



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



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Property Address: 2 INDEPENDENCE CT. MADISON, NJ 07940

Seller: FORMICA, JOHN JR & WENDY

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

- 1. Age of House, if known 1993
- 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? 2007
- 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 UNK
- 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: MINOR LEAKS (2) HAVE BEEN REPAIRED

ATTICS, 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 crawlspace? If "yes" describe the location, nature and date of the repairs: Installation of sump pumps and related drains see Central Jersey Waterproofing Specialists invoice attached
- 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: 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: Non-structural superficial crack in floor in storage room; and attic fan

TERMITES/WOOD DESTROYING INSECTS, DRY ROT, PESTS

Yes No Unknown

- 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?

- 228 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 _____
- 233 _____
- 234 82a. If "yes" to any of the above, were any actions taken to correct the problem? Explain:
- 235 _____
- 236 _____
- 237 83. Is the property in a designated Airport Safety Zone?

239 **DEED RESTRICTIONS, SPECIAL DESIGNATIONS, HOMEOWNERS ASSOCIATIONS/CONDOMINIUMS**

- 240 **AND CO-OPS**
- 241 Yes No Unknown
 - 242 84. Are you aware if the property is subject to any deed restrictions or other limitations on how it may
 - 243 be used due to its being situated within a designated historic district, or a protected area like the
 - 244 New Jersey Pinclands, or its being subject to similar legal authorities other than typical local zoning
 - 245 ordinances?
 - 246 85. Is the property part of a condominium or other common interest ownership plan?
 - 247 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 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 86a. If so, what is the Association's name and telephone number?
 - 252 _____
 - 253 86b. If so, are there any dues or assessments involved? If "yes," how much? _____
 - 254 87. Are you aware of any defect, damage, or problem with any common elements or common areas that
 - 256 materially affects the property?
 - 257 88. Are you aware of any condition or claim which may result in an increase in assessments or fees?
 - 258 89. Since you purchased the property, have there been any changes to the rules or by-laws of the
 - 259 Association that impact the property?
 - 260 90. Explain any "yes" answers you give in this section:
 - 261 _____
 - 262 _____

264 **MISCELLANEOUS**

- 265 Yes No Unknown
- 266 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 92. Are you aware of any violations of Federal, State or local laws or regulations relating to this
- 269 property?
- 270 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 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 95. Are there mortgages, encumbrances or liens on this property?
- 279 95a. Are you aware of any reason, including a defect in title, that would prevent you from conveying
- 280 clear title?
- 281 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
- 283 its existence or non-existence in deciding whether or how to proceed in the transaction.) If "yes,"
- 284 explain: _____
- 285 _____
- 286 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 _____
- 291 _____
- 292 _____
- 293 _____
- 294 _____

295 **RADON GAS Instructions to Owners**

296 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
298 of sale, at which time a copy of the test results and evidence of any subsequent mitigation or treatment shall be provided to the
299 buyer. The law also provides that owners may waive, in writing, this right of confidentiality. As the owner(s) of this property, do
300 you wish to waive this right?

301 Yes No

302

303  

304 (Initials) (Initials)

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
- 311 100. 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.)
- 312 101. Is radon remediation equipment now present in the property?
- 313 101a. If "yes," is such equipment in good working order?
- 314

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
318 be included in the sale of the property. Which of the following items are present in the property? (For items that are not present,
319 indicate "not applicable.")

- 321 Yes No Unknown N/A
- 322 102. Electric Garage Door Opener (2)
- 323 102a. If "yes," are they reversible? Number of Transmitters ~~1~~ (3)
- 324 103. Smoke Detectors
- 325 Battery Electric Both How many 8
- 326 Carbon Monoxide Detectors How many 6
- 327 Location VARIOUS

- 328 104. 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
331 the problem:
- 332 _____
- 333 _____

- 334
- 335 105. 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
338 mechanical components of the pool or spa/hot tub?
- 339 105c. If an in-ground pool, are you aware of any water seeping behind the walls of the
340 pool?

