

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



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 holide is under an obligation to disclose any known material defects in the Property and to addressed in this printed form. Seller alone is the source of all information contained in this form. All prospective buyers of the Property and to readelily inspect the Property and carefully inspect the Property and carefully inspect the Property and to carefully inspect the surrounding area for my off-site conditions that many 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.  OCCLPACY  Yes No Unknown  I Age of House, if known  I	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 were disclosured form. Seller alone is the source of all information contained in this printing of qualified offers. Moreover, this Property are customed to carefully inspect the Property and carefully inspect the Property and carefully inspect the Property of the Property are customed to carefully inspect the Property of the Property are customed to carefully 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 ireplaces.  In the 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 ireplaces.  In the property consists of multiple units, systems and/or features provide complete answers on all such units, water heaters and ireplaces.  In the property consists of multiple units, systems and/or features provide complete answers on all such units, water the air problems in the singular such as if a duplex has multiple furnaces, water heaters and ireplaces.  In the property of the deed evidencing your ownership of the property?  In on how long has it been since Seller occupied the property?  In otherwise your property? If your property?  In the property? If your property?  In the property? If your your property?  In the property? If your your property?  In				EORMICA IOHN ID 8 MENDY
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possess 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	presence and/or features even if the question is phrased in the singular, such as if a duplex has multiple furnaces, water beaters and irreplaces.  OCCUPANCY  The control of the control of the control of the control of the property?  I have of House, if known  I a copy of the seller buy the property?  3. What year did the seller buy the property?  3. What year did the seller buy the property?  3. What year did the seller buy the property?  3. What year did the seller buy the property?  4. Age of roof the property? If "yes," please attach a copy of it to this form  1. Age of roof the property? If "yes," please attach a copy of it to this form  4. Age of roof the property? If "yes," please attach a copy of it to this form  4. Age of roof the property? If "yes," please attach a copy of it to this form  4. Age of roof the property?  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:  1. Are you aware of any other areas within any of the structures on the property?  9. Are you aware of any other areas within any of the structures on the property?  9. Are you aware of any repairs or other attempts to control any water or dampness problem in 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 crawls paces or any other areas within any of the structures on the property?  11. Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawls paces or any other areas within any of the structures on the property?  12. Are you aware of any repairs or other attempts to control any water of the prepairs;  13. Is the attic or roof was constructed?  14. 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?  15. Explain any "yes" answer	the da Proper prosper any of	te set forth rty even if ective buye ff-site cond	n below. The not addresse ers of the Pro litions that n	Seller acknowledges that he/she is under an obligation to disclose any known material defects in the ed in this printed form. Seller alone is the source of all information contained in this form. All operty are cautioned to carefully inspect the Property and to carefully inspect the surrounding area for may adversely affect the Property. Moreover, this Disclosure Statement is not intended to be a
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7. Explain any "yes" answers that you give in this section:    This   Part   Part   Part	7. Explain any "yes" answers that you give in this section:    No	X			5. Has roof been replaced or repaired since seller bought the property?
ATTICS, BASEMENTS AND CRAWL SPACES (Complete only if applicable)  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:  11. Are you aware of any cracks or bulges in the flood 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? Man 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 [] crawl space with aid of ladder or other device [] other  15. Explain any "yes" answers that you give in this section:  16. Are you aware of any termites/wood destroying insects, dry rot, pests affecting the property?  17. Are you aware of any termites/wood destroying insects, dry rot, pests affecting the property?  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:	TITICS, BASEMENTS AND CRAWL SPACES (Complete only if applicable)  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: ** **Stallation** Of Sump Amary Selaced Courts**  11. Are you aware of any rearies 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?  14. In what manner is access to the attic space provided? [] staircase [] crawl space with aid of ladder or other device [] other  15. Explain any "yes" answers that you give in this section: ** ** ** ** ** ** ** ** ** ** ** ** **	[ ]	X		6. Are you aware of any roof leaks?
Sasements and Crawl. Spaces (Complete only if applicable)   Sasements and Crawl. Spaces (Complete only if applicable)   Sasements and Crawl. Spaces (Complete only if applicable)   Sasements and Sasement or crawl spaces or any problems with the operation of any sump pump?   Sasements and spaces or any other areas within any of the structures on the property?   Sasements are any other areas within any of the structures on the property?   Sasements are any other areas within any of the structures on the property?   Sasements are any other areas within any of the structures on the property?   Sasements are areas within any of the structures on the property?   Sasements are areas within any of the structures on the property?   Sasements are areas within any of the structures on the property?   Sasements are areas within any of the structures on the property?   Sasements are areas within any of the structures on the property?   Sasements are areas within any of the structures on the property?   Sasements areas are suit and are areas within any of the structures on the property?   Sasements areas are areas within any of the structures on the property?   Sasements areas are suit and are areas within any of the structures on the property?   Sasements areas are suit and are areas within any of the structures on the property?   Sasements areas are suit and are areas within any of the structures on the property?   Sasements are areas within any of the structures on the property?   Sasements are areas within any of the structures on the property?   Sasements areas are suit and are areas within any of the structures on the property?   Sasements are areas within any of the structures on the property?   Sasements areas are suit are areas within any of the structures on the property?   Sasements are areas within any of the structures on the property?   Sasements areas are suit are areas within any of the structures on the property?   Sasements areas areas within any of the structures on the property?   Sasements areas areas a	TITICS, BASEMENTS AND CRAWL SPACES (Complete only if applicable)  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: Whallow have the control any water or dampness problem in the basement or crawlspace? If "yes" describe the location, nature and date of the repairs: Whallow have the control any water or dampness problem in the basement or crawlspace? If "yes" describe the location, nature and date of the repairs: Whallow have the control any water or dampness problem in the basement or crawlspace? If "yes" describe the location, nature and date of the repairs: Whallow have the control any water or dampness problem in the basement or crawlspace? If "yes", specify location.  12. Are you aware of any cracks or bulges in the flood or foundation walls? If "yes", specify location.  13. Is the attic or nouse ventilated by: [] a whole house fan?  14. In what manner is access to the attic space provided? [] staircase [] crawl space with aid of ladder or other device [] other  15. Explain any "yes" answers that you give in this section: Who stairs [] crawl space with aid of ladder or other device [] other  16. Are you aware of any termites/wood destroying insects, dry rot, pests affecting the property?  17. Are you aware of any termites/wood destroying insects, dry rot, 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 "y				1. Explain any yes answers that you give in this section:
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TERMITES/WOOD DESTROYING INSECTS, DRY ROT, PISTS  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:	ERMITES/WOOD DESTROYING INSECTS, DRY ROT, PIETS  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				1 NOW STRUCTURAL I
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:	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 th 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				Superficial CRARK in floor in Storage Arom; an attention
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:	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		TTES/WO		ROYING INSECTS, DRY ROT, PIESTS
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:	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	res	No		
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:	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	1	3		17. Are you aware of any damage to the property caused by termites/wood destroying insects dry
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:	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	(3)	1		
name and address of licensed pest control company:	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	1			
	지역 보다는 그를 가장 하는 사람들이 되었다면 가장 보고 있다면 하는데 보다는 그를 보고 있다면 하는데 보다면 하는데 보고 있다면 하는데 보고 있다면 하는데 보고 있다면 하는데 보다면 하는데 보다면 하는데 보다면 하는데 보다면 되었다면 하는데 보다면 하는데 되었다면 하는데 보다면 하는데 보다면 하는데 보다면 되었다면 하는데	1	X		
20 Are your effect to the state of the state	지역 보다는 그를 가장 하는 사람들이 되었다면 가장 보고 있다면 하는데 보다는 그를 보다는 사람들이 되었다면 하는데 보다는데 보다는데 보다는데 보다는데 보다는데 보다는데 보다는데 보다	~	r 1		20 A-2 you arrays of any to -it / - t - t 1:

