

SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

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PropertyAddress:	53 MEADOWBROOK ROAD Short Hills, NJ 07078	
Seller:	SHAH, SHEKHAR & MEGHA	

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

If your features	property even if t	consists of no he question is	nultiple units, systems and/or features, please provide complete answers on all such units, systems and/or phrased in the singular, such as if a duplex has multiple furnaces, water heaters and fireplaces.
OCCUP	ANCY		
Yes	No	Unknown	1931
		[]	l. Age of House, if known
	H	Ole April	2. Does the Seller currently occupy this property?
			If not, how long has it been since Seller occupied the property? 5 * 5 475
			3. What year did the seller buy the property? 2012
			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	
		W	4. Agc of roof
[]	H	55	5. Has roof been replaced or repaired since seller bought the property?
ĹĴ	W		6. Are you aware of any roof leaks?
			7. Explain any "yes" answers that you give in this section:
		IENTS AND	CRAWL SPACES (Complete only if applicable)
Ycs	No []	Unknown	0.D. 1
. /	1.1		8. Does the property have one or more sump pumps? - One
H			
[] []			8a. Arc there any problems with the operation of any sump pump?
[] [] []	W W	,	8a. Arc there any problems with the operation of any sump pump?9. Arc you aware of any water leakage, accumulation or dampness within the basement or crawl space or any other areas within any of the structures on the property?
		/	 8a. Arc there any problems with the operation of any sump pump? 9. Arc you aware of any water leakage, accumulation or dampness within the basement or crawl space or any other areas within any of the structures on the property? 9a. Arc you aware of the presence of any mold or similar natural substance within the basement or craw
IJ	W W	/	 8a. Arc there any problems with the operation of any sump pump? 9. Arc you aware of any water leakage, accumulation or dampness within the basement or crawl space or any other areas within any of the structures on the property? 9a. Arc you aware of the presence of any mold or similar natural substance within the basement or craw spaces or any other areas within any of the structures on the property?
IJ	4	,	 8a. Arc there any problems with the operation of any sump pump? 9. Arc you aware of any water leakage, accumulation or dampness within the basement or crawl space or any other areas within any of the structures on the property? 9a. Arc you aware of the presence of any mold or similar natural substance within the basement or craw 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:
[] []		,	 8a. Arc there any problems with the operation of any sump pump? 9. Arc you aware of any water leakage, accumulation or dampness within the basement or crawl space or any other areas within any of the structures on the property? 9a. Arc you aware of the presence of any mold or similar natural substance within the basement or craw 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: French Arains in the Basement's put in 2010.
IJ	4	,	 8a. Arc there any problems with the operation of any sump pump? 9. Arc you aware of any water leakage, accumulation or dampness within the basement or crawl space or any other areas within any of the structures on the property? 9a. Arc you aware of the presence of any mold or similar natural substance within the basement or craw 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:





Doc	uSign Envelop	e ID: 0	2CE387D-F373	3-4422-B76C-9404C951BAE8
51 52	[L]	H	/	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?
53	W	[1		
54	1 2		/	13. Is the attic or house ventilated by: □ a whole house fan? □ an attic fan?
	l l1	M		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 upull down stairs crawl space with aid of ladder or other device
57				Other
58	1			15. Explain any "ycs" answers that you give in this section:
59	1			
60	1			
61				
62	TERMIT	TES/W	OOD DEST	ROYING INSECTS, DRY ROT, PESTS
63	Ycs		Unknown	
64		W		16. Are you aware of any termites/wood destroying insects, dry rot, or pests affecting the property?
65		1. V		17. Are you aware of any demands to the property.
66	1			17. Are you aware of any damage to the property caused by termites/wood destroying insects, dry rot,
67	11	1.1		or pests?
68		H H		18. If "yes," has work been performed to repair the damage?
	LI	M		19. Is your property under contract by a licensed pest control company? If "yes," state the name and
69				address of the licensed pest control company:
70		400		
71	4	[]		20. Are you aware of any termite/pest control inspections or treatments performed on the property in
72				the past?
73				21. Explain any "yes" answers that you give in this section:
74	0			Terminix - every few years . No sign of Termite during
75				21. Explain any "yes" answers that you give in this section: Ter militia - Every few years : No Sign of Termile during Our Ownership - Jean Clean Report from Reputar Terminix Inspection
76				J. J
77	STRUCT	URA	L ITEMS	
78	Yes		Unknown	
79	L]	11/	Olikilowii	22 Are your groups of any manner biding a six and a six
80	L1	M		22. Are you aware of any movement, shifting, or other problems with walls, floors, or foundations,
81				including any restrictions on how any space, other than the attic or roof, may be used as a result of
2.00		/	6	the manner in which it was constructed?
82	[]	H		23. Are you aware if the property or any of the structures on it have ever been damaged by fire, smoke,
83		3	/	wind or flood?
84	IJ	Y		24. Are you aware of any fire retardant plywood used in the construction?
85	E.J.	Y		25. Arc you aware of any current or past problems with driveways, walkways, patios, sinkholes, or
86			2	retaining walls on the property?
87	[]	W		26. Are you aware of any present or past efforts made to repair any problems with the items in this
88				section?
89				27. Explain any "yes" answers that you give in this section. Please describe the location and nature of the
90				problem.
91				Providence
92				
93				
	ADDITIO	NIC /D	EMODELC	
94	ADDITIC		EMODELS	
95	Ycs	No	Unknown	
96	U			28. Are you aware of any additions, structural changes or other alterations to the structures on the
97	/			property made by any present or past owners?
98	J	[]	[]	29. Were the proper building permits and approvals obtained? Explain any "yes" answers you give in this
99				section:
100				Opening between Kitchen & Dining Room, was done in 2003, permits were obtained through township.
101				pennits were obtained through township.
102				
103	PLUMBIT	VG. W	ATER AND	SEWAGE
104	Yes	No	Unknown	
105	103	110	CHRIGWII	20 What is the same of the little 2
				30. What is the source of your drinking water?
106	1.1	1.1		Public Community System Well on Property Other (explain)
107	[]	\Box		31. If your drinking water source is not public, have you performed any tests on the water?
108				If so, when?

Attach a copy of or describe the results.

