



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



1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71

Property Address: 475 LONGVIEW ROAD SOUTH ORANGE, NJ 07079

Seller: MEDAWAR, IBRAHIM & EDELSTEIN, CARLA

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	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1. Age of House, if known <u>1930 approximately</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2. Does the Seller currently occupy this property? If not how long has it been since Seller occupied the property? _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3. What year did the seller buy the property? <u>2001</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4. Age of roof <u>17 years</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Has roof been replaced or repaired since seller bought the property?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6. Are you aware of any roof leaks?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	7. Explain any "yes" answers that you give in this section: <u>New Roof in 2004</u>

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

Yes	No	Unknown	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8. Does the property have one or more sump pumps?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	8a. Are there any problems with the operation of any sump pump?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	11. Are you aware of any cracks or bulges in the floor or foundation walls? If "yes", specify location. _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Don't know	13. Is the attic or house ventilated by: <input type="checkbox"/> a whole house fan? <input type="checkbox"/> an attic fan?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	13a. Are you aware of any problems with the operation of such a fan?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	14. In what manner is access to the attic space provided? <input checked="" type="checkbox"/> staircase <input type="checkbox"/> pull down stairs <input type="checkbox"/> crawl space with aid of ladder or other device <input type="checkbox"/> other _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	15. Explain any "yes" answers that you give in this section:

TERMITES/WOOD DESTROYING INSECTS, DRY ROT, PESTS

Yes	No	Unknown	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	16. Are you aware of any termites/wood destroying insects, dry rot, pests affecting the property?
<input type="checkbox"/>	<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?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	18. If "yes," has work been performed to repair the damage?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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: _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	20. Are you aware of any termite/pest control inspections or treatments for the property in the past?

72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100
101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129
130
131
132
133
134
135
136
137
138
139
140
141
142
143
144
145
146
147
148
149

21. Explain any "yes" answer that you give in this section:

STRUCTURAL ITEMS

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

ADDITIONS/REMODELS

- 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 give in this section: **Built an extension in 2003 - All permits obtained and inspections passed**

PLUMBING, WATER AND SEWAGE

- Yes No Unknown
-
- 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? If so when? _____
Attach a copy of or describe the results.
-
- 32. Does the wastewater from any clothes washer, dishwasher, or other appliance discharge to any location other than the sewer, septic, or other system that services the rest of the property?
-
- 33. When was well installed? _____
Location of Well? _____
-
- 34. Do you have a softener, filter, or other water purification system?
 Leased Owned **Water softener**
- 35. What is the type of sewage system? Public Sewer Private Sewer Septic System Cesspool Other (explain): _____
-
- 36. If you answered "septic system," have you ever had the system inspected to confirm that it is a true septic system and not a cesspool?
-
- 37. If Septic System, when was it installed? _____
Location? _____
-
- 38. When was the Septic System or Cesspool last cleaned and/or serviced? _____
-
- 39. Are you aware of any abandoned Septic Systems or Cesspools on your property?
-
- 39a. If "yes," is the closure in accordance with the municipality's ordinance? (explain): _____
-
- 40. Are you aware of any leaks, backups, or other problems relating to any of the plumbing systems and fixtures (including pipes, sinks, tubs and showers), or of any other water or sewage related problems? If "yes," explain: _____
-
- 41. Are you aware of any shut off, disconnected, or abandoned wells, underground water or sewage tanks, or dry wells on the property?
-
- 42. Is either the private water or sewage system shared? If "yes," explain: _____
- 43. Water Heater: Electric Fuel Oil Gas
Age of Water Heater < 3 yrs
-
- 43a. Are you aware of any problems with the water heater?
- 44. Explain any "yes" answers that you give in this section:

HEATING AND AIR CONDITIONING

- Yes No Unknown
-
- 45. Type of air conditioning:
 Central one zone Central multiple zone Wall/Window Unit None
- 46. List any areas of the house that are not air conditioned: _____
-
- 47. What is the age of Air Conditioning System 2017 and 2004
- 48. Type of heat: Electric Fuel Oil Natural Gas Propane Unheated Other
- 49. What is the type of heating system? (for example, forced air, hot water or base board, radiator, steam heat) **Forced Air supplemented by baseboard electric in 2 rooms**

