



SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

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Property Address: 34 HOBART AVE Summit, NJ 07901

Seller: WAGENBACH, JEFFREY B. & KATHLEEN D.

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 1908
2. Does the Seller currently occupy this property?
3. What year did the seller buy the property? 1996
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 Front - 14 yrs. approx. / Rear - 23 yrs. approx.
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:

It was a tear off done by Mountainview Roofing. We put in copper gutters in the back in 2002. In 2006 we replaced the front roof with a 40 year shingle, and at that time also replaced and rebuilt the copper yankee gutters.

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

Yes No Unknown

- 8. Does the property have one or more sump pumps?
8a. Are there any problems with the operation of any sump pump?
9. Are you aware of any water leakage, accumulation or dampness within the basement or crawl spaces or any other areas within any of the structures on the property?
9a. Are you aware of the presence of any mold or similar natural substance within the basement or crawl spaces or any other areas within any of the structures on the property?
10. Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawl space? If "yes," describe the location, nature and date of the repairs:
11. Are you aware of any cracks or bulges in the basement floor or foundation walls? If "yes," specify location.



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

62 **TERMITES/WOOD DESTROYING INSECTS, DRY ROT, PESTS**

- | 63 | Yes | No | Unknown | |
|----|-------------------------------------|-------------------------------------|---------|--|
| 64 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | 16. Are you aware of any termites/wood destroying insects, dry rot, or pests affecting the property? |
| 65 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | 17. Are you aware of any damage to the property caused by termites/wood destroying insects, dry rot, or pests? |
| 66 | | | | 18. If "yes," has work been performed to repair the damage? |
| 67 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | 19. Is your property under contract by a licensed pest control company? If "yes," state the name and address of the licensed pest control company: _____ |
| 68 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | _____ |
| 69 | | | | 20. Are you aware of any termite/pest control inspections or treatments performed on the property in the past? |
| 70 | | | | 21. Explain any "yes" answers that you give in this section:
<u>Previous owner repaired some termite damage under the lower sun porch prior to our purchase in 1996.</u>
<u>We repaired some termite damage under our front stoop when we replaced it in 2008.</u> |
| 71 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | |
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77 **STRUCTURAL ITEMS**

- | 78 | Yes | No | Unknown | |
|----|--------------------------|-------------------------------------|---------|--|
| 79 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | 22. Are you aware of any movement, shifting, or other problems with walls, floors, or foundations, including any restrictions on how any space, other than the attic or roof, may be used as a result of the manner in which it was constructed? |
| 80 | | | | 23. Are you aware if the property or any of the structures on it have ever been damaged by fire, smoke, wind or flood? |
| 81 | | | | 24. Are you aware of any fire retardant plywood used in the construction? |
| 82 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | 25. Are you aware of any current or past problems with driveways, walkways, patios, sinkholes, or retaining walls on the property? |
| 83 | | | | 26. Are you aware of any present or past efforts made to repair any problems with the items in this section? |
| 84 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | 27. Explain any "yes" answers that you give in this section. Please describe the location and nature of the problem.

_____ |
| 85 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | |
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| 87 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | |
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94 **ADDITIONS/REMODELS**

- | 95 | Yes | No | Unknown | |
|-----|-------------------------------------|--------------------------|--------------------------|---|
| 96 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | 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? |
| 97 | | | | 29. Were the proper building permits and approvals obtained? Explain any "yes" answers you give in this section:
<u>2005 - Back stairs removed, kitchen remodel and expanded into mudroom.</u>
<u>2015 - First floor bath & 2018 - master bath & walk-in closet</u> |
| 98 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
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103 **PLUMBING, WATER AND SEWAGE**