109

110

111		y		32. Does the wastewater from any clothes washer, dishwasher, or other appliance discharge to any
112	1		74 - 277	location other than the sewer, septic, or other system that services the rest of the property?
113	1		IJ	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 Scptic System, when was it installed?
121			Lu	Location?
122			[]	38. When was the Septic System or Cesspool last cleaned and/or serviced?
123		W/		39. Are you aware of any abandoned Septic Systems or Cesspools on your property?
124		[]	[]	
125	LJ.	LJ	LJ	39a. If "yes," is the closure in accordance with the municipality's ordinance? (explain):
126	[]	W		40 A
7578	LJ	1		40. Are you aware of any leaks, backups, or other problems relating to any of the plumbing systems and
127	1			fixtures (including pipes, sinks, tubs and showers), or of any other water or sewage related problems?
128				If "ycs," explain:
129		11/		
130	Ll			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	[.]	W	[]	42. Is either the private water or sewage system shared? If "yes," explain:
133				
134				43. Water Heater: ☐ Electric ☐ Fuel Oil ☐ Gas
135		1	[]	Age of Water Heater Summer 2009.
136	LJ	H		43a. Are you aware of any problems with the water heater? No
137				44. Explain any "yes" answers that you give in this section:
138	Ô			
139				
140	PERMISSING CREATNESS			
141	HEATIN			DITIONING
142	Yes	No	Unknown	
143				45. Type of Air Conditioning:
143				45. Type of Air Conditioning: ☐ Central one zone ☐ Central multiple zone ☐ Wall/Window Unit ☐ None
	20			☐ Central one zone ☐ Central multiple zone ☑ Wall/Window Unit ☐ None
144	52			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:
144 145	2.		П	☐ Central one zone ☐ Central multiple zone ☐ Wall/Window Unit ☐ None 46. List any areas of the house that are not air conditioned:
144 145 146	7.		IJ	☐ 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?
144 145 146 147			IJ	☐ 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? 48. Type of heat: ☐ Electric ☐ Fuel Oil ☐ Natural Gas ☐ Propane ☐ Unheated ☐ Other
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144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165	WOODE Yes	No 1	[] [] G STOVE Unknown	□ 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? 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) ■ Radiator steam heat. 50. If it is a centralized heating system, is it one zone or multiple zones? 51. Age of furnace ☑ Wall Wall Wall Date of last service: ☑ 2020 · 52. List any areas of the house that are not heated: 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: OR FIREPLACE 56. Do you have □ wood burning stove? ☑ fireplace? □ insert? □ other 56a. Is it presently usable?
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144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168	WOODE Yes	No 1 [] []	[] [] G STOVE Unknown	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? 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) Radiator steam heat. 50. If it is a centralized heating system, is it one zone or multiple zones? 51. Age of furnace Date of last service: Sep 2020. 52. List any areas of the house that are not heated: 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: OR FIREPLACE 56. Do you have wood burning stove? If fireplace? insert? other 56a. Is it presently usable? 57. If you have a fireplace, when was the flue last cleaned? Now 2020. 57a. Was the flue cleaned by a professional or non-professional? The Village Cleaners (Pro). 58. Have you obtained any required permits for any such item?
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171 172	1		SYSTEM	
173	Yes	No	Unknown	CO 111
174	1			60. What type of wiring is in this structure? ☐ Copper ☐ Aluminum ☐ Other ☐ Unknown
175	IV	F 1	3.15	61. What amp service does the property have? ☐ 60 ☐ 100 ☐ 150 ☐ 200 ☐ Other ☐ Unknown
	1 4			62. Docs it have 240 volt service? Which are present ☑ Circuit Breakers, ☐ Fuses or ☐ Both?
176 177	1	[]		63. Are you aware of any additions to the original service?
178				If "yes," were the additions done by a licensed electrician? Name and address: Licenced Electrician Installed Generally Outlet in 2012
				Is conged electrican historical Generally Outlet in 1012
179	101/			
180	1	IJ	_ []	64. If "yes," were proper building permits and approvals obtained?
181		U		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:
183				10 100 to 1900
184	1			
185				
186				AND BOUNDARIES)
187	Yes	No	Unknown	
188	[]	H		67. Are you aware of any fill or expansive soil on the property?
189	Ι	H		68. Are you aware of any past or present mining operations in the area in which the property is located?
190		H		69. Is the property located in a flood hazard zone?
191	IJ	1	1 2	70. Are you aware of any drainage or flood problems affecting the property?
192		1		71. Are there any areas on the property which are designated as protected wetlands?
193 194	[]	1		72. Are you aware of any encroachments, utility easements, boundary line disputes, or drainage or
194	11	r 1		other casements affecting the property?
196	[]		-	73. Are there any water retention basins on the property or the adjacent properties?
197	1.1			74. Are you aware if any part of the property is being claimed by the State of New Jersey as land
198				presently or formerly covered by tidal water (Riparian claim or lease grant)? Explain:
199				
200	LJ	11	_	75. Are you aware of any shared or common areas (for example, driveways, bridges, docks, walls,
201	LJ	-63		bulkheads, etc.) or maintenance agreements regarding the property?
202				76. Explain any "yes" answers to the preceding questions in this section:
203				vo. Explain any yes answers to the preceding questions in this section:
204				
205	[]	11		77. Do you have a survey of the property?
206	5.2	9		7
207	ENVIRO	NMEN	TAL HAZA	RDS
208	Ycs	No	Unknown	
209	[]	1		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	1919	1		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	7.15		-	
217	[]			79. Are you aware of any underground storage tanks (UST) or toxic substances now or previously
218 219				present on this property or adjacent property (structure or soil), such as polychlorinated biphenyl
220				(PCB), solvents, hydraulic fluid, petro-chemicals, hazardous wastes, pesticides, chromium, thorium,
221				lead or other hazardous substances in the soil? If "yes," explain:
222				
223	1.1	11/		90 A
		A		80. Are you aware if any underground storage tank has been tested?
224	[]	12/	1.1	(Attach a copy of each test report or closure certificate if available).
225 226	1.1	Ŋ	f.l	81. Are you aware if the property has been tested for the presence of any other toxic substances, such
227				as lead-based paint, urea-formaldehyde foam insulation, asbestos-containing materials, or others?
228				(Attach copy of each test report if available).
229				82. If "yes" to any of the above, explain:
230				