- 150 50. If it is a centralized heating system, is it one zone or multiple zones? Multiple
- 151
- 152 51. Age of Furnace Unknown and 2004 Date of Last Service Unknown
- 153 52. List any areas of the house that are not heated:
- 154
- 155 53. Are you aware of any tanks on the property, either above or underground, used to store fuel
- 156 or other substances?
- 157 54. If tank is not in use, do you have a closure certificate?
- 158 55. Are you aware of any problems with any items in this section? If "yes," explain:
- 159

WOOD BURNING STOVE OR FIREPLACE

- 162 Yes No Unknown
- 163 56. Do you have wood burning stove? fireplace? insert? Other
- 164 56a. Is it presently usable? **See question 59.**
- 165 57. If you have a fireplace, when was the flu last cleaned? 2005
- 166 57a. Was the flue cleaned by a professional or non-professional? Professional
- 167 58. Have you obtained any required permits for any such item?
- 168 59. Are you aware of any problems with any of these items? If "yes," please explain:
Gas fireplace serviced in 2019. Currently in use
- 169

Wood burning fireplace in basement is decorative and will convey AS-IS.

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 it 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
- 177 by a licensed electrician? Name and address: Yes, a new electrical box was added, permits obtained
- 178 and inspection passed. Only dealt with general contractor
- 179 not the electrician, but should be on file with the town
- 180
- 181 64. If yes, were proper building permits and approvals obtained?
- 182 65. Are you aware of any wall switches, light fixtures or electrical outlets in need of repair?
- 183 66. Explain any "yes" answers you give in this section:
see #63
- 184

LAND (SOILS, DRAINAGE AND BOUNDARIES)

- 188 Yes No Unknown
- 189 67. Are you aware of any fill or expansive soil on the property?
- 190 68. Are you aware of any past or present mining operations in the area in which the property is
- 191 located?
- 192 69. Is the property located in a flood hazard zone?
- 193 70. Are you aware of any drainage or flood problems affecting the property?
- 194 71. Are there any areas on the property which are designated as protected wetlands?
- 195 72. Are you aware of any encroachments, utility easements, boundary line disputes, or drainage or
- 196 other easements affecting the property?
- 197 73. Are there any water retention basins on the property or the adjacent properties?
- 198 74. Are you aware if any part of the property is being claimed by the State of New Jersey as land
- 199 presently or formerly covered by tidal water (Riparian claim or lease grant)? Explain:
- 200
- 201
- 202 75. Are you aware of any shared or common areas (for example, driveways, bridges, docks, walls,
- 203 bulkheads, etc.) or maintenance agreements regarding the property?
- 204 76. Explain any "yes" answers to the preceding questions in this section:
- 205
- 206
- 207 77. Do you have a survey of the property?
- 208

ENVIRONMENTAL HAZARDS

- 210 Yes No Unknown
- 211 78. Have you received any written notification from any public agency or private concern informing
- 212 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
- 214 currently in your possession.
- 215 78a. Are you aware of any condition that exists on any property in the vicinity which adversely
- 216 affects, or has been identified as possibly adversely affecting, the quality or safety of the air, soil,
- 217 water, and/or physical structures present on this property? If "yes," explain:
- 218
- 219
- 220 79. Are you aware of any underground storage tanks (UST) or toxic substances now or previously
- 221 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,
- 223 thorium, lead or other hazardous substances in the soil? If "yes," explain:
- 224
- 225
- 226 80. Are you aware if any underground storage tank has been tested? (Attach a copy of each test
- 227 report or closure certificate if available).

- 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?