- 341 106. Indicate which of the following may be included in the sale? (Indicate Y for yes N for
342 no.)
- 343 Refrigerator / Wine Cooler
- 344 Range
- 345 Microwave Oven
- 346 Dishwasher
- 347 Trash Compactor
- 348 Garbage Disposal
- 349 In-Ground Sprinkler System
- 350 Central Vacuum System
- 351 Security System
- 352 Washer
- 353 Dryer
- 354 Intercom
- 355 Other stereo equipment in basement will convey to buyer upon sale.
- 356 107. Of those that may be included, is each in working order? If "no," identify each item not
357 in
358 working order, explain the nature of the problem:
- 359 _____
- 360 _____

362 ACKNOWLEDGMENT OF SELLER

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

372
373 John Formica Jr
374 SELLER
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376 John Formica
377 SELLER
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374 1/12/2021
375 DATE
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377 1/12/2021
378 DATE
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EXECUTOR, ADMINISTRATOR, TRUSTEE

(If applicable). The undersigned has never occupied the property and lacks 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

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.

PROSPECTIVE BUYER'S REAL ESTATE
BROKER / BROKER - SALESPERSON /
SALESPERSON

DATE

Andrew C. ...

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

1/12/2021

DATE

Exclusions Addendum

Property Address: 2 INDEPENDENCE CT MADISON, NJ 07940

Sellers: FORMICA, JOHN JR & WENDY

The following items are specifically excluded from the sale:

- NO Exclusions

Seller  Date 1/12/2021

Seller  Date 1/12/2021

Central Jersey WATERPROOFING SPECIALISTS

Mark J. Olsommer
Sole Proprietor

ADDRESS:
604 Lincoln Avenue
Dunellen, NJ 08812

VISIT OUR WEBSITE:
Waterproofingpro.com

EMAIL:
info@waterproofingpro.com

PHONE:
(732) 424-2003

Date: 3/2/10 Phone: 977 331 1995 Submitted To: Board

Address: _____ Job Location: 2 Tardavon Drive
Madison

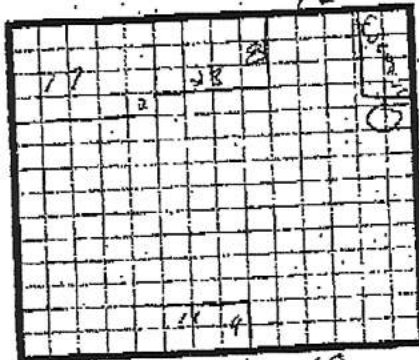
Install 14 feet Footing Drains or "French Drains", 3" perforated PVC pipe, laid in custom deep-pitched trenches. Bottom, sides, and top of pipe covered by 3/4" cleaned crushed stone. Blowers are drilled in every core of the bottom foundation block in contact area. New cement to be laid with steel trowel finish, leaving a 1/2" wide space between the wall and the floor, known as a "Floating Floor", 1/2" wide in paneled or finished areas.

Connect System to:

Owners Pump(s) / P/U(s)

New 18" wide X 26" deep perforated polypropylene Sump pit(s) with cover

New 1/2 h.p. Submersible Sump Pump(s)



Extras / Comments:

Install battery
backup
3 new gal per hr

The following item(s) were to be removed and reinstalled:
(Washer) (Dryer) (Sink) (Water Softener) (Shelving)
(Cabinets) (Stove) (Freezer) (Toilet) (Refrigerator)

All job related debris will be hauled away.

Total Job Cost: _____ Dollars (\$ 7,300 ..00)

Payment To Be Made As Follows: _____ Due Upon Completion: \$ _____

Deposit: \$ _____ each. Final Payment of \$ _____

Installments: _____ Payments of no less than \$ _____

Our Transferable Lifetime Guarantee

We guarantee against water seepage in the areas worked on for the life of the structure, REGARDLESS OF WHO OWNS IT. Because our guarantee is transferable, it adds value to your home at the time of sale. In the unlikely event that service on the areas we waterproofed is required at any time, we will pay all labor and material costs. This means it is FREE to you. If further service is needed we will either re-waterproof the original area at NO COST or refund all money paid for the original work done.