- | 104 | Yes | No | Unknown | |
|-----|--------------------------|--------------------------|---------|---|
| 105 | | | | 30. What is the source of your drinking water?
<input checked="" type="checkbox"/> Public <input type="checkbox"/> Community System <input type="checkbox"/> Well on Property <input type="checkbox"/> Other (explain) _____ |
| 106 | | | | 31. If your drinking water source is not public, have you performed any tests on the water? If so, when? _____ |
| 107 | <input type="checkbox"/> | <input type="checkbox"/> | | Attach a copy of or describe the results. |
| 108 | | | | |
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- 111 32. Does the wastewater from any clothes washer, dishwasher, or other appliance discharge to any
- 112 location other than the sewer, septic, or other system that services the rest of the property?
- 113 33. When was well installed? _____
- 114 Location of well? _____
- 115 34. Do you have a softener, filter, or other water purification system? Leased Owned
- 116 35. What is the type of sewage system?
- 117 Public Sewer Private Sewer Septic System Cesspool Other (explain): _____
- 118 36. If you answered "septic system," have you ever had the system inspected to confirm that it is a true
- 119 septic system and not a cesspool?
- 120 37. If Septic System, when was it installed? _____
- 121 Location? _____
- 122 38. When was the Septic System or Cesspool last cleaned and/or serviced? _____
- 123 39. Are you aware of any abandoned Septic Systems or Cesspools on your property?
- 124 39a. If "yes," is the closure in accordance with the municipality's ordinance? (explain):
- 125 _____
- 126 40. Are you aware of any leaks, backups, or other problems relating to any of the plumbing systems and
- 127 fixtures (including pipes, sinks, tubs and showers), or of any other water or sewage related problems?
- 128 If "yes," explain: _____
- 129 _____
- 130 41. Are you aware of any shut off, disconnected, or abandoned wells, underground water or sewage
- 131 tanks, or dry wells on the property?
- 132 42. Is either the private water or sewage system shared? If "yes," explain: _____
- 133 _____
- 134 43. Water Heater: Electric Fuel Oil Gas
- 135 Age of Water Heater **2014 - Direct vent.**
- 136 43a. Are you aware of any problems with the water heater?
- 137 44. Explain any "yes" answers that you give in this section:
- 138 **There is a drain outside of the basement door.**
- 139 **There is a drain in the left corner of the driveway.**
- 140 **There is a drain in the center of the garage floor.**

HEATING AND AIR CONDITIONING

- 141 Yes No Unknown
- 142
- 143 45. Type of Air Conditioning:
- 144 Central one zone Central multiple zone Wall/Window Unit None
- 145 46. List any areas of the house that are not air conditioned: **First floor.**
- 146 _____
- 147 47. What is the age of Air Conditioning System? **2018 - approx. 3 yrs.**
- 148 48. Type of heat: Electric Fuel Oil Natural Gas Propane Unheated Other
- 149 49. What is the type of heating system? (for example, forced air, hot water or base board, radiator, steam
- 150 heat) **Hot water radiators.**
- 151 50. If it is a centralized heating system, is it one zone or multiple zones? **One zone.**
- 152 _____
- 153 51. Age of furnace **2012 - approx. 9 yrs.** Date of last service: **2/2021**
- 154 52. List any areas of the house that are not heated:
- 155 **Sunporch.**
- 156 53. Are you aware of any tanks on the property, either above or underground, used to store fuel or other
- 157 substances?
- 158 54. If tank is not in use, do you have a closure certificate?
- 159 55. Are you aware of any problems with any items in this section? If "yes," explain:
- 160 _____
- 161

WOODBURNING STOVE OR FIREPLACE

- 162 Yes No Unknown
- 163
- 164 56. Do you have wood burning stove? fireplace? insert? other
- 165 56a. Is it presently usable?
- 166 57. If you have a fireplace, when was the flue last cleaned? **12/2020**
- 167 57a. Was the flue cleaned by a professional or non-professional? **Yes.**
- 168 58. Have you obtained any required permits for any such item?
- 169 59. Are you aware of any problems with any of these items? If "yes," please explain:
- 170 **We rebuilt and relined the first floor fireplace in approx. 2014.**
- The 2nd floor fireplace is decorative and will convey in AS-IS condition.**

171 **ELECTRICAL SYSTEM**

172 Yes No Unknown

- 173 60. What type of wiring is in this structure? Copper Aluminum Other Unknown
 174 61. What amp service does the property have? 60 100 150 200 Other Unknown
 175 62. Does it have 240 volt service? Which are present Circuit Breakers, Fuses or Both?
 176 63. Are you aware of any additions to the original service?

