

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



Property Address:	36 METZGER DRIVE WEST ORANGE, NJ 07052
Seller:	MALCOLM HERMELE TRUST
the date set forth below. The Property even if not addressed prospective buyers of the Pro any off-site conditions that m	closure Statement is to disclose, to the best of Seller's knowledge, the condition of the Property, as of Seller acknowledges that he/she is under an obligation to disclose any known material defects in the d in this printed form. Seller alone is the source of all information contained in this form. All perty are cautioned to carefully inspect the Property and to carefully inspect the surrounding area for ay adversely affect the Property. Moreover, this Disclosure Statement is not intended to be a er's hiring of qualified experts to inspect the Property.
	s of multiple units, systems and/or features, please provide complete answers on all such units, if the question is phrased in the singular, such as if a duplex has multiple furnaces, water heaters and
OCCUPANCY Yes No Unknown []	 Age of House, if known Does the Seller currently occupy this property? If not how long has it been since Seller occupied the property? What year did the seller buy the property? 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 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:
ATTICS, BASEMENTS AN Year 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:
	 Are you aware of any cracks or bulges in the floor or foundation walls? If "yes", specify location
TERMITES/WOOD DEST Yes to Unknown [] []	There is one sump pump in the basement ROYING INSECTS, DRY ROT, PESTS 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:

Are you aware of any termite/pest control inspections or treatments for the property in the

20.

past?

[]

72 73				21. Explain any "yes" answer that you give in this section:
74				
75 76	STRU	J CTUR A	L ITEMS	
77 78 79 80	Yes	*		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 the manner in which it was constructed?
81 82	[]	*		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?
83 84 85	[]	Z.		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?
86 87 88	[]	4		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
89 90				
91 92	ADDI	TIONS/	REMODEL	S
93 94	Yes	No [x]	Unknown	28. Are you aware of any additions, structural changes or other alterations to the structures on the
95 96 97 98	[]	[]	X	property made by any present or past owners?29. Were the proper building permits and approvals obtained? Explain any "yes" answers you give this section:
99				
100 101	PLUN	MBING.	WATER AN	ND SEWAGE
102 103	Yes	No	Unknown	1
104	r 1	N 1 -		30. What is the source of your drinking water? [x] 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?
105 106 107	[]	ly -		If so when? Attach a copy of or describe the results.
108 109	[]	A	[]	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?
110 111	\/	/		33. When was well installed?
112 113 114	Ø	[]		34. Do you have a softener, filter, or other water purification system? Leased [] Owned 35. What is the type of sewage system? Public Sewer [] Private Sewer [] Septic System
115 116 117	[]	[]		[] 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?
118 119			[]	37. If Septic System, when was it installed? Location?
120	rı	r 3	[]	38. When was the Septic System or Cesspool last cleaned and/or serviced?
121 122 123	[]	[x] []	[]	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):
124 125 126	[]	[x]		40. Are you aware of any leaks, backups, or other problems relating to any of the plumbing system and fixtures (including pipes, sinks, tubs and showers), or of any other water or sewage related problems? If "yes," explain:
127 128	[]	[x]		41. Are you aware of any shut off, disconnected, or abandoned wells, underground water or sewag tanks, or dry wells on the property?
129 130 131	[]	[]	K	42. Is either the private water or sewage system shared? If "yes," explain:
132 133 134	[]	[x]	[]	43. Water Heater: [] Electric [] Fuel Oil Gas Age of Water Heater 43a. Are you aware of any problems with the water heater?
135 136				44. Explain any "yes" answers that you give in this section:
137 138				
139				NDITIONING
140 141 142	Yes	No	Unknown	45. Type of air conditioning: \(\frac{1}{2000} \) [] Central one zone \(\text{Central multiple zone} \) [] Wall/Window Unit [] None
143 144				46. List any areas of the house that are not air conditioned:
145 146 147 148			[]	47. What is the age of Air Conditioning System 48. Type of heat: [] Electric [] Fuel Oil [Natural Gas [] Propane [] Unheated [] Other 49. What is the type of heating system? (for example forced air, not water or base board, radiator, steam heat)
149				radiator, steam near)