			21. Explain any "yes" answer that you give in this section: June 05, 2007
STRU	JCTURA	L ITEMS	
Yes []	X		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 resu the manner in which it was constructed?
[]	X		23. Are you aware if the property or or any of the structures on it have ever been damaged by fire, smoke, wind or flood?
X			<ul><li>24. Are you aware of any fire retardant plywood used in the construction?</li><li>25. Are you aware of any current or past problems with driveways, walkways, patios, sinkholes, o retaining walls on the property?</li></ul>
X	[]		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 felevisive wall Report Historian Repair - fant back to him he heart to him and weak to him heart to heart to him heart to heart to him heart to h
	TIONS/	REMODEL	s
Yes	No	Unknown	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 githis section:
PLUN Yes	MBING, Y	WATER AN Unknown	ND SEWAGE
[]	[]	0.2000.000	30. What is the source of your drinking water? Public [] Community System Well on property []Other (explain) 31. If your drinking water supply is not public have you performed any tests on the water?
	V.	2004	If so when?Attach a copy of or describe the results.
[]	N	[]	<ul> <li>Does the wastewater from any clothes washer, dishwasher, or other appliance discharge to an location other than the sewer, septic, or other system that services the rest of the property?</li> <li>When was well installed?</li> </ul>
гэ	~	įį	Location of Well?
[]	N		<ul> <li>34. Do you have a softener, filter, or other water purification system?         [] Leased [] Owned     </li> <li>35. What is the type of sewage system? Public Sewer [] Private Sewer [] Septic System</li> </ul>
[]	[]		[] Cesspool [] Other (explain):  36. If you answered "septic system," have you ever had the system inspected to confirm that it is true septic system and not a cesspool?
		[]	37. If Septic System, when was it installed?
[]	X	[]	<ol> <li>When was the Septic System or Cesspool last cleaned and/or serviced?</li> <li>Are you aware of any abandoned Septic Systems or Cesspools on your property?</li> </ol>
ij	11	[]	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 syste and fixtures (including pipes, sinks, tubs and showers), or of any other water or sewage relate problems? If "yes," explain:
[]	X		41. Are you aware of any shut off, disconnected, or abandoned wells, underground water or sew tanks, or dry wells on the property?
[]	[ ]	[]	42. Is either the private water or sewage system shared? If "yes," explain:
[]	X	[]	43. Water Heater: [] Electric [] Fuel Oil Gas Age of Water Heater 10 - 8 - 2012  43a. Are you aware of any problems with the water heater?
	( )		44. Explain any "yes" answers that you give in this section:
нела	TING AN	D AID CO	NDITIONING
Yes	No No	Unknown	
			45. Type of air conditioning:  [] Central one zone  [] Wall/Window Unit [] None  46. List any areas of the house that are not air conditioned:
		[]	47. What is the age of Air Conditioning System  48. Type of heat: [] Fleet oil Natural Gas [] Propane [] Unheated [] Other  49. What is the type of heating system? (for example, forced air, hot water or base board,

