				
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.
267				
268				
269				
270				
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 checked="" type="checkbox"/>	<input 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:
278				
279				
280				
281				
282	<input checked="" type="checkbox"/>	<input 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 <u>garbage collection</u> fees?
283				
284				98. Explain any other "yes" answers you give in this section:
285				
286				
287				
288				
289				
290				

291
292
293
294
295
296
297
298
299
300
301
302
303
304
305
306
307
308
309
310
311
312
313
314
315
316
317
318
319
320
321
322
323
324
325
326
327
328
329
330
331
332
333
334
335
336
337
338
339
340
341
342
343
344
345
346
347
348
349
350

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	
<input type="checkbox"/>	<input type="checkbox"/>		99. Are you aware if the property has been tested for radon gas? (Attach a copy of each test report if available.)
<input type="checkbox"/>	<input type="checkbox"/>		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.)
<input checked="" type="checkbox"/>	<input type="checkbox"/>		101. Is radon remediation equipment now present in the property?
<input checked="" type="checkbox"/>	<input type="checkbox"/>		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	NA	
<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	102. Electric Garage Door Opener
<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	102a. If "yes," are they reversible? Number of Transmitters _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	103. Smoke Detectors
				__ Battery <input checked="" type="checkbox"/> Electric __ Both How many _____
				__ Carbon Monoxide Detectors How many _____
				__ Location _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	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: _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	105. <input checked="" type="checkbox"/> In-ground pool __ Above-ground pool <input checked="" type="checkbox"/> Pool Heater <input checked="" type="checkbox"/> Spa/Hot Tub
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	105a. Were proper permits and approvals obtained?
<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	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?
<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	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.)
				<input type="checkbox"/> Refrigerator
				<input type="checkbox"/> Range
				<input type="checkbox"/> Microwave Oven
				<input type="checkbox"/> Dishwasher
				<input type="checkbox"/> Trash Compactor
				<input type="checkbox"/> Garbage Disposal
				<input type="checkbox"/> In-Ground Sprinkler System
				<input type="checkbox"/> Central Vacuum System
				<input type="checkbox"/> Security System
				<input type="checkbox"/> Washer
				<input type="checkbox"/> Dryer
				<input type="checkbox"/> Intercom
				<input type="checkbox"/> Other
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		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: _____

351 SOLAR PANEL SYSTEMS *N/A*

352 By completing this section, Seller is acknowledging that the Property is serviced by a Solar Panel System, which means a system of solar
 353 panels designed to absorb the sunlight as a source of energy for generating electricity or heating, any and all inverters, net meter, wiring
 354 roof supports and any other equipment pertaining to the Solar Panels (collectively, the "Solar Panel System"). This information may be
 355 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.
 356

- | 357 | Yes | No | Unknown | |
|-----|--------------------------|--------------------------|--------------------------|--|
| 358 | | | <input type="checkbox"/> | 108. When was the Solar Panel System Installed? _____ |
| 359 | <input type="checkbox"/> | <input type="checkbox"/> | | 109. Are SRECs available from the Solar Panel System? |
| 360 | | | <input type="checkbox"/> | 109a. If SRECs are available, when will the SRECs expire? _____ |
| 361 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 110. Is there any storage capacity on your Property for the Solar Panel System? |
| 362 | <input type="checkbox"/> | <input type="checkbox"/> | | 111. Are you aware of any defects in or damage to any component of the Solar Panel System? If yes,
363 explain: _____ |

- 364
- 365 **112. Choose one of the following three options:**
- 366 112a. The Solar Panel System is financed under a power purchase agreement or other type of financing
 367 arrangement which requires me/us to make periodic payments to a Solar Panel System provider
 368 in order to acquire ownership of the Solar Panel System ("PPA")? If yes, proceed to Section A
 369 below.
- 370 112b. The Solar Panel System is the subject of a lease agreement. If yes, proceed to Section B
 371 below.
- 372 112c. I/we own the Solar Panel System outright. If yes, you do not have to answer any further
 373 questions.