			50. If it is a centralized heating system, is it one zone or multiple zones?
	. /	[]	51. Age of Furnace Date of Last Service T
[]	X	[]	53. Are you aware of any tanks on the property, either above or underground, used to store fuel or other substances?
[]	\$		54. If tank is not in use, do you have a closure certificate?55. Are you aware of any problems with any items in this section? If "yes," explain:
WOO Yes	D BURN No	NING STON Unknowr	VE OR FIREPLACE
[x]	[]	Ulikilowi	56. Do you have [] wood burning stove? [] fireplace? [X] insert? [] Other
[x]	[]		56a. Is it presently usable?
[] []		[]	57. If you have a fireplace, when was the flu last cleaned?
[]	[]	[]	57a. Was the flue cleaned by a professional or non-professional? Have you obtained any required permits for any such item?
[]	[x]		59. Are you aware of any problems with any of these items? If "yes," please explain:
		L SYSTEM	
Yes	No	Unknowr	n 60. What type of wiring is in this structure? [x] Copper [] Aluminum [] Other [] Unknown
			61. What amp service does it have?
r 1	r a	r 3	[] 60 [] 100 [] 150 [] 200 [] Other [] Unknown
[]	[] [x]	[]	62. Does it have 240 volt service? Which are present? [Circuit Breakers [] Fuses or 250th? 63. Are you aware of any additions to the original service? If "yes" were the additions done by a licensed electrician? Name and address:
[]	[]	[]	64. If yes, were proper building permits and approvals obtained?
[]	[x]	LJ	65. Are you aware of any wall switches, light fixtures or electrical outlets in need of repair?
			66. Explain any "yes" answers you give in this section:
Yes	SOILS	S, DRAINA Unknowr	67. Are you aware of any fill or expansive soil on the property?
Yes [] [] [] [] [] []			n 67. Are you aware of any fill or expansive soil on the property?
Yes [] [] [] [] [] [] []		Unknowr	 67. Are you aware of any fill or expansive soil on the property? 68. Are you aware of any past or present mining operations in the area in which the property is located? 69. Is the property located in a flood hazard zone? 70. Are you aware of any drainage or flood problems affecting the property? 71. Are there any areas on the property which are designated as protected wetlands? 72. Are you aware of any encroachments, utility easements, boundary line disputes, or drainage or other easements affecting the property? 73. Are there any water retention basins on the property or the adjacent properties? 74. Are you aware if any part of the property is being claimed by the State of New Jersey as land presently or formerly covered by tidal water (Riparian claim or lease grant)? Explain:
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Yes [] [] [] [] [] [] []	X XXXXXXXX	[]	67. Are you aware of any fill or expansive soil on the property? 68. Are you aware of any past or present mining operations in the area in which the property is located? 69. Is the property located in a flood hazard zone? 70. Are you aware of any drainage or flood problems affecting the property? 71. Are there any areas on the property which are designated as protected wetlands? 72. Are you aware of any encroachments, utility easements, boundary line disputes, or drainage or other easements affecting the property? 73. Are there any water retention basins on the property or the adjacent properties? 74. Are you aware if any part of the property is being claimed by the State of New Jersey as land presently or formerly covered by tidal water (Riparian claim or lease grant)? Explain: 75. Are you aware of any shared or common areas (for example, driveways, bridges, docks, walls, bulkheads, etc.) or maintenance agreements regarding the property? 76. Explain any "yes" answers to the preceding questions in this section: 77. Do you have a survey of the property? ZARDS 18. Have you received any written notification from any public agency or private concern informing
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Yes [] [] [] [] [] [] [] [] [] []	RONME	[]	67. Are you aware of any fill or expansive soil on the property? 68. Are you aware of any past or present mining operations in the area in which the property is located? 69. Is the property located in a flood hazard zone? 70. Are you aware of any drainage or flood problems affecting the property? 71. Are there any areas on the property which are designated as protected wetlands? 72. Are you aware of any encroachments, utility easements, boundary line disputes, or drainage or other easements affecting the property? 73. Are there any water retention basins on the property or the adjacent properties? 74. Are you aware if any part of the property is being claimed by the State of New Jersey as land presently or formerly covered by tidal water (Riparian claim or lease grant)? Explain: 75. Are you aware of any shared or common areas (for example, driveways, bridges, docks, walls, bulkheads, etc.) or maintenance agreements regarding the property? 76. Explain any "yes" answers to the preceding questions in this section: 77. Do you have a survey of the property? ZARDS 178. Have you received any written notification from any public agency or private concern informing you that the property is adversely affected, or may be adversely affected, by a condition that exists on a property in the vicinity of this property? If "yes," attach a copy of any such notice currently in your possession. 78a. Are you aware of any condition that exists on any property in the vicinity which adversely affects, or has been identified as possibly adversely affecting, the quality or safety of the air, soil water, and/or physical structures present on this property? If "yes," explain: 79. Are you aware of any underground storage tanks (UST) or toxic substances now or previously present on this property or adjacent property (structure or soil), such as polychlorinated biphenyl (PCB), solvents, hydraulic fluid, petro-chemicals, hazardous wastes, pesticides, chromium,