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150 151				50. If it is a centralized heating system, is it one zone or multiple zones? Mohale	
152 153			[]	51. Age of Furnace VAROUS /UKN Date of Last Service VAROUS /UKN Date of Last Service VAROUS / UKN DATE / UKN	
154 155	[]	X	[]	53. Are you aware of any tanks on the property, either above or underground, used to store fuel	
156 157	[]	[]		or other substances?  54. If tank is not in use, do you have a closure certificate?	-
158 159	[]	X		54. If tank is not in use, do you have a closure certificate? 55. Are you aware of any problems with any items if this section? If "yes," explain: Mo Known defecting one of the place, uniquely and all related Congognitis will ember to byte 5 thick in "As is" completed.	ء لا
160			estion 59.	E OF FREEL STREETLY IN "As is" confittion,	
161 162	WOO Yes	D BURN No	ING STOV Unknown	E OR FIREPLACE	
163	X	[]	Ommown	56. Do you have [] wood burning stove? fireplace? [] insert? [] Other	
164	X	[]	V	56a. Is it presently usable?  57. If you have a fireplace, when was the flu last cleaned?	
166	įį	įį	X	57a. Was the flue cleaned by a professional or non-professional?	
167 168	[]	X	N	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:	
169		~ 1		Please see question 55.	
170 171	ELEC	TRICAL	L SYSTEM		
172	Yes	No	Unknown	60 What time of mining is in this structure? W. Compan [1] Aluminum [1] Other [1] Unless your	
173 174				60. What type of wiring is in this structure? Copper [] Aluminum [] Other [] Unknown 61. What amp service does it have?	
175	r 1	1.1	M	[] 60 [] 100 [] 150 200 [] Other [] Unknown 62. Does it have 240 volt service? Which are present? Circuit Breakers [] Fuses or [] Both?	
176 177	X	1 1	1	63. Are you aware of any additions to the original service? If "yes" were the additions done	
178				by a licensed electrician? Name and address: UNK - Add it ons to the service	
179 180			,	Adate to Tempdelin the basement	
181	[]	1	×	64. If yes, were proper building per uits and approvals obtained? 65. Are you aware of any wall switches, light fixtures or electrical outlets in need of repair?	
182 183	[]			66. Explain any "yes" answers you give in this section:	
184 185				N	
186					
187 188	LANI Yes	) (SOILS	Unknown	GE AND BOUNDARIES)	
189	[]	X	Unknown	67. Are you aware of any fill or expansive soil on the property?	
190 191	[ ]	X		68. Are you aware of any past or present mining operations in the area in which the property is	
192	[ ]	X		located? 69. Is the property located in a flood hazard zone?	
193 194		X	[]	<ul> <li>70. Are you aware of any drainage or flood problems affecting the property?</li> <li>71. Are there any areas on the property which are designated as protected wetlands?</li> </ul>	
195	X			<ul><li>71. Are there any areas on the property which are designated as protected wetlands?</li><li>72. Are you aware of any eneroachments, utility easements, boundary line disputes, or drainage or</li></ul>	
196 197	X			other easements affecting the property?  73. Are there any water retention basins on the property or the adjacent properties?	
198	[]	X		74. Are you aware if any part of the property is being claimed by the State of New Jersey as land	
199 200				(12) 173) Demonstrated by tidal water (Riparian claim or lease graph)? Explain PAUCHTY	
201 202	r 1	1			
203	[]	M		75. Are you aware of any shared or common areas (for example, driveways, bridges, docks, walls, bulkheads, etc.) or maintenance agreements regarding the property?	
204				76. Explain any "yes" answers to the preceding questions in this section:	
206					
207	X	[]		77. Do you have a survey of the property?	
209	ENVI	RONME	NTAL HAZ	LARDS	
210	Yes []	No	Unknown	78. Have you received any written notification from any public agency or private concern informing	
212	• •	1.1		you that the property is adversely affected, or may be adversely affected, by a condition that	
213		. /		exists on a property in the vicinity of this property? If "yes," attach a copy of any such notice currently in your possession.	
215	[]	X		78a. Are you aware of any condition that exists on any property in the vicinity which adversely	
216 217		2		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:	
218		1			
219 220	[]	X		79. Are you aware of any underground storage tanks (UST) or toxic substances now or previously	