If "yes," were the additions done by a licensed electrician? Name and address:

Dennis J. Nanni

- 178
 179
 180 64. If "yes," were proper building permits and approvals obtained?
 181 65. Are you aware of any wall switches, light fixtures or electrical outlets in need of repair?
 182 66. Explain any "yes" answers you give in this section:

In 2004 the main panel was upgraded to 200Amp.

186 **LAND (SOILS, DRAINAGE AND BOUNDARIES)**

187 Yes No Unknown

- 188 67. Are you aware of any fill or expansive soil on the property?
 189 68. Are you aware of any past or present mining operations in the area in which the property is located?
 190 69. Is the property located in a flood hazard zone?
 191 70. Are you aware of any drainage or flood problems affecting the property?
 192 71. Are there any areas on the property which are designated as protected wetlands?
 193 72. Are you aware of any encroachments, utility easements, boundary line disputes, or drainage or
 194 other easements affecting the property?
 195 73. Are there any water retention basins on the property or the adjacent properties?
 196 74. Are you aware if any part of the property is being claimed by the State of New Jersey as land
 197 presently or formerly covered by tidal water (Riparian claim or lease grant)? Explain:
 198
 199
 200 75. Are you aware of any shared or common areas (for example, driveways, bridges, docks, walls,
 201 bulkheads, etc.) or maintenance agreements regarding the property?
 202 76. Explain any "yes" answers to the preceding questions in this section:
 203
 204
 205 77. Do you have a survey of the property?

207 **ENVIRONMENTAL HAZARDS**

208 Yes No Unknown

- 209 78. Have you received any written notification from any public agency or private concern informing you that
 210 the property is adversely affected, or may be adversely affected, by a condition that exists on a property in
 211 the vicinity of this property? If "yes," attach a copy of any such notice currently in your possession.
 212 78a. Are you aware of any condition that exists on any property in the vicinity which adversely affects,
 213 or has been identified as possibly adversely affecting, the quality or safety of the air, soil, water, and/
 214 or physical structures present on this property? If "yes," explain:
 215
 216
 217 79. Are you aware of any underground storage tanks (UST) or toxic substances now or previously
 218 present on this property or adjacent property (structure or soil), such as polychlorinated biphenyl
 219 (PCB), solvents, hydraulic fluid, petro-chemicals, hazardous wastes, pesticides, chromium, thorium,
 220 lead or other hazardous substances in the soil? If "yes," explain:
 221
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 223 80. Are you aware if any underground storage tank has been tested?
 224 (Attach a copy of each test report or closure certificate if available).
 225 81. Are you aware if the property has been tested for the presence of any other toxic substances, such
 226 as lead-based paint, urea-formaldehyde foam insulation, asbestos-containing materials, or others?
 227 (Attach copy of each test report if available).
 228 82. If "yes" to any of the above, explain:
 229 **Professionally removed asbestos from basement pipes in 2001. See attached.**
 230

- 231 82a. If "yes" to any of the above, were any actions taken to correct the problem? Explain:
- 232 _____
- 233 _____
- 234 83. Is the property in a designated Airport Safety Zone?
- 235

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

- 238 Yes No Unknown
- 239 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?
- 240
- 241
- 242
- 243 85. Is the property part of a condominium or other common interest ownership plan?
- 244 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?
- 245
- 246 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?
- 247
- 248 86a. If so, what is the Association's name and telephone number?
- 249 _____
- 250 86b. If so, are there any dues or assessments involved?
- 251 If "yes," how much? _____
- 252 87. Are you aware of any defect, damage, or problem with any common elements or common areas that materially affects the property?
- 253
- 254 88. Are you aware of any condition or claim which may result in an increase in assessments or fees?
- 255 89. Since you purchased the property, have there been any changes to the rules or by-laws of the Association that impact the property?
- 256
- 257 90. Explain any "yes" answers you give in this section:
- 258 _____
- 259 _____