Work Authorization

I, Board, authorize Central Jersey Waterproofing Specialists to begin the work specified above. I agree with the prices, specifications, and conditions. Payment will be as outlined above.

Signature: _____ Date: 4/4/07

Signature: _____ Date: _____

This document is being given for informational purposes only. It represents the opinion of the individual or firm who prepared it. The seller makes no representations as to the accuracy of the information given. If you have any questions, it is suggested that you consult your attorney.



UN-06-2087 07:49 PM NORTH

Wood Destroying Insect Inspection Report

Notice: Please read important consumer information on page 2.

Section I. General Information
 Inspection Company, Address & Phone **973-839-9004**
North Jersey Termites
P. O. Box 948
Pompton Lakes, New Jersey 07442

Company's Business Lic. No. **91134** Date of Inspection **6/5/07**
 Address of Property Inspected
2 Independence Court
Madison, New Jersey 07940

Inspector's Name, Signature & Certification, Registration, or License
Edward Assidlo -- 52181 *[Signature]* Structure(s) Inspected **(1)**

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 observed in kitchen and bedroom on first floor.**
 - 2. Dead insects, insect parts, frass, shelter tubes, exit holes, or staining (description and location):
 - 3. Visible damage from wood destroying insects was noted as follows (description and location):

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 assurance 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: **Carpenter Ants.**

Section IV. Obstructions and Inaccessible Areas

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

- Basement
- Crawlspace
- Main Level
- Attic
- Garage
- Exterior
- Porch
- Addition
- Other

SEE INITIAL HOME INSPECT REPORT

The inspector may write out observations or use the following optional keys:

- | | |
|-------------------------|--|
| 1. Flood ceiling | 13. Only visual access |
| 2. Suspended ceiling | 14. Cluttered condition |
| 3. Flood 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 sheetrock |
| 12. No access barrier | 24. Duct work, plumbing, and/or wiring |

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

Carpenter Ant Treatment completed on June 5, 2007.

Attachments **1-Year Carpenter Ant Warranty**

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.

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.

This document is being given for informational purpose only. It represents the opinion of the individual or firm who prepared it. The seller

makes no representations as to the accuracy of the information given. If you have any questions, it is suggested that you consult your attorney.

FERNANDEZ LANSCAPING & MASONRY LLC
 79 Early St, Morristown NJ 07960
 Tel: (973) 267-1833 Fax: (973) 267-0833
www.fernandezcontractors.com or
fernandezmasonry@verizon.net

11/14/09	01
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Date **Invoice #**

Bill To:
 Mr. John Formica
 2 Independence Ct.
 Madison NJ 07940

Thank You

DESCRIPTION	TOTAL
Driveway Wall 1. Concrete Footing installation 32" below grade 2. Wall was constructed using 8" cinder block and reinforced with rebar every 2' to warranty a better structure and support. 3. Brick Façade using 132 tumble with holes. 4. Back walkways – we repaired all loose bricks	\$ 5,676.00
Subtotal	\$ 5,676.00
<i>NJ Taxes 7%</i>	****
Total	\$ 5,676.00

PLEASE DETACH LOWER PORTION OF THIS BILL AND RETURN WITH YOUR PAYMENT

LAWN MAINTENANCE / LANDSCAPING

From: Mr. John Formica

Date: _____

Amount due: \$5,676.00

Amount Paid: _____

Invoice #:01

Check: _____

Thank you



PAID



ATT LANDSCAPE

Anthony Thomas Tripodi

DESIGN AND INSTALLATION

908-688-5202
attlandscapes@verizon.net
www.attlandscapedesign.com

Invoice

Submitted to :
Wendy Formica
2 Independence Ct.
Madison , N.J. 07940
860-682-3607
wendyformica@optimum.net

A.) Front walkway / Steps / Repairs

New Techo Bloc walk w/ blue stone treads / front porch repairs / rear patio repairs

\$4650.00
tax \$325.50
total \$4975.50
deposit -\$2200.00
balance due \$2775.50
Balance paid in full check # 5272

Thank You...