231 232		¥		82a. If "yes" to any of the above, were any actions taken to correct the problem? Explain:
233 234		[]	W	83. Is the property in a designated Airport Safety Zone?
235 236			ICTIONS, S	PECIAL DESIGNATIONS, HOMEOWNERS ASSOCIATION/CONDOMINIUMS
237 238	AND CO		T.T. I	
239		No	Unknown	94 Are transcript the second in this second is all the second in the sec
240 241 242		•		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?
243	[1]			
244 245				85. Is the property part of a condominium or other common interest ownership plan? 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?
246 247	[L]			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?
248	[]			86a. If so, what is the Association's name and telephone number?
249	P/8			
250 251	[]		[]	86b. If so, are there any dues or assessments involved? If "yes," how much?
252 253	LJ	LJ		87. Are you aware of any defect, damage, or problem with any common elements or common areas that materially affects the property?
254	[]			88. Arc you aware of any condition or claim which may result in an increase in assessments or fees?
255	LJ	\Box	[]	89. Since you purchased the property, have there been any changes to the rules or by-laws of the
256				Association that impact the property?
257				90. Explain any "yes" answers you give in this section:
258				
259				
260	Lucan	T () T		
261	MISCEI			
262	Yes	No	Unknown	
263	IJ	W		91. Are you aware of any existing or threatened legal action affecting the property or any condominium
264	7.1	/		or homeowners association to which you, as an owner, belong?
265	Ц	1		92. Are you aware of any violations of Federal, State or local laws or regulations relating to this property?
266	[]	1		93. Are you aware of any zoning violations, encroachments on adjacent properties, non-conforming
267 268				uses, or set-back violations relating to this property? If so, please state whether the condition is pre-
269				existing non-conformance to present day zoning or a violation to zoning and/or land use laws.
270				
271	LI	IV		94. Are you aware of any public improvement, condominium or homeowner association assessments
272	LJ			against the property that remain unpaid? Are you aware of any violations of zoning, housing,
273 274		1.1	7.1	building, safety or fire ordinances that remain uncorrected?
275	*		[]	95. Are there mortgages, encumbrances or liens on this property?
276	[]	M		95a. Are you aware of any reason, including a defect in title, that would prevent you from conveying clear title?
277	IJ			96. Are you aware of any material defects to the property, dwelling, or fixtures which are not disclosed
278				clscwhere on this form? (A defect is "material," if a reasonable person would attach importance
279				to its existence or non-existence in deciding whether or how to proceed in the transaction.)
280				If "ycs," explain:
281			_	
282 283	[]	W		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
284				an ongoing basis with respect to this property, such as garbage collection fees?
285				98. Explain any other "yes" answers you give in this section:
286				95). Mortgage.
287				
288				
289				
290				