221		14		present on this property or adjacent property (structure or soil), such as polychlorinated biphenyl	
222				(PCB), solvents, hydraulic fluid, petro-chemicals, hazardous wastes, pesticides, chromium, thorium, lead or other hazardous substances in the soil? If "yes," explain:	
224		15		7.0,	
225 226	[]	X		80. Are you aware if any underground storage tank has been tested? (Attach a copy of each test	
227		1		report or closure certificate if available).	
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228 229	[]	X	[]	81.	Are you aware if the property has been tested for the presence of any other toxic substances, such as
230					lead-based paint, urea-formaldehyde foam insulation, asbestos-containing materials, or others?  (Attach copy of each test report if available).
231 232				82.	If "yes" to any of the above, explain:
233 234 235	[]	[]		82a.	If "yes" to any of the above, were any actions taken to correct the problem? Explain:
236	[]	X	[]	83.	Is the property in a designated Airport Safety Zone?
238		D DECTO	IOTIO		
239		CO-OPS	ICHO	NS, SP1	ECIAL DESIGNATIONS, HOMEOWNERS ASSOCIATIONS/CONDOMINIUMS
241	Yes	No	Unkn		
242 243 244	[]	.7		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 Pinclands, or its being subject to similar legal authorities other than typical local zoning
245	[]	XI		85.	ordinances?  Is the property part of a condominium or other common interest ownership plan?
247	ij	[]			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.	
250 251	[]	[]		86a	homeowners association, or other similar organization or property owners?  If so, what is the Association's name and telephone number?
252 253	[]	[]	[]	86h	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				22	materially affects the property?
257	[]	[]	[]	88.	Are you aware of any condition or claim which may result in an increase in assessments or fees?
258 259	1 1	1.1	LJ	89.	Since you purchased the property, have there been any changes to the rules or by-laws of the Association that impact the property?
260				90.	Explain any "yes" answers you give in this section:
261				-	
262				7.	
264	MISC	ELLANE	EOUS		
265	Yes	No	Unkno	own	
266	[]	X		91.	Are you aware of any existing or threatened legal action affecting the property or any condominium
267	[]	A		02	or homeowners association to which you, as an owner, belong?
269		1		92.	Are you aware of any violations of Federal, State or local laws or regulations relating to this property?
270	[]	X		93.	Are you aware of any zoning violations, encroachments on adjacent properties, non-conforming
271 272					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.
273				-	
275	[]	N		94.	Are you aware of any public improvement, condominium or homeowner association assessments
276		. 1			against the property that remain unpaid? Are you aware of any violations of zoning, housing,
277 278	1.1	V		95.	building, safety or fire ordinances that remain uncorrected?  Are there mortgages, encumbrances or liens on this property?
279	[]	2			Are you aware of any reason, including a defect in title, that would prevent you from conveying
280 281	[]	M		96.	clear title?  Are you aware of any material defects to the property, dwelling, or fixtures which are not disclosed
282	3.5	1		70.	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		500			explain:
286	[]	M		97.	Other than water and sewer charges, utility and cable ty fees, your local property taxes, any special
287		51			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?
289 290				98.	Explain any other "yes" answers you give in this section:
291					
292				94	
293					
294 295	RADO	ON GAS I	nstructio	ons to C	byners
296					D-73), a property owner who has had his or her property tested or treated for radon gas may require
297	that in	formation	about st	uch test	ing and treatment be kept confidential until the time that the owner and a buyer enter into a contract
298	of sale	e, at which	time a	copy of	the test results and evidence of any subsequent mitigation or treatment shall be provided to the
299 300		The law a ish to waiv			at owners may waive, in writing, this right of confidentiality. As the owner(s) of this property, do
301	Yes	No	- e am5 11	gat.	001-1006
302	[]	X			Alt WX
303		( )			(Initials)
304					