MISCELLANEOUS

- 262 Yes No Unknown
- 263 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?
- 264
- 265 92. Are you aware of any violations of Federal, State or local laws or regulations relating to this property?
- 266 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 _____
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- 270
- 271 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 95. Are there mortgages, encumbrances or liens on this property?
- 275 95a. Are you aware of any reason, including a defect in title, that would prevent you from conveying clear title?
- 276
- 277 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.)
- 278 If "yes," explain: _____
- 279 _____
- 280
- 281
- 282 97. Other than water and sewer charges, utility and cable tv fees, your local property taxes, any special assessments and any association dues or membership fees, are there any other fees that you pay on an ongoing basis with respect to this property, such as garbage collection fees?
- 283
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- 285 98. Explain any other "yes" answers you give in this section:
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95). Mortgages

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SOLAR PANEL SYSTEMS

By completing this section, Seller is acknowledging that the Property is serviced by a Solar Panel System, which means a system of solar panels designed to absorb the sunlight as a source of energy for generating electricity or heating, any and all inverters, net meter, wiring, roof supports and any other equipment pertaining to the Solar Panels (collectively, the "Solar Panel System"). This information may be used, among other purposes, to prepare a Solar Panel Addendum to be affixed to and made a part of a contract of sale for the Property.

Yes No Unknown

- 108. When was the Solar Panel System Installed? _____
- 109. Are SRECs available from the Solar Panel System?
- 109a. If SRECs are available, when will the SRECs expire? _____
- 110. Is there any storage capacity on your Property for the Solar Panel System?
- 111. Are you aware of any defects in or damage to any component of the Solar Panel System? If yes, explain: _____

112. Choose one of the following three options:

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

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

- 113. What is the current periodic payment amount? \$ _____
- 114. What is the frequency of the periodic payments (check one)? Monthly Quarterly
- 115. What is the expiration date of the PPA, which is when you will become the owner of the Solar Panel System? _____ ("PPA Expiration Date")
- 116. Is there a balloon payment that will become due on or before the PPA Expiration Date?
- 117. If there is a balloon payment, what is the amount? \$ _____

118. Choose one of the following three options:

- 118a. Buyer will assume my/our obligations under the PPA at Closing.
- 118b. I/we will pay off or otherwise obtain cancellation of the PPA as of the Closing so that the Solar Panel System can be included in the sale free and clear.
- 118c. I/we will remove the Solar Panel System from the Property and pay off or otherwise obtain cancellation of the PPA as of the Closing.

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

- 119. What is the current periodic lease payment amount? \$ _____
- 120. What is the frequency of the periodic lease payments (check one)? Monthly Quarterly
- 121. What is the expiration date of the lease? _____

122. Choose one of the following two options:

- 122a. Buyer will assume our obligations under the lease at Closing.
- 122b. I/we will obtain an early termination of the lease and will remove the Solar Panel System prior to Closing.

ACKNOWLEDGMENT OF SELLER

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

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DocuSigned by:

Jeffrey Wagenbach

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4/5/2021 | 8:40 AM EDT

SELLER

DATE

DocuSigned by:

Kathleen D Wagenbach

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4/5/2021 | 8:45 AM EDT

SELLER

DATE

SELLER

DATE

SELLER

DATE

EXECUTOR, ADMINISTRATOR, TRUSTEE

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

DATE

DATE

RECEIPT AND ACKNOWLEDGMENT BY PROSPECTIVE BUYER

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

PROSPECTIVE BUYER

DATE

PROSPECTIVE BUYER

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PROSPECTIVE BUYER

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ACKNOWLEDGMENT OF REAL ESTATE BROKER/BROKER-SALESPERSON/SALESPERSON

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

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

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

DocuSigned by:
Sue Adler

42E1237DEAEF457...

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

DATE

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

DATE



RAdata, LLC
 27 Ironia Road, Unit 2
 Flanders, NJ 07836
 973-927-7303 Phone 973-927-4980

Kathleen D. Wagenbach

Reprinted Report: 3/29/2021

Original Report: 3/27/2021

34 Hobart Ave
 Summit, NJ 07901

Radon Test Results/Information:

Location Name: Wagenbach

Test Location: 34 Hobart Ave, Summit

County: Union

Municipality: Summit City

The purpose of this test was: Screening

Test #	Test Date,Time	Test Device	Location	Laboratory*	Avg. Radon Concentration
1350298-756313	03/23/2021,07:40-03/25/2021,08:25	Charcoal Canister	Basement	RAdata, Inc. 14006	< 0.2 pCi/L
Duplicate of #1350298					
1350299-756314	03/23/2021,07:40-03/25/2021,08:25	Charcoal Canister	Basement	RAdata, Inc. 14006	< 0.2 pCi/L

The average of the radon tests conducted at: Basement level is: < 0.2 pCi/L

* Certified Radon Laboratory used to analyze the test device.

