



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 purpose of this Disclosure Statement is to disclose, to the best of Seller's knowledge, the condition of the Property, as of the date set forth below. The Seller acknowledges that he/she is under an obligation to disclose any known material defects in the Property even if not addressed in this printed form. Seller alone is the source of all information contained in this form. All prospective buyers of the Property are cautioned to carefully inspect the Property and to carefully inspect the surrounding area for any off-site conditions that may adversely affect the Property. Moreover, this Disclosure Statement is not intended to be a substitute for prospective buyer's hiring of qualified experts to inspect the Property.

If your property consists of multiple units, systems and/or features, please provide complete answers on all such units, systems and/or features even if the question is phrased in the singular, such as if a duplex has multiple furnaces, water heaters and fireplaces.

OCCUPANCY

Yes No Unknown
☒ ☐ ☐

1. Age of House, if known 4 yrs.
2. Does the Seller currently occupy this property?
If not how long has it been since Seller occupied the property?
3. What year did the seller buy the property? 2014
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 4 yrs.
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 AND CRAWL SPACES (Complete only if applicable)

Yes No Unknown
☒ ☐ ☐

8. Does the property have one or more sump pumps?
8a. Are there any problems with the operation of any sump pump?
9. Are you aware of any water leakage, accumulation, or dampness within the basement or crawl spaces or any other areas within any of the structures on the property?
9a. Are you aware of the presence of any mold or similar natural substance within the basement or crawl spaces or any other areas within any of the structures on the property?
10. Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawlspace? If "yes" describe the location, nature and date of the repairs:
11. Are you aware of any cracks or bulges in the floor or foundation walls? If "yes", specify location.
12. Are you aware of any restrictions on how the attic may be used as a result of the manner in which the attic or roof was constructed?
13. Is the attic or house ventilated by: ☐ a whole house fan? ☐ an attic fan?
13a. Are you aware of any problems with the operation of such a fan?
14. In what manner is access to the attic space provided? ☐ staircase ☐ pull down stairs
☐ crawl space with aid of ladder or other device ☐ other
15. Explain any "yes" answers that you give in this section:

There is one sump pump in the basement

TERMITES/WOOD DESTROYING INSECTS, DRY ROT, PESTS

Yes No Unknown
☒ ☒ ☐

16. Are you aware of any termites/wood destroying insects, dry rot, pests affecting the property?
17. Are you aware of any damage to the property caused by termites/wood destroying insects, dry rot, or pests?
18. If "yes," has work been performed to repair the damage?
19. Is your property currently under contract by a licensed pest control company? If "yes", state the name and address of licensed pest control company: Western Pest Control
20. Are you aware of any termite/pest control inspections or treatments for the property in the past?

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:

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
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 4 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: 4 zones
☐ 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 4 yrs. 2 systems
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)

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

306
307 Yes No Unknown

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

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316 MAJOR APPLIANCES AND OTHER ITEMS

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

320
321 Yes No Unknown N/A

- 322 ☒ ☐ ☐ ☐ 102. Electric Garage Door Opener
323 ☒ ☐ ☐ ☐ 102a. If "yes," are they reversible? Number of Transmitters _____
324 ☒ ☐ ☐ ☐ 103. Smoke Detectors
325 ☐ Battery ☐ Electric ☒ Both How many 26
326 ☒ Carbon Monoxide Detectors How many 1
327 Location _____
328 ☐ ☒ ☐ 104. With regard to the above items, are you aware that any item is not in working order?
329
330 104a. If "yes," identify each item that is not in working order or defective and explain the nature of
331 the problem:
332 _____
333 _____

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335 ☐ ☐ ☐ 105. ☐ In-ground pool ☐ Above-ground pool ☐ Pool Heater ☐ Spa/Hot Tub
336 ☐ ☐ ☐ 105a. Were proper permits and approvals obtained?
337 ☐ ☐ ☐ 105b. Are you aware of any leaks or other defects with the filter or the walls or other structural or
338 mechanical components of the pool or spa/hot tub?
339 ☐ ☐ ☐ 105c. If an in-ground pool, are you aware of any water seeping behind the walls of the
340 pool?
341 106. Indicate which of the following may be included in the sale? (Indicate Y for yes N for
342 no.)
343 ☒ Refrigerator
344 ☒ Range
345 ☒ Microwave Oven
346 ☒ Dishwasher
347 ☒ Trash Compactor
348 ☒ Garbage Disposal - *Batch for safety*
349 ☐ In-Ground Sprinkler System
350 ☐ Central Vacuum System
351 ☐ Security System
352 ☒ Washer
353 ☒ Dryer
354 ☐ Intercom
355 ☐ Other
356 ☐ ☐ 107. Of those that may be included, is each in working order? If "no," identify each item not in
357 working order, explain the nature of the problem:

358 Exclusions: Tiffany style light over game table, frog mirror in guest bathroom

359
360 Inclusions: All window treatments; shutters, drapes & blinds. All mirrors (except above). Gas grill.
361 Four kitchen barstools

362 ACKNOWLEDGMENT OF SELLER

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

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374 *[Signature]*
375 SELLER

DATE 6/15/18

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378 *[Signature]*
379 SELLER

DATE 6/15/18

382 **EXECUTOR, ADMINISTRATOR, TRUSTEE**
383 (If applicable). The undersigned has never occupied the property and lacks personal knowledge necessary to complete
384 this Disclosure Statement.
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387 _____
388 DATE
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390 _____
391 DATE
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397 **RECEIPT AND ACKNOWLEDGMENT BY PROSPECTIVE BUYER**

398 The undersigned Prospective Buyer acknowledges receipt of this Disclosure Statement prior to signing a Contract of
399 Sale pertaining to this Property. Prospective Buyer acknowledges that this Disclosure Statement is not a warranty by Seller and
400 that it is Prospective Buyer's responsibility to satisfy himself or herself as to the condition of the Property. Prospective Buyer
401 acknowledges that the Property may be inspected by qualified professionals, at Prospective Buyer's expense, to determine the
402 actual condition of the Property. Prospective Buyer further acknowledges that this form is intended to provide information
403 relating to the condition of the land, structures, major systems and amenities, if any, included in the sale. This form does not
404 address local conditions which may affect a purchaser's use and enjoyment of the property such as noise, odors, traffic volume,
405 etc. Prospective Buyer acknowledges that they may independently investigate such local conditions before entering into a
406 binding contract to purchase the property. Prospective Buyer acknowledges 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 performed by a licensed home inspector
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414 PROSPECTIVE BUYER DATE
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420 PROSPECTIVE BUYER DATE
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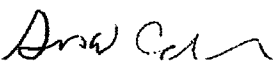
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425 **ACKNOWLEDGMENT OF REAL ESTATE BROKER/BROKER-SALESPERSON/SALESPERSON**

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

428 The Seller's real estate broker/broker-salesperson/salesperson 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-salesperson/ salesperson also acknowledges receipt of the Property
432 Disclosure Statement form for the purpose of providing it to the Prospective Buyer.
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438 PROSPECTIVE BUYER'S REAL ESTATE DATE
439 BROKER / BROKER - SALESPERSON /
440 SALESPERSON

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445 SELLER'S REAL ESTATE BROKER/ DATE
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