a copy of the test results and evidence of any subsequent midigation or treatment shall be provided to the buyer. The law also provides that owners may warke, in writing, this right of confidentiality. As the owner(s) of this property, do you wish to waive this right? SS	By law (N.	J.S.A. 26:		property	s owner who has had his or her property tested or treated for radon gas may require that information ept confidential until the time that the owner and a buyer enter into a contract of sale, at which time
Yes No Unknown	a copy of	the test re	sults and c	vidence (of any subsequent mitigation or treatment shall be provided to the buyer. The law also provides that
If you responded "yes," answer the following questions. If you responded "no," proceed to the next section. Yes No Unknown	Yes	No	30754	1000	
Ves No Unknown	•	LJ	(Ini	tials)	(Initials)
Ves No Unknown	16			4b C.1	
99. Are you aware if the property has been tested for radon gas? (Attach a copy of each test report if available.) 10. 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.) 10. Is radon remediation equipment now present in the property? 101a. If "yes," is such equipment in good working order? 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 102. Electric Garage Door Opener 103a. If "yes," are they reversible? Number of Transmitters 103a. If "yes," are they reversible? Number of Transmitters 103b. Monoside Detectors How many Carbon Monoxide Detectors How many Docation 104. With regard to the above items, are you aware that any item is not in working order? 104. With regard to the above items, are you aware that any item is not in working order? 105b. Are you aware of any leaks or other defective 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? 106c. Indicate which of the following may be included in the sale? (Indicate Y for yes N for no.) Manage Microwave Oven Mishwasher Mishwashe	n you rest	onaea y	yes, answe	er the ioi	lowing questions. If you responded no, proceed to the next section.
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? 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 VA 102. Electric Garage Door Opener 103. Smoke Detectors 103. Smoke Detectors 103. Smoke Detectors 103. Smoke Detectors 104. If "yes," are they reversible? Number of Transmitters 103. Smoke Detectors 104. If "yes," identify each item that is not in working order or defective and explain the nature of the problem: 105. In-ground pool Detectors How many 106. Indicate of the problem: 106. Indicate which of the following may be included in the sale? (Indicate Y for yes N for no.) 107. Range 108. Range 109. The Tomon Sprinkler System Syste		No U	Jnknown	22-25 - 101	
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? 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.") Ves	IJ	Y			
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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 103. Smoke Detectors 103. Smoke Detectors 104. If "yes," identify each item that is not in working order or defective and explain the nature of the problem: 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. Mere proper 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 sceping behind the walls of the pool? 106b. Indicate which of the following may be included in the sale? (Indicate Y for yes N for no.) 12 13 14 15 15 15 15 15 15 15	[]	H			
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.") Ves No Unknown N/A 102. Electric Garage Door Opener 102a. If "yes," are they reversible? Number of 'Transmitters 103. Smoke Detectors 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.) Range Microwave Oven 15 Garbage Disposal 1n-Ground Sprinkler System 1 Gentard Vacuum System 1 Gentard Vacuum System 1 Gentard Vacuum System 1 Intercom 1 Other 107. Of those that may be included, is each in working order? 107. Of those that may be included, is each in working order? 107. Of those that may be included, is each in working order, explain the nature of the problem:	IJ	IJ		101a,	. If "yes," is such equipment in good working order?
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.") Ves No Unknown N/A 102. Electric Garage Door Opener 102a. If "yes," are they reversible? Number of 'Transmitters 103. Smoke Detectors 104. With regard to the above items, are you aware that any item is not in working order?					
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Yes No Unknown N/A					
102. Electric Garage Door Opener 102a. If "yes," are they reversible? Number of Transmitters 102a. If "yes," are they reversible? Number of Transmitters 102a. If "yes," are they reversible? Number of Transmitters 102a. If "yes," identify each item that 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: 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 sceping behind the walls of the pool? 106c. Indicate which of the following may be included in the sale? (Indicate Y for yes N for no.) Range Microwave Oven Pishwasher Trash Compactor Garbage Disposal In-Ground Sprinkler System Washer Poryer Intercom 100c. There 107. Of those that may be included, is each in working order? 107. Of those that may be included, is each in working order? 107. Of those that may be included, is each in working order, explain the nature of the problem:	applicable	.")			
102a. If "yes," are they reversible? Number of Transmitters 103. Smoke Detectors Both How many Carbon Monoxide Detectors How many Location 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.	Yes	No I	Jnknown	N/A	
	[]	y		X	
Carbon Monoxide Detectors How many	#	[]	П		
Location 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:		15.5	117-52	200	
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.					
	LJ	H		[]	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
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 sceping 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.) Range	IJ	[]		4	105. ☐ In-ground pool ☐ Above-ground pool ☐ Pool Heater ☐ Spa/Hot Tub
mechanical components of the pool or spa/hot tub? [] 105c. If an in-ground pool, are you aware of any water sceping 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			IJ		
106. Indicate which of the following may be included in the sale? (Indicate Y for yes N for no.) Refrigerator	LJ	f.)			mechanical components of the pool or spa/hot tub?
Microwave Oven Dishwasher] Trash Compactor [] Garbage Disposal [] In-Ground Sprinkler System [] Central Vacuum System [] Security System Dryer [] Intercom [] Other [] Other [] 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:	[]	[]		4	106. Indicate which of the following may be included in the sale? (Indicate Y for yes N for no.)
Dishwasher Trash Compactor Garbage Disposal In-Ground Sprinkler System Central Vacuum System Security System Washer Dryer Intercom Other 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:					
☐ Trash Compactor ☐ Garbage Disposal ☐ In-Ground Sprinkler System ☐ Central Vacuum System ☐ Security System ☐ Washer ☐ Intercom ☐ Intercom ☐ Other ☐ 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:					
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 ☐ Central Vacuum System ☐ Security System ☐ Washer ☐ Dryer ☐ Intercom ☐ Other ☐ Other ☐ 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: 					
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 □ Intercom □ Other □ 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: 					
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[] [] 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:					
If "no," identify each item not in working order, explain the nature of the problem:		[]	1.1		
Note: The damage to a couple of the wood planks in bedroom #2 will convey AS-IS.	1 - 4 - i			a da:-	If "no," identify each item not in working order, explain the nature of the problem:

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 yexplain: 112. Choose one of the following three options: 112a. The Solar Panel System is financed under a power puchase agreement or other type of financial arrangement which requires me/us to make periodic payments to a Solar Panel System provide in order to acquire ownership of the Solar Panel System ("PPN"? If yes, proceed to Section Below. 112b. The Solar Panel System is the subject of clease agreement. If yes, proceed to Section Below. 112c. I/we own the Solar Panel System outsight. If yes, you do not have to answer any further question 112c. I/we own the Solar Panel System outsight. If yes, you do not have to answer any further question 112c. I/we own the Solar Panel System outsight. If yes, you do not have to answer any further question 112c. I/we own the Solar Panel System outsight. If yes, you do not have to answer any further question 112c. I/we own the Solar Panel System outsight. If yes, you do not have to answer any further question 112c. I/we own the Solar Panel System outsight. If yes, you do not have to answer any further question 112c. I/we own the Solar Panel System outsight is when you will become the owner of the Solar Panel System? ("PPN Expiration Date") 115. What is the ceptiration of the PNA, which is when you will become the owner of the Solar Panel System? ("PPN Expiration Date") 116. Is there a balloon payment, what is the amount? 117. If there is a hydoon payment, what is the amount? 118. Busy will assume my/our obligations under the PPN at Closing. 118. Busy will assume my/our obligations under the PPN at Closing. 118. Busy will assume can be included in the sale free and clear. 119. What is the crurrent pe	Yes		Unknown	to prepare a Solar Panel Addendum to be affixed to and made a part of a contract of sale for the Proper
109a. If SRECs are available, when will the SRECs expire? 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 ye capacity on your Property for the Solar Panel System? If ye capacity on your Property for the Solar Panel System? If ye capacity on your Property for the Solar Panel System? If ye capacity on your Property for the Solar Panel System? If ye capacity on your Property for the Solar Panel System Provided Indicated the Solar Panel System Provided Indicated Panel System outgot. If yes, you do not have to answer any further question Section A - The Solar Panel System outgot. If yes, you do not have to answer any further question Section A - The Solar Panel System Is Suageer to A PPA 113. What is the current periodic System at amount? S 114. What is the terquency of the periodic Panel System? Monthly Quarterly 115. What is the expiration due 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 the one or before the PPA Expiration Date? 117. If there is a balloon payment, what is the amount? S 118. Choose one of the following three options: 118. Choose one of the following three options: 118. In the system and be included in the safe free and clear. 119. What is the current periodic lease payment amount? S 120. What is the current periodic lease payment amount? S 120. What is the current periodic lease payment amount? S 120. What is the current periodic lease payment amount? S 120. What is the current periodic lease payment amount? S 120. What is the current periodic lease payment amount? S 120. What is the current periodic lease payment amount? S 120. What is the			20.00	108. When was the Solar Panel System Installed?
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SELLER	7/10/2021
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If applicable) The undersigned has never occup Statement.	oied the property and lacks the personal knowledge necessary to complete this Disclosu
	DATE
The undersigned Prospective Buyer acknowledge	es receipt of this Disclosure Statement prior to signing a Contract of Sale pertaining t
The undersigned Prospective Buyer acknowledge this Property. Prospective Buyer acknowledges the responsibility to satisfy himself or herself as to the inspected by qualified professionals, at Prospective further acknowledges that this form is intended to amenities, if any, included in the sale. This form the property such as noise, odors, traffic volume, conditions before entering into a binding contract that the visual inspection performed by the Seller	PROSPECTIVE BUYER The receipt of this Disclosure Statement prior to signing a Contract of Sale pertaining to that this Disclosure Statement is not a warranty by Seller and that it is Prospective Buyer the condition of the Property. Prospective Buyer acknowledges that the Property may be be Buyer's expense, to determine the actual condition of the Property. Prospective Buyer of provide information relating to the condition of the land, structures, major systems and does not address local conditions which may affect a purchaser's use and enjoyment of etc. Prospective Buyer acknowledges that they may independently investigate such located to purchase the property. Prospective Buyer acknowledges that he or she understander's real estate broker/broker-salesperson/salesperson does not constitute a professional
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to the buyer. The Prospective Buyer's real estate broker/broker-salesperson/sal form for the purpose of providing it to the Prospective Buyer.		
Docusigned by:		
SELLER'S REAL ESTATE BROKER/ BROKER-SALESPERSON/SALESPERSON:	DATE	
PROSPECTIVE BUYER'S REAL ESTATE BROKER/ BROKER-SALESPERSON/SALESPERSON:	DATE	



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DISCLOSURE OF ITEMS TO BE INCLUDED AND EXCLUDED from the sale of the property at

	i the property at
53 MEADOWBROOK RO	OAD Short Hills, NJ 07078
The following items are to be INCLUDED:	
4/4	
The following items are to be EXCLUDED:	
N/A	
0/11	
Acknowledged by:	
Seller: Seller: 4/10/2011	
Seller: Autobal 4/10/2011 (date)	Buyer:(date)
Seller: Myl Stell 4 10/2021 (date)	(date)