- 374
- 375 **SECTION A - THE SOLAR PANEL SYSTEM IS SUBJECT TO A PPA**
- 376 113. What is the current periodic payment amount? \$ _____
- 377 114. What is the frequency of the periodic payments (check one)? Monthly Quarterly
- 378 115. What is the expiration date of the PPA, which is when you will become the owner of the Solar
 379 Panel System? _____ ("PPA Expiration Date")
- 380 116. Is there a balloon payment that will become due on or before the PPA Expiration Date?
- 381 117. If there is a balloon payment, what is the amount? \$ _____

- 382
- 383 **118. Choose one of the following three options:**
- 384 118a. Buyer will assume my/our obligations under the PPA at Closing.
- 385 118b. I/we will pay off or otherwise obtain cancellation of the PPA as of the Closing so the Solar
 386 Panel System can be included in the sale free and clear.
- 387 118c. I/we will remove the Solar Panel System from the Property and pay off or otherwise obtain
 388 cancellation of the PPA as of the Closing.


- 389
- 390 **SECTION B - THE SOLAR PANEL SYSTEM IS SUBJECT TO A LEASE**
- 391 119. What is the current periodic lease payment amount? \$ _____
- 392 120. What is the frequency of the periodic lease payments (check one)? Monthly Quarterly
- 393 121. What is the expiration date of the lease? _____

- 394
- 395 **122. Choose one of the following two options:**
- 396 122a. Buyer will assume our obligations under the lease at Closing.
- 397 122b. I/we will obtain an early termination of the lease and will remove the Solar Panel System prior to
 398 Closing.

399
 400
 401
 402

403 **ACKNOWLEDGMENT OF SELLER**

404 The undersigned Seller affirms that the information set forth in this Disclosure Statement is accurate and complete to the best of Seller's
405 knowledge, but is not a warranty as to the condition of the Property. Seller hereby authorizes the real estate brokerage firm representing
406 or assisting the Seller to provide this Disclosure Statement to all prospective buyers of the Property, and to other real estate agents. Seller
407 alone is the source of all information contained in this statement. If the Seller relied upon any credible representations of another, the
408 Seller should state the name(s) of the person(s) who made the representation(s) and describe the information that was relied upon.
409

410 _____
411 _____
412 _____
413 _____
414 _____
415 SELLER  DATE 2/21/2021

416 _____
417 _____
418 Christine Casanova Thomas DATE 02/21/2021
419 SELLER DATE

422
423 **EXECUTOR, ADMINISTRATOR, TRUSTEE**

424 (If applicable) The undersigned has never occupied the property and lacks the personal knowledge necessary to complete this Disclosure
425 Statement.
426

427 _____
428 _____
429 DATE

430 _____
431 _____
432 DATE

433
434
435
436
437
438 **RECEIPT AND ACKNOWLEDGMENT BY PROSPECTIVE BUYER**

439 The undersigned Prospective Buyer acknowledges receipt of this Disclosure Statement prior to signing a Contract of Sale pertaining to
440 this Property. Prospective Buyer acknowledges that this Disclosure Statement is not a warranty by Seller and that it is Prospective Buyer's
441 responsibility to satisfy himself or herself as to the condition of the Property. Prospective Buyer acknowledges that the Property may be
442 inspected by qualified professionals, at Prospective Buyer's expense, to determine the actual condition of the Property. Prospective Buyer
443 further acknowledges that this form is intended to provide information relating to the condition of the land, structures, major systems and
444 amenities, if any, included in the sale. This form does not address local conditions which may affect a purchaser's use and enjoyment of
445 the property such as noise, odors, traffic volume, etc. Prospective Buyer acknowledges that they may independently investigate such local
446 conditions before entering into a binding contract to purchase the property. Prospective Buyer acknowledges that he or she understands
447 that the visual inspection performed by the Seller's real estate broker/broker-salesperson/salesperson does not constitute a professional
448 home inspection as performed by a licensed home inspector.
449

450 _____
451 _____
452 _____
453 PROSPECTIVE BUYER DATE

454 _____
455 _____
456 _____
457 PROSPECTIVE BUYER DATE

