



# SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

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**Property Address:** 11 Longview Pl Morristown, NJ 07960

**Seller:** Brunner, Shawn P/Anita M

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 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 1908

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? 2016

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 \_\_\_\_\_

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: \_\_\_\_\_

## ATTIC, BASEMENTS AND CRAWL SPACES (Complete only if applicable)

Yes No Unknown

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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 crawl space? If "yes," describe the location, nature and date of the repairs:

\_\_\_\_\_

\_\_\_\_\_

11. Are you aware of any cracks or bulges in the basement floor or foundation walls? If "yes," specify location. \_\_\_\_\_



- 51 ☐ ☒ 12. Are you aware of any restrictions on how the attic may be used as a result of the manner in which  
 52 the attic or roof was constructed?  
 53 ☒ ☐ 13. Is the attic or house ventilated by: ☐ a whole house fan? ☒ an attic fan?  
 54 ☐ ☒ 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 ☒ pull down stairs ☐ crawl space with aid of ladder or other device  
 57 ☐ other \_\_\_\_\_  
 58 15. Explain any "yes" answers that you give in this section:  
 59 #13 - attic does have two ventilation fans  
 60 #8 - Basement of garage has a french drain system

**TERMITES/WOOD DESTROYING INSECTS, DRY ROT, PESTS**

Yes No Unknown

- 63 ☐ ☒ 16. Are you aware of any termites/wood destroying insects, dry rot, or pests affecting the property?  
 64 ☐ ☒ 17. Are you aware of any damage to the property caused by termites/wood destroying insects, dry rot,  
 65 or pests?  
 66 ☐ ☒ 18. If "yes," has work been performed to repair the damage?  
 67 ☒ ☐ 19. Is your property under contract by a licensed pest control company? If "yes," state the name and  
 68 address of the licensed pest control company: Arkadia - Eco Pest Control  
 69 477 State Route 10, Suite 102, Randolph, NJ 07869  
 70 ☐ ☒ 20. Are you aware of any termite/pest control inspections or treatments performed on the property in  
 71 the past?  
 72 21. Explain any "yes" answers that you give in this section:  
 73 #19 - seasonal maintenance for exterior bugs and mosquitos  
 74 \_\_\_\_\_  
 75 \_\_\_\_\_

**STRUCTURAL ITEMS**

Yes No Unknown

- 78 ☐ ☒ 22. Are you aware of any movement, shifting, or other problems with walls, floors, or foundations,  
 79 including any restrictions on how any space, other than the attic or roof, may be used as a result of  
 80 the manner in which it was constructed?  
 81 ☐ ☒ 23. Are you aware if the property or any of the structures on it have ever been damaged by fire, smoke,  
 82 wind or flood?  
 83 ☐ ☒ 24. Are you aware of any fire retardant plywood used in the construction?  
 84 ☐ ☒ 25. Are you aware of any current or past problems with driveways, walkways, patios, sinkholes, or  
 85 retaining walls on the property?  
 86 ☐ ☒ 26. Are you aware of any present or past efforts made to repair any problems with the items in this  
 87 section?  
 88 27. Explain any "yes" answers that you give in this section. Please describe the location and nature of the  
 89 problem.  
 90 \_\_\_\_\_  
 91 \_\_\_\_\_  
 92 \_\_\_\_\_

**ADDITIONS/REMODELS**

Yes No Unknown

- 95 ☐ ☒ 28. Are you aware of any additions, structural changes or other alterations to the structures on the  
 96 property made by any present or past owners?  
 97 ☐ ☐ ☒ 29. Were the proper building permits and approvals obtained? Explain any "yes" answers you give in this  
 98 section:  
 99 \_\_\_\_\_  
 100 \_\_\_\_\_  
 101 \_\_\_\_\_

**PLUMBING, WATER AND SEWAGE**

Yes No Unknown

- 103 ☐ ☐ 30. What is the source of your drinking water?  
 104 ☒ Public ☐ Community System ☐ Well on Property ☐ Other (explain) \_\_\_\_\_  
 105 ☐ ☐ 31. If your drinking water source is not public, have you performed any tests on the water?  
 106 If so, when? \_\_\_\_\_  
 107 Attach a copy of or describe the results.  
 108 \_\_\_\_\_  
 109 \_\_\_\_\_  
 110 \_\_\_\_\_