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STRICTIO OPS Unkn	83. NS, SPI	If "yes" to any of the above, were any actions taken to correct the problem? Explain: Is the property in a designated Airport Safety Zone? ECIAL DESIGNATIONS, HOMEOWNERS ASSOCIATIONS/CONDOMINIUMS Are you aware if the property is subject to any deed restrictions or other limitations on how it may
STRICTIO OPS	83. NS, SPI	Is the property in a designated Airport Safety Zone? ECIAL DESIGNATIONS, HOMEOWNERS ASSOCIATIONS/CONDOMINIUMS Are you aware if the property is subject to any deed restrictions or other limitations on how it may
STRICTIO OPS	NS, SPI	ECIAL DESIGNATIONS, HOMEOWNERS ASSOCIATIONS/CONDOMINIUMS Are you aware if the property is subject to any deed restrictions or other limitations on how it may
OPS	iown	Are you aware if the property is subject to any deed restrictions or other limitations on how it may
- " <i>j</i>		
ζ.		
\		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 zonin ordinances?
	85.	Is the property part of a condominium or other common interest ownership plan?
×		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?
]	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?
]	86a 	If so, what is the Association's name and telephone number? Integra Management
	86b. 87.	If so, are there any dues or assessments involved? If "yes," how much? \(\lambda\) \(\lambda\) \(\lambda\) Are you aware of any defect, damage, or problem with any common elements or common areas the materially affects the property?
	88. 89.	Are you aware of any condition or claim which may result in an increase in assessments or fees? Since you purchased the property, have there been any changes to the rules or by-laws of the Association that impact the property?
	90.	Explain any "yes" answers you give in this section:
ANEQUIC		
	nown	
]	91.	Are you aware of any existing or threatened legal action affecting the property or any condominium
	92.	or homeowners association to which you, as an owner, belong? Are you aware of any violations of Federal, State or local laws or regulations relating to this
1	93.	property? 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.
/		
,	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?
*	95.	Are there mortgages, encumbrances or liens on this property?
	95a.	Are you aware of any reason, including a defect in title, that would prevent you from conveying clear title?
1	96.	Are you aware of any material defects to the property, dwelling, or fixtures which are not disclosed elsewhere on this form? (A defect is "material," if a reasonable person would attach importance to its existence or non-existence in deciding whether or how to proceed in the transaction.) If "yes," explain:
*	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?
	98.	Explain any other "yes" answers you give in this section:
] []	[] 86b. 87. 88. 99. 90. 90. 91. 92. 93. 94. 95. 95a. 96.