Invoice

Antonio Rega Estate Landscaping
 64 Shunpike Rd
 Madison, New Jersey 07940
 Mobile Phone: 973-432-1132
 goestate.landscaping@gmail.com

Invoice Number: I200107914
Invoice Date: 01/07/2020
Payment Terms: Payment 30 days
 after invoice date
Invoice Amount: 3,145.44
Created By: Antonio Rega

Billing Address
 John Formica
 2 Indpendece Crt
 Madison, NJ 07940

Shipping Address
 John Formica

1415	Fall Clean Up	1.00	450.00	X	450.00
1308	Lift And Repair Patio	1.00	2,500.00	X	2,500.00

Subtotal: \$ 2,950.00
 Tax 2018 Rate: 6.625%
 Tax 2018 Amount: 195.44
Invoice Amount \$ 3,145.44

RCD Contracting LLC
PO Box 921
Madison, NJ 07940

11/14/2019

To: John Formica
2 Independence Court
Madison, NJ 07940

Re: Driveway Resurface

- Install new blacktop driveway over existing driveway. Removing transition areas in front of garage doors, street and drain.

Total cost: Labor & Material \$4,500.00. 50% deposit required upon signing contract.

Client Name:

Print:

Signature:

John Formica
[Handwritten Signature]

Thank you,

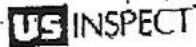
Rory DeLuca

YOU MAY CANCEL THIS CONTRACT AT ANY TIME BEFORE MIDNIGHT OF THE THIRD BUSINESS DAY AFTER RECEIVING A COPY OF THIS CONTRACT. IF YOU WISH TO CANCEL THIS CONTRACT, YOU MUST EITHER:

- 1. SEND A SIGNED AND DATED WRITTEN NOTICE OF CANCELLATION BY REGISTERED OR CERTIFIED MAIL, RETURN RECEIPT REQUESTED; OR**
- 2. PERSONALLY DELIVER A SIGNED AND DATED WRITTEN NOTICE OF CANCELLATION TO:**

RCD Contracting LLC, P.O. Box 921 Madison, NJ 07940, (973) 445-7211

If you cancel this contract within the three day period, you are entitled to a full refund of your money. Refunds must be made within 30 days of the contractor's receipt of the cancellation notice.



U.S. Inspect, LLC
3650 Concorde Parkway, #100
Chantilly, VA 20151-1129
(703) 293-1400

May 24, 2007

Mr. Norman Minkus
Prudential Relocation
16260 N. 71st St, Suite 400
Scottsdale, AZ 85254

PREMISES: 2 Independence Ct, Madison, NJ 07940-2366
7204790 Shaq (Job 1151461)

Dear Mr. Minkus:

This letter is intended to serve as your report of the results of the radon measurement conducted at the property identified above. These results were obtained using a continuous monitor. The results reported here are based on a short-term test and are not to be interpreted as a measure of the annual average or of the actual occupant exposure or attendant health risk.

Measurement Method
Instrument, Serial #
Dates of Test
Inspector, ID #
 Continuous Monitor
Femto-Tech 510, SN: 5100228
5/17/07 09:25 - 5/21/07 10:25
RADATA Inc.

Radon Gas
(picoCuries)

1.2 pCi/L

Recommended EPA Action

Screening measurement results are below EPA action level of 4 pCi/L.

BELOW EPA ACTION LEVEL

Absent undetected tampering with the testing device or violation of the required testing conditions, U.S. Inspect warrants that the above screening result is an accurate measure of the average radon level inside the house during the testing period. U.S. Inspect did not supervise the property during the testing period and does not warrant that no occupant interference with the device or the testing conditions occurred. All other warranties and liabilities are also hereby entirely disclaimed.