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305	If you responded "yes," answer	r the following questions. If you responded •no, • proceed to the next section.	
306 307	V N III		
308	Yes No Unknown	On Arayou aware if the property has been tested for radon see? (Attach a conv. of each test	
309	1111	<ol> <li>Are you aware if the property has been tested for radon gas? (Attach a copy of each test report if available.)</li> </ol>	
310		100. Are you aware if the property has been treated in an effort to mitigate the presence of radon	
311	[] []	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	O OTHER ITEMS	
317		ontract executed by the seller shall be controlling as to what appliances or other items, if any, shall	
318		roperty. Which of the following items are present in the property? (For items that are not present,	
319	indicate "not applicable.")	10 May 1021 10 May 10 M	
320	V N THE WA		
321	Yes No Unknown N/A	102. Electric Garage Door Opener (2)	
323		102a. If "yes," are they reversible? Number of Transmitters	
324		103. Smoke Detectors	
325		[] Battery [] Electric Both How many	
326		[] Carbon Monoxide Detectors How many	
327		Location VARIOVS	
328	n 💢 n	104. With regard to the above items, are you aware that any item is not in working order? .	
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	0.	105 [] In second and [] Above second and [] Deal Hoster [] Con/Hot Tob	
335 336		105. [] In-ground pool [] Above-ground pool [] Pool Heater [] Spa/Hot Tub 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	10 10	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 no.)	
343		Refrigerator Wine Cooler	
344		Range	
345		Microwave Oven	
346		Ď Dishwasher	
347		[ ] Trash Compactor	
348		☐ Garbage Disposal ☐ In-Ground Sprinkler System	
350		Central Vacuum System	
351		Security System	
352		Washer Washer	
353		Dryer	
354 355		Mintercom	Jule
356	X 11	Mother Ste Reo equipment in basement will converte byer you.  107. Of those that may be included, is each in working order? If "no," identify each item not in	
357	10 "	working order, explain the nature of the problem:	
358		omase vervu. Tehtou seste ti Propessioni emissi atsuva tehti soori Propertitoti (	
359			
360			
361	ACENIONA EDONOMOR OF	CELLED	
363	ACKNOWLEDGMENT OF The undersigned Seller a	SELLER affirms that the information set forth in this Disclosure Statement is accurate and complete to the	
364	Barra	at is not a warranty as to the condition of the Property. Seller hereby authorizes the real estate	
365		assisting the seller to provide this Disclosure Statement to all prospective buyers of the Property,	
366	1 현거 회사 하게 하면 본 경기의 회사회의 경기에 가장 경기에 가장하는 경기 가장 하는 것이다.	Seller alone is the source of all information contained in this statement. If the Seller relied upon	
367 368	[2]	f another, the Seller should state the name(s) of the person(s) who made the representation(s) and	
369	describe the information that w	vas renea upon.	
370			
371			
372	A 4 A	_ ^	
373	(hy)	1/12/2021	
374 375	SEVLER	DATE	
376			
377	Me I/ France	1/12/2021	
378	WYNOYYY		
379	SELLER	DATE	