305 306	If yo	ou responde	d "yes," answe	er the following questions. If you responded •no,• proceed to the next section.
307 308 309 310	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
311 312 313 314	[]	*		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?
315 316 317 318 319	be in	The terms	of any final che sale of the p	DOTHER ITEMS ontract executed by the seller shall be controlling as to what appliances or other items, if any, shall property. Which of the following items are present in the property? (For items that are not present,
320 321	Yes	√No Unk	mown N/A	
322	W	[]	[]	102. Electric Garage Door Opener
323		<u>[]</u>	[]	102a. If "yes," are they reversible? Number of Transmitters
324 325	X	[] []	[]	103. Smoke Detectors
326				[] Battery [] Electric Both How many Carbon Monoxide Detectors How many Location
327		-/		Rocation
328	[]	[X]		104. With regard to the above items, are you aware that any item is not in working order?
329 330		ν,		104a. If "yes," identify each item that is not in working order or defective and explain the nature of
331				the problem:
332				
333				
334 335	[]	[]	[]	105. [] In-ground pool [] Above-ground pool [] Pool Heater [] Spa/Hot Tub
336	[]	[] []	[]	105a. Were proper permits and approvals obtained?
337	[]	[]	[]	105b. Are you aware of any leaks or other defects with the filter or the walls or other structural or
338 339	F 1	ГЭ	ſТ	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
340	[]	[]	[]	pool?
341				106. Indicate which of the following may be included in the sale? (Indicate Y for yes N for
342				no.)
343 344				Refrigerator
345				Range [National Control of the Contr
346				'Y
347				[] Trash Compactor [] Trash Compactor [Garbage Disposal — Cotch for Softey [] In-Ground Sprinkler System
348 349				[] In-Ground Sprinkler System
350				[] Central Vacuum System
351				[] Security System
352				Washer
353 354				Typer Intercom
355				[] Other
356 357	[]	[]		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:
358 359			E	xclusions: Tiffany style light over game table, frog mirror in guest bathroom
360 361			Ir	nclusions: All window treatments; shutters, drapes & blinds. All mirrors (except above). Gas grill. Four kitchen barstools
362	ACÍ	KNOWLEI	OĞMENT OF	
363				affirms that the information set forth in this Disclosure Statement is accurate and complete to the
364 365				ut is not a warranty as to the condition of the Property. Seller hereby authorizes the real estate r assisting the seller to provide this Disclosure Statement to all prospective buyers of the Property,
366				s. Seller alone is the source of all information contained in this statement. If the Seller relied upon
367	any	credible rep	presentations o	of another, the Seller should state the name(s) of the person(s) who made the representation(s) and
368 369	desc	ribe the info	ormation that v	was relied upon.
370				
371				
372 373			1. 1	
374			molen	W/17/12 (1/18/18
375		SELLÉR		DATE COLUMNIA
376		i	A 1 1	
377 378		dian	MODERA	col 15/10
379		SELLER		DATE
380				

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	DATE
	DATE
	DATE
The undersioned Prospective F	ENT BY PROSPECTIVE BUYER Buyer acknowledges receipt of this Disclosure Statement prior to signing a Contract
Sale pertaining to this Property. Prospec	ective Buyer acknowledges that this Disclosure Statement is not a warranty by Seller
	ility to satisfy himself or herself as to the condition of the Property. Prospective Buy a inspected by qualified professionals, at Prospective Buyer's expense, to determine
actual condition of the Property. Prospe	ective Buyer further acknowledges that this form is intended to provide information
address local conditions which may affect	uctures, major systems and amenities, if any, included in the sale. This form does not be a purchaser's use and enjoyment of the property such as noise, odors, traffic volumes.
	hat they may independently investigate such local conditions before entering into a ty. Prospective Buyer acknowledges that he or she understands that the visual inspe
performed by the Seller's real estate bro	oker/broker-salesperson/salesperson does not constitute a professional home inspect
performed by a licensed home inspector	r
PROSPECTIVE BUYER	DATE
THOUSE BOTTER	
PROSPECTIVE BUYER	DATE
	ESTATE BROKER/BROKER-SALESPERSON/SALESPERSON
ACKNOWIEDCMENT OF DEAL D	
The undersigned Seller's real e	estate broker/broker-salesperson/ salesperson acknowledges receipt of the Property
The undersigned Seller's real e Disclosure Statement form and that the	information contained in the form was provided by the Seller.
The undersigned Seller's real e Disclosure Statement form and that the The Seller's real estate broker/t property with reasonable diligence to as	information contained in the form was provided by the Seller. /broker-salesperson/salesperson also confirms that he or she visually inspected the scertain the accuracy of the information disclosed by the seller, prior to providing a
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