Further, U.S. Inspect makes no recommendation or suggestion of further testing or remedial action or non-action based upon the results of this radon measurement. For guidance in this regard interested parties should consult "Protocols for Radon and Radon Decay Product Measurements in Homes," (EPA document # 402-R-92-003) and "Indoor Radon and Radon Decay Product Measurement Device Protocols" (EPA document #520-402-R-92-004). This measurement was performed in accordance with the procedures recommended by those documents.

Thank you for allowing us to serve you.

Sincerely,

Martin Smith - Measurement Specialist # MES11825
Measurement Business # MEB90004

RADATA Inc.
Radon Technician

This notice is provided to you by an organization or individual certified by the NJDEP to perform radon and/or radon progeny measurements. N.J.S.A. 26:2D-73 requires that no certified person disclose to any individual, except the NJDEP or the Dept. of Health the address or owner of a nonpublic building that the person has tested or treated for the presence of radon gas and radon progeny, unless the owner of the building waives, in writing, this right of confidentiality. In the case of a prospective sale of a building which has been tested for radon gas and/or radon progeny, the seller shall provide the buyer, at the time the contract of sale is entered into, with a copy of the results of that test and evidence of any subsequent mitigation or treatment, and any prospective buyer who contracts for the testing shall have the right to receive the results of that testing. Any questions, comments, or complaints regarding the persons performing these measurements, or related mitigation, or safeguarding services should be directed to the NJDEP, Attn: Radon Section, Bureau of Environmental Radiation (1-800-648-0394).



PLEASE READ: This document is being given for informational bases only. It represents the opinion of the inspector. If you have any questions, it is suggested that you consult your attorney. Seller makes no representations as to the accuracy of the information given.

**RADIATION
DATA**

ROCKY HILL, NJ 08553

(609) 466-4300

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NJDEP Radon Laboratory License 11912

NJDEP Radon Measurement Business License MEB 90016

Radon Test Result:

DATE: October 2nd, 2007

FORESIGHT REF#: 36313

ADDRESS TESTED:

2 Independence Court
Madison, NJ

TEST TYPE: EIS

RESULTS TO:

John Formica
50 Sunrise Drive
Avon, CT 06001

PERIOD: 09/25/2007-09/27/2007

TECHNICIAN: Keith A. White
LICENSE#-MET: 11254

RESULT/LOCATION:

2.9 pCi/L in Finished Basement

COMMENTS:

J. Keith White

J.A. White

This notice is provided to you by an organization or individual certified by NJDEP to perform radon gas or radon progeny testing measurements. NISA 2612D-73 requires that no certified person offense to anyone except the DEP or the Dept. of Health the address or owners of a residential building that the person has tested or tested for the presence of radon gas or radon progeny, unless the owner of the building waives in writing this right of confidentiality. In the case of a prospective sale of a building that has been tested for radon gas or progeny, the seller shall provide the buyer, at the time the contract of sale is entered into, with a copy of the results of that test and evidence of any subsequent mitigation or treatment. Any prospective buyer who contracts for the testing shall have the right to receive the results of that testing. Any questions, objections or complaints regarding the person performing these measurements, or related mitigation, or safeguarding services, should be directed to the NJDEP, Attn: Radon Section, Bureau of Environmental Radiation, at 1-800-648-0354.

LIMITATION OF LIABILITY: While we at Radiation Data, and all of our licensed professional technicians, make every effort to maintain quality control (including duplicate canister tests, blanks, and "spiked" detectors), we make no warranty of any kind, either express or implied, for the consequences of this test result. Before any remediation action is taken, it is important that follow-up tests be conducted in accordance with USEPA protocols and NJDEP regulations. It is well known that radon concentrations fluctuate greatly under changing weather conditions. Furthermore, radon tests cannot be CERTIFIED, since there is no chain of custody of the test kit, and the "closed-system" activities cannot be monitored continuously.



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Indoor Air Quality Disclaimer

GENERAL BACKGROUND ON INDOOR AIR QUALITY

In the last several years, a growing body of scientific evidence has indicated that the air within homes and other buildings can be more seriously polluted than the outdoor air in even the largest and most industrialized cities. Other research indicates that people spend approximately 90 percent of their time indoors. Thus, for many people, the risks to health may be greater due to exposure to air pollution indoors than outdoors.