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380 381

382 383	EXECUTOR, ADMINISTRATOR, TRUSTEE	
384	this Disclosure Statement.	he property and lacks personal knowledge necessary to complete
385		
386 387		
388	*	DATE
389		
390 391		
392		DATE
393		
394 395		
396		
397	RECEIPT AND ACKNOWLEDGMENT BY PROSPECT	IVE BUYER
398	The undersigned Prospective Buyer acknowledges re-	ceipt of this Disclosure Statement prior to signing a Contract of
399 400	Sale pertaining to this Property. Prospective Buyer acknowled	ges that this Disclosure Statement is not a warranty by Seller and
401	acknowledges that the Property may be inspected by qualified	or herself as to the condition of the Property. Prospective Buyer professionals, at Prospective Buyer's expense, to determine the
402	actual condition of the Property. Prospective Buyer further ack	knowledges that this form is intended to provide information
403 404	relating to the condition of the land, structures, major systems	and amenities, if any, included in the sale. This form does not
405	etc. Prospective Buyer acknowledges that they may independe	d enjoyment of the property such as noise, odors, traffic volume,
406	binding contract to purchase the property. Prospective Buyer a	and which investigate such local conditions before entering into a licknowledges that he or she understands that the visual inspection
407	performed by the Seller's real estate broker/broker-salesperson	/salesperson does not constitute a professional home inspection as
408 409	performed by a licensed home inspector	
410		
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413	PROSPECTIVE BUYER	DATE
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417 418		
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420	PROSPECTIVE BUYER	DATE
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422 423		
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425	ACKNOWLEDGMENT OF REAL ESTATE BROKER/B	ROKER-SALESPERSON/SALESPERSON
426	The undersigned Seller's real estate broker/broker-sale	esperson/ salesperson acknowledges receipt of the Property
427 428	Disclosure Statement form and that the information contained	in the form was provided by the Seller.  sperson also confirms that he or she visually inspected the
429	property with reasonable diligence to ascertain the accuracy of	the information disclosed by the seller, prior to providing a copy
430	of the property disclosure statement to the buyer.	
431	The Prospective Buyer's real estate broker/broker-sale	esperson/ salesperson also acknowledges receipt of the Property
433	Disclosure Statement form for the purpose of providing it to the	e Prospective Buyer.
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435		
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438	PROSPECTIVE BUYER'S REAL ESTATE	DATE
439	BROKER / BROKER - SALESPERSON /	
440 441	SALESPERSON	
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443	Drsw Cal	1/12/2021
444	SELLER'S REAL ESTATE BROKER/	DATE
445 446	BROKER-SALESPERSON/SALESPERSON	DATE
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#### **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 human Date 1/12/2021 Seller Warmer Date 1/12/2021

=Central Jersey	
WATERPROOFIR Mark J. Otsommer SAL Descript Avenue Waterproofin	FEBRUE: PHONE: P
Sole Proprietor Dunellen, NJ 08812	Submitted To: BCA-D
Oute: 312/1804 Phone: (973) 331 -1995	2 Tyler device
Address:	Job Location: MACUTON
1/1	(2
Install feet Footing Drains of Franch Orains', 3" perforated PVC pipes, laid in custom deep-pilched trenches. Bottom, sides, and top of pipe covered by 3", cleaned crackfed accepts. Bleaders are diffied in every, core of the bottom toundation block in confract area. New person, to be laid with steel frower inlain, leaving a 3" wide space between the wall and the floor, known as a "Floating Floor", 3" wide in pameled or linkined arrets.  Connect System to:	77 38 3 3 3 4 7
O OMES, CARL	
New 16" wide X 26" deep perforated polypropylene Sump pit(s) with coves [New / 3 h.p. Submarable Sump Pump(s)]  The following item(s) b/are to be removed and reinstelled: (Washer) (Unyer) (Sink) (Water Sortener) (Shelvee) (Cabineta) (Stove) (Freezer) (Toilet) (Reinsperator)	Extras / Commenta:  Lingty L. Gattery  Markey  3300 Gat party
"All job related debris will be houled away."	
Total Job Cost:	
	pon Completion: \$each. Final Payment of \$
Our Transferable Lifetime Guarantee  We gurance against water seepage in the areas worked on for  155 of the structure, REGARDLESS OF WHO OWNS IT Recurso  -contact is transferable, it adds value to your home at the time  -ite, in the unlikely event that service on the areas we waterprod  -ite, in the unlikely event that service on the areas we waterprod  -ite regulard all any time, we will pay all labor and material cools,  -ite regulard all any time, we will pay all labor and material cools,  -ite and the cools are the full for service is needed we will either  weterproof the original area at NO COST or refund all money pair  the original work done.	the Central Janey Waterproofing Specialists to begin the work of specialist at begin the work of specialist at begin the work of specialist at begin the work of conditions. Payment will be as cutilined above.  Date: 4 4 6 b