111	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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?
112				
113			<input type="checkbox"/>	33. When was well installed? _____
114			<input type="checkbox"/>	Location of well? _____
115	<input type="checkbox"/>	<input checked="" type="checkbox"/>		34. Do you have a softener, filter, or other water purification system? <input type="checkbox"/> Leased <input type="checkbox"/> Owned
116				35. What is the type of sewage system?
117				<input checked="" type="checkbox"/> Public Sewer <input type="checkbox"/> Private Sewer <input type="checkbox"/> Septic System <input type="checkbox"/> Cesspool <input type="checkbox"/> Other (explain): _____
118	<input type="checkbox"/>	<input type="checkbox"/>		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?
119				
120			<input type="checkbox"/>	37. If Septic System, when was it installed? _____
121				Location? _____
122			<input type="checkbox"/>	38. When was the Septic System or Cesspool last cleaned and/or serviced? _____
123	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	39. Are you aware of any abandoned Septic Systems or Cesspools on your property?
124	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	39a. If "yes," is the closure in accordance with the municipality's ordinance? (explain): _____
125				
126	<input type="checkbox"/>	<input checked="" type="checkbox"/>		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?
127				If "yes," explain: _____
128				
129				
130	<input type="checkbox"/>	<input checked="" type="checkbox"/>		41. Are you aware of any shut off, disconnected, or abandoned wells, underground water or sewage tanks, or dry wells on the property?
131				
132	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	42. Is either the private water or sewage system shared? If "yes," explain: _____
133				
134				43. Water Heater: <input type="checkbox"/> Electric <input type="checkbox"/> Fuel Oil <input checked="" type="checkbox"/> Gas
135			<input checked="" type="checkbox"/>	Age of Water Heater _____
136	<input type="checkbox"/>	<input checked="" type="checkbox"/>		43a. Are you aware of any problems with the water heater?
137				44. Explain any "yes" answers that you give in this section: _____
138				
139				

**HEATING AND AIR CONDITIONING**

Yes No Unknown

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142				
143				45. Type of Air Conditioning:
144				<input checked="" type="checkbox"/> Central one zone <input type="checkbox"/> Central multiple zone <input checked="" type="checkbox"/> Wall/Window Unit <input type="checkbox"/> None
145				46. List any areas of the house that are not air conditioned:
146				<u>basement</u>
147			<input type="checkbox"/>	47. What is the age of Air Conditioning System? <u>2018</u>
148				48. Type of heat: <input type="checkbox"/> Electric <input checked="" type="checkbox"/> Fuel Oil <input checked="" type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input type="checkbox"/> Unheated <input type="checkbox"/> Other
149				49. What is the type of heating system? (for example, forced air, hot water or base board, radiator, steam heat) <u>house - base board (natural gas); garage - radiant floor heat (fuel oil - BOTH are HOT WATER)</u>
150				50. If it is a centralized heating system, is it one zone or multiple zones? _____
151				
152				
153			<input checked="" type="checkbox"/>	51. Age of furnace _____ Date of last service: <u>2020</u>
154				52. List any areas of the house that are not heated: _____
155				
156	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	53. Are you aware of any tanks on the property, either above or underground, used to store fuel or other substances? <b>Above ground oil tank in basement of garage for Radiant Floor heat Furnace</b>
157				
158	<input type="checkbox"/>	<input checked="" type="checkbox"/>		54. If tank is not in use, do you have a closure certificate?
159	<input type="checkbox"/>	<input checked="" type="checkbox"/>		55. Are you aware of any problems with any items in this section? If "yes," explain: _____
160				
161				

**WOODBURNING STOVE OR FIREPLACE**

Yes No Unknown

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163				
164	<input checked="" type="checkbox"/>	<input type="checkbox"/>		56. Do you have <input type="checkbox"/> wood burning stove? <input checked="" type="checkbox"/> fireplace? <input type="checkbox"/> insert? <input type="checkbox"/> other
165	<input checked="" type="checkbox"/>	<input type="checkbox"/>		56a. Is it presently usable?
166	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	57. If you have a fireplace, when was the flue last cleaned? <u>November 2020</u>
167	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	57a. Was the flue cleaned by a professional or non-professional? <u>professional</u>
168	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	58. Have you obtained any required permits for any such item?
169	<input type="checkbox"/>	<input checked="" type="checkbox"/>		59. Are you aware of any problems with any of these items? If "yes," please explain: _____
170				

**ELECTRICAL SYSTEM**

Yes No Unknown

60. What type of wiring is in this structure? ☐ Copper ☐ Aluminum ☐ Other ☒ Unknown61. What amp service does the property have? ☐ 60 ☐ 100 ☐ 150 ☒ 200 ☐ Other ☐ Unknown62. Does it have 240 volt service? Which are present ☒ Circuit Breakers, ☐ Fuses or ☐ Both?