In addition, people who may be exposed to indoor air pollutants for the longest periods of time are often those most susceptible to the effects of indoor air pollution. Such groups include the young, the elderly, and the chronically ill, especially those suffering from respiratory or cardiovascular disease.

While pollutant levels from individual sources may not pose a significant health risk by themselves, most homes have more than one source that contributes to indoor air pollution. There can be a serious risk from the cumulative effects of these sources. Fortunately, there are steps that most people can take both to reduce the risk from existing sources and to prevent new problems from occurring.

The U.S. Environmental Protection Agency (EPA) and the U.S. Consumer Product Safety Commission (CPSC) produce a popular and comprehensive publication on the subject of Indoor Air Quality entitled *The Inside Story: A Guide to Indoor Air Quality*. It describes sources of air pollution in the home and office, corrective strategies, and specific measures for reducing pollutant levels. This illustrated booklet covers all major sources of pollution such as biological contaminants (including bacteria, molds, mildew, viruses, animal dander and cat saliva, house dust mites, cockroaches, and pollen), radon, household chemicals, carbon monoxide, formaldehyde, pesticides, asbestos, and lead.

U.S. Inspect advises homebuyers and homeowners to research Indoor Air Quality issues through resources available at the federal, state and/or local government levels. The EPA website at www.epa.gov is an informative resource for information on Indoor Air Quality. For individuals without access to the Internet, federal agencies with Indoor Air Quality information include the EPA's Indoor Air Quality Information Clearinghouse (IAQ INFO) at P.O. Box 37133, Washington, DC, 20013-7133; (800) 438-4318; (703) 356-4020. Single copies of *The Inside Story: A Guide to Indoor Air Quality* are available from EPA's IAQ Information Clearinghouse or by visiting the EPA website at www.epa.gov/iaq/pubs/ (the website is recommended for the most up-to-date scientific and technical information).

Questions or concerns about Indoor Air Quality issues can also be answered by a variety of state or local government agencies. Calling or writing the agencies responsible for health or air quality control is the best way to start getting information from a state or local government agency. To obtain state agency contacts, individuals can write, call or visit EPA's IAQ Information Clearinghouse.

NO INDOOR AIR QUALITY SERVICES PERFORMED

Unless otherwise noted, no services have been performed at the above-referenced Property to determine Indoor Air Quality levels or to assess potential health effects from the possible presence of indoor air pollutants. Where certain Indoor Air Quality services have been performed at the Property (for example, radon testing), such services are exclusively limited to the indoor air pollutant identified and tested. Otherwise, Indoor Air Quality issues have not been addressed in a comprehensive manner, and where they have been addressed, it has been done for general informational purposes only.

Homeowners and homebuyers are advised that services customarily rendered in connection with real estate transactions (for example, General Home Inspection and/or Property Condition Assessment services; Appraisals; Broker Value Opinions or Market Analyses; Mortgage Lending and Title Services; Corporate Relocation facilitation services; REALTOR® services; etc.) do not encompass comprehensive testing, analysis or evaluation of Indoor Air Quality, or specific recommendations related to Indoor Air Quality.

Homeowners or homebuyers that desire comprehensive Indoor Air Quality testing or investigative services are advised to consult with contractors or professionals of their choice to ascertain the condition of the property and/or to remediate Indoor Air Quality concerns. The EPA advises the general public to check the references of outside contractors or professionals and to make certain they follow recommendations published by the EPA, the guidelines of the American Conference of Government Industrial Hygienists (ACGIH), and/or guidelines from other professional organizations.

U.S. Inspect can coordinate the performance of comprehensive Indoor Air Quality testing or investigative services for additional fee(s). Services are performed by members of the U.S. Inspect Network of professional service providers.



PLEASE READ: This document is being given for informational purposes only. It represents the opinions, and it is suggested that you consult your attorney. If you have any questions, it is suggested that you consult your attorney.