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.



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	ing Insect Inspection Report	Notice: Please read important	Date of inspection .
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### FERNANDEZ LANSCAPING & MASONRY LLC

79 Early St, Morristown NJ 07960

Tel: (973) 267-1833 Fax: (973) 267-0833

www.fernandez.contractors.com or

fernadezmasonry@verizon.net

11/14/09	01	

Date

Invoice #

Dill	18'00
15111	# 11.

Mr. John Formica 2 Independence Ct. Madison NJ 07940

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





908-688-5202 attlandscapes@verizon.net

### 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 <u>\$325.50</u> 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

Billing Address
John Formica
2 Indpendece Crt
Madison, NJ 07940

Invoice Number: Invoice Date:

1200107914 01/07/2020

Payment Terms:

Payment 30 days after invoice date

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Invoice Amount: Created By: 3,145.44 Antonio Rega

Shipping Address

John Formica

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

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 RSONNALLY DELIVER A SIGNED AND DATED WRITTEN NOTICE OF CANCELLATION TO:

...CD 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.

JE INSPEC

U.S. Inspect, L 3650 Conc nisty, VA 20151-1129 (703) 293-1400

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

PREMISES: 2 Independence Ct, Madison, NJ 07940-2366 7204790 Shan (Job IJ5146J)

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 Fernto-Tech 510, SN: 5100228 5/17/07 09:25 --5/21/07 10:25 RADATA Inc.

Recommended EPA Action Radon Gas (picoCuries)

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

BELOW EPA ACTION LEVEL

1.2 pCi/L

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 # MES118 Measurement Business # MEB90004

RADATA Inc. Radon Technician

This notice is provided to you by an organization or individual certified by the NIDEP to perform radon and/or todon progeny measurements. N.I.S.A. 26:2D-73 requires that no certified person disclose to any individual, except the NIDEP or the Dept. of Health the address or owner of a nonpublic building that the person has lested or treated for the presence of raden gas and radon progeny, unless the owner of the building waives, in writing, this right of that the person than instead of denied for the presence of 12001 gas and 12001 gas and 12001 gas and/or radon progeny; the seller shall provide the buyer, at a 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 a the time the cohiract 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 NIDEP. Artn: Radon Section, Bureau of Environmental Radiation (1-800-548-0394).



### ROCKY HILL, NJ 08553 (609) 466-4300 FAX (609) 466-4302

NIDEP Radon Laboratory License 11912 NIDEP Radon Measurement Business License MEB 90016

### Radon Test Result:

DATE: October 2nd, 2007

FORESIGHT REF#: 36313

ADDRESS TESTED:

TEST TYPE: EIS

2 Independence Court Madison, NJ

RESULTS TO:

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

John Formica 50 Sunrise Drive Avon, CT 06001

TECHNICIAN: Keith A. White

LICENSE#-MET: 11254

RESULT/LOCATION:

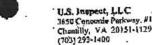
2.9 pCi/L in Finished Basement

COMMENTS:

1. Her Brick

This notice is provided as you by an organization or individual cardinal by NIDEP to perform states properly making measurements. NISA 26:22-72 requires that no contribed person distinct by anything the Days, of family the privace or converse of a temperable building that the person has meand or emated for the presence of making any arrived to be properly as the contribution of a building that the person has meand or emated for the presence of making arrived the hospital provide the hospital provides and evidence of sale in content of sale in content that a sery of the nearby of the internal evidence of the sale of the

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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 pollutent levels. This illustrated booklet covers all major sources of pollution such as biological contaminants (including bacteria, molds, mildew, viruses, animal dender 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.con.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/ing/pmbs/ (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 enswered 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.



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