63. Are you aware of any additions to the original service?

If "yes," were the additions done by a licensed electrician? Name and address:

Atlantis Electrical Service - 71 Redbud Road Piscataway, NJ 08854North Warren Electric - 32 Centerville Road Columbia, NJ 07832

64. If "yes," were proper building permits and approvals obtained?

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:

Service was upgraded to a 200 Amp Panel by Atlantis Electrical Service in 2017. In 2019, the whole house generator was completed by North Warren Electric**LAND (SOILS, DRAINAGE AND BOUNDARIES)**

Yes No Unknown

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?

**ENVIRONMENTAL HAZARDS**

Yes No Unknown

78. 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, thorium, lead or other hazardous substances in the soil? If "yes," explain:

80. Are you aware if any underground storage tank has been tested?

(Attach a copy of each test report or closure certificate if available).

81. Are you aware if the property has been tested for the presence of any other toxic substances, such as lead-based paint, urea-formaldehyde foam insulation, asbestos-containing materials, or others? (Attach copy of each test report if available).

82. If "yes" to any of the above, explain:

231 ☐ ☐ 82a. If "yes" to any of the above, were any actions taken to correct the problem? Explain:

232

233

234 ☐ ☒ ☐ 83. Is the property in a designated Airport Safety Zone?

235

236 **DEED RESTRICTIONS, SPECIAL DESIGNATIONS, HOMEOWNERS ASSOCIATION/CONDOMINIUMS**

237 **AND CO-OPS**

238 Yes No Unknown

239 ☐ ☒ 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?

242

243 ☐ ☒ 85. Is the property part of a condominium or other common interest ownership plan?

244 ☐ ☒ 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?

245 ☐ ☒ 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?

246 ☐ ☐ 86a. If so, what is the Association's name and telephone number?

247

248 ☐ ☐ ☐ 86b. If so, are there any dues or assessments involved?

249 ☐ ☐ ☐ If "yes," how much?

250 ☐ ☒ 87. Are you aware of any defect, damage, or problem with any common elements or common areas that materially affects the property?

251 ☐ ☒ 88. Are you aware of any condition or claim which may result in an increase in assessments or fees?

252 ☐ ☒ ☐ 89. Since you purchased the property, have there been any changes to the rules or by-laws of the Association that impact the property?

253 ☐ ☒ ☐ 90. Explain any "yes" answers you give in this section:

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257

258 **MISCELLANEOUS**

259 Yes No Unknown

260 ☐ ☒ 91. Are you aware of any existing or threatened legal action affecting the property or any condominium or homeowners association to which you, as an owner, belong?

261 ☐ ☒ 92. Are you aware of any violations of Federal, State or local laws or regulations relating to this property?

262 ☐ ☒ 93. 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.

263

264

265 ☐ ☒ 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?

266 ☒ ☐ ☐ 95. Are there mortgages, encumbrances or liens on this property?

267 ☐ ☒ 95a. Are you aware of any reason, including a defect in title, that would prevent you from conveying clear title?

268 ☐ ☒ 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:

269

270 ☐ ☒ 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?

271 ☐ ☒ 98. Explain any other "yes" answers you give in this section: #95 -

272 ☐ ☒ **Mortgage**

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**RADON GAS Instructions to Owners**

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

Yes  
☒

No  
☐

SPB

AMB

(Initials)

(Initials)

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

Yes No Unknown

☒

☐

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

☐

☒

100. Are you aware if the property has been treated in an effort to mitigate the presence of radon gas? (If "yes," attach a copy of any evidence of such mitigation or treatment.)

☐

☒

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

☐

☐

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

**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

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☐

☐

102. Electric Garage Door Opener

☒

☐

☐

102a. If "yes," are they reversible? Number of Transmitters 3

☒

☐

☐

☐

103. Smoke Detectors

☐ Battery ☐ Electric ☒ Both How many 4

☒ Carbon Monoxide Detectors How many 1

Location smoke: dining room, upstairs hallway, basement, garage ; carbon monoxide: upstairs hallway

☐

☒

☐

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: \_\_\_\_\_

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☐

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☐

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

☐

☐

☒

☐

105a. Were proper permits and approvals obtained?

☐

☒

☐

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

☐

☒

☐

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

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

☒ Refrigerator

☒ Range

☒ Microwave Oven

☒ Dishwasher

☐ Trash Compactor

☐ Garbage Disposal

☒ In-Ground Sprinkler System

☐ Central Vacuum System

☐ Security System

☒ Washer

☒ Dryer

☒ Intercom

☐ Other

☒

☐

☐

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: \_\_\_\_\_



**SOLAR PANEL SYSTEMS**

By completing this section, Seller certifies that the Property is serviced by a Solar Panel System, which means