



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



Property Address: 2649 Far View Dr., Mountainside NJ 07092

Seller: Robert Hall

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 22 years
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? 1994
- 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 1 yr.
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: Replaced roof in 2020.

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? RIDGE VENTS
- 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:

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: _____
20. Are you aware of any termite/pest control inspections or treatments for the property in the past?

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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 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 6 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 VARIES
- 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

- 150 50. If it is a centralized heating system, is it one zone or multiple zones?
 151 3 ZONE
- 152 51. Age of Furnace VARIES Date of Last Service VARIES
- 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
- 160

161 **WOOD BURNING STOVE OR FIREPLACE**

- 162 Yes No Unknown
- 163 56. Do you have wood burning stove? fireplace? insert? Other (GAS)
- 164 56a. Is it presently usable?
- 165 57. If you have a fireplace, when was the flu last cleaned? N/A
- 166 57a. Was the flue cleaned by a professional or non-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:
- 169
- 170

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 it have?
 60 100 150 200 Other Unknown
- 175
- 176 62. Does it have 240 volt service? Which are present? Circuit Breakers Fuses or Both?
- 177 63. Are you aware of any additions to the original service? If "yes" were the additions done
 178 by a licensed electrician? Name and address:
 179 _____
- 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:
 184 _____
- 185
- 186

187 **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 SOME FILL WAS USED JUST FOR ROUGH GRADING
- 207 77. Do you have a survey of the property?
- 208

209 **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?
 238

239 **DEED RESTRICTIONS, SPECIAL DESIGNATIONS, HOMEOWNERS ASSOCIATIONS/CONDOMINIUMS**
 240 **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
 256 materially affects the property?
 257 88. Are you aware of any condition or claim which may result in an increase in assessments or fees?
 258 89. Since you purchased the property, have there been any changes to the rules or by-laws of the
 259 Association that impact the property?
 260 90. Explain any "yes" answers you give in this section:
 261 _____
 262 _____

263
 264 **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 _____
 291 _____

TRASH COLLECTION \$ 27 / Mo.

295 **RADON GAS Instructions to Owners**
 296 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
 297 that information about such testing and treatment be kept confidential until the time that the owner and a buyer enter into a contract
 298 of sale, at which time a copy of the test results and evidence of any subsequent mitigation or treatment shall be provided to the
 299 buyer. The law also provides that owners may waive, in writing, this right of confidentiality. As the owner(s) of this property, do
 300 you wish to waive this right?
 301 Yes No
 302 **RSH**
 303 _____
 304 (Initials) (Initials)

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 report if available.)
- 309
- 310 100. 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.)
- 311
- 312 101. Is radon remediation equipment now present in the property?
- 313 101a. If "yes," is such equipment in good working order?
- 314
- 315

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 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.")

- 320
- 321 Yes No Unknown N/A
- 322 102. Electric Garage Door Opener
- 323 102a. If "yes," are they reversible? Number of Transmitters 2
- 324 103. Smoke Detectors
- 325 Battery Electric Both How many 8
- 326 Carbon Monoxide Detectors How many _____
- 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 the problem:
- 331 _____
- 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 mechanical components of the pool or spa/hot tub?
- 338
- 339 105c. If an in-ground pool, are you aware of any water seeping behind the walls of the pool?
- 340
- 341 106. Indicate which of the following may be included in the sale? (Indicate Y for yes N for no.)
- 342

- 343 Refrigerator
- 344 Range
- 345 Microwave Oven
- 346 Dishwasher
- 347 Trash Compactor
- 348 Garbage Disposal
- 349 In-Ground Sprinkler System
- 350 Central Vacuum System
- 351 Security System
- 352 Washer
- 353 Dryer
- 354 Intercom
- 355 Other - **Work benches in workshop.**

- 356 107. 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:
- 357 _____
- 358 _____
- 359 _____
- 360 _____
- 361 _____

362 ACKNOWLEDGMENT OF SELLER

363 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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370 ANY AND ALL ITEMS REQUIRING REASONABLE AND

371 CUSTOMARY REPAIR HAVE BEEN REPAIRED

372
373
374 R.S. Hall
375 SELLER

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377
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379 3/4/2021
380 DATE

381 SELLER

DATE

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.

385
386
387 _____ DATE _____
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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
409

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411
412
413 _____ DATE _____
414 PROSPECTIVE BUYER
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419 _____ DATE _____
420 PROSPECTIVE BUYER
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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.
433

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437 _____ DATE _____
438 PROSPECTIVE BUYER'S REAL ESTATE
439 BROKER / BROKER - SALESPERSON /
440 SALESPERSON
441

442
443 _____ DATE _____
444 *David Calder*
445 SELLER'S REAL ESTATE BROKER/
446 BROKER-SALESPERSON/SALESPERSON
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