Test Completed By: Homeowner/Homeowner

The results of this measurement provide an idea of the average concentration in the area of the structure tested during this testing period. The actual risk depends upon the amount of time you are exposed to this concentration. The US EPA has identified 4.0 pCi/L as failing their action guidelines. Radon has been identified as the second leading cause of lung cancer. US EPA recommends that mitigation be considered at that level or higher. They have identified the national indoor average as 1.3 pCi/L but suggest that there is no safe level for radon and that homes with radon levels above 2.0 pCi/L be considered for mitigation as well. When untreated levels of radon are below 4.0 pCi/L the US EPA recommends at a minimum you should retest every 5 years or following any construction or changes to the home. If mitigation is installed to reduce radon levels the US EPA recommends the system be evaluated and radon retested at a minimum of every 2 years.

New Jersey clients: please see the attached guidance document, entitled "Radon Testing and Mitigation: The Basics", for further guidance. If you would like additional information on radon, we recommend that you contact the New Jersey State Department of Environmental Protection at their toll-free hotline, 1-800-648-0394.

Important Notice

This notice is provided to you by an organization or individual certified by the New Jersey Department of Environmental Protection 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 Department of Environmental Protection or (on request, to) the Department 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 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: New Jersey Department of Environmental Protection, Attention: Radon Section, Bureau of Environmental Radiation (1-800-648-0394).

As per N.J.S.A. 26:D-73, we are required as a licensed radon measurement business to supply a copy of written test results to both the client who hires us, as well as the individual who owns the property tested. Therefore, please be advised that a copy of these test results will automatically be sent to the owner of the tested residence.

[The testing and analytical methods for the above radon concentration(s) were performed in accordance with established United States Environmental Protection Agency (USEPA) protocols for measurement methodology. RAdata, Inc., makes no recommendations, representations, or warranties other than as specifically set forth in this report and shall not be liable for any action or consequences of any action taken in connection with or in reliance on this report. We are not responsible for any financial or health consequences or subsequent action or inaction by the client or its representatives.]

Nicole Listmeier, NJ Licensed Measurement Specialist #MES14032

NJ DEP License #MEB90001



B&G RESTORATION INC

ASBESTOS REMOVAL AND GENERAL CONSTRUCTION
LICENSED IN NJ & NY

105 Ryerson Road, Lincoln Park, NJ 07035

Tel: (973) 696-6869
Fax: (973) 696-5929
Beeper: (973) 458-3905
Toll Free: (800) 941-0414
www.bgrestitution.baweb.com

Certificate of Completion

Re: 34 Hobart Avenue, Summit, NJ

On May 8, 2001, B & G Restoration, Inc. performed an asbestos abatement project in the basement at the above referenced site location. The project consisted of the following: **Removal and disposal of an estimated 110 linear feet of asbestos containing pipe insulation located in the basement.**

The asbestos was isolated from adjacent areas within critical barriers of 6-mil polyethylene sheeting secured with duct tape. The insulation was removed by the glove-bag procedure under wet conditions and HEPA negative air filtration. All material was placed in double, labeled 6-mil polyethylene bags, transported to and disposed of at an approved asbestos landfill. Once the pipe substrate had been thoroughly cleaned, it was painted with a binding encapsulant in order to lock down any invisible fibers that might remain. A final air sample was collected and submitted to an accredited analytical laboratory to confirm and document air quality levels of <0.010 fibers/cc. Copies of the final air sample report and waste disposal manifest shall be provided to you.

The work was performed by NJ State licensed asbestos workers. This project conformed to all OSHA & EPA rules & regulations pertaining to the removal of asbestos containing material. If you may have any questions please feel free to call me.

Respectfully submitted,

Gordana Vucenovic-Luna

Gordana Vucenovic-Luna, Office Manager