DEED RESTRICTIONS, SPECIAL DESIGNATIONS, HOMEOWNERS ASSOCIATIONS/CONDOMINIUMS 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 Pinelands, 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
- 255 materially affects the property?
- 256 88. Are you aware of any condition or claim which may result in an increase in assessments or fees?
- 257 89. Since you purchased the property, have there been any changes to the rules or by-laws of the
- 258 Association that impact the property?
- 259 90. Explain any "yes" answers you give in this section:
- 260 _____
- 261 _____
- 262 _____
- 263 _____

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 Garbage collection
- 291 _____
- 292 _____
- 293 _____
- 294 _____

RADON GAS Instructions to Owners

By law (N.J.S.A. 26:2D-73), a property owner who has had his or her property tested or treated for radon gas may require that information about such testing and treatment be kept confidential until the time that the owner and a buyer enter into a contract of sale, at which time a copy of the test results and evidence of any subsequent mitigation or treatment shall be provided to the buyer. The law also provides that owners may waive, in writing, this right of confidentiality. As the owner(s) of this property, do you wish to waive this right?

301 Yes No

302

303 _____ (Initials) _____ (Initials)

304

305
306
307
308
309
310
311
312
313
314
315
316
317
318
319
320
321
322
323
324
325
326
327
328
329
330
331
332
333
334
335
336
337
338
339
340
341
342
343
344
345
346
347
348
349
350
351
352
353
354
355
356
357
358
359
360
361
362
363
364
365
366
367
368
369
370
371
372
373
374
375
376
377
378
379
380
381

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

Yes No Unknown

99. Are you aware if the property has been tested for radon gas? (Attach a copy of each test report if available.)

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.)

101. Is radon remediation equipment now present in the property?

101a. If "yes," is such equipment in good working order?

We installed a mitigation system when we bought the house even though it was not necessary.(as a preventative). We have all tests and documentation. .

MAJOR APPLIANCES AND OTHER ITEMS

The terms of any final contract executed by the seller shall be controlling as to what appliances or other items, if any, shall be included in the sale of the property. Which of the following items are present in the property? (For items that are not present, indicate "not applicable.")

Yes No Unknown N/A

102. Electric Garage Door Opener

102a. If "yes," are they reversible? Number of Transmitters 1

103. Smoke Detectors

Battery Electric Both How many 10

Carbon Monoxide Detectors How many 5

Location laundry room, main floor, basement, upstairs and attic

104. With regard to the above items, are you aware that any item is not in working order?

104a. If "yes," identify each item that is not in working order or defective and explain the nature of the problem:

105. In-ground pool Above-ground pool Pool Heater Spa/Hot Tub

105a. Were proper permits and approvals obtained?

105b. Are you aware of any leaks or other defects with the filter or the walls or other structural or mechanical components of the pool or spa/hot tub?

105c. If an in-ground pool, are you aware of any water seeping behind the walls of the pool?

106. Indicate which of the following may be included in the sale? (Indicate Y for yes N for no.)

Refrigerator

Range

Microwave Oven

Dishwasher

Trash Compactor

Garbage Disposal

In-Ground Sprinkler System

Central Vacuum System

Security System

Washer

Dryer

Intercom

Other Outdoor swing set, Hot water dispenser

107. Of those that may be included, is each in working order? If "no," identify each item not in working order, explain the nature of the problem:


Hot water dispenser does not work and has been disconnected. Swing set has not been used in many years and may require repairs or new components

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.


SELLER

3/16/2021
DATE


SELLER

3/16/2021
DATE

382
383
384
385
386
387
388
389
390
391
392
393
394
395
396
397
398
399
400
401
402
403
404
405
406
407
408
409
410
411
412
413
414
415
416
417
418
419
420
421
422
423
424
425
426
427
428
429
430
431
432
433
434
435
436
437
438
439
440
441
442
443
444
445
446
447
448
449
450
451
452
453
454
455
456
457
458

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

DocuSigned by:

Sue Adler

3/16/2021

79DZA57E6054BQ

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

DATE

Exclusions Addendum

Property Address: 475 LONGVIEW ROAD SOUTH ORANGE, NJ 07079

Sellers: MEDAWAR, IBRAHIM & EDELSTEIN, CARLA

The following items are specifically excluded from the sale:

- All artwork, drapes/curtains and associated hardware, sconces, Audio/video equipment.
- Dining room chandelier
- Gym equipment

Seller



Date

3/16/2021

Seller



Date

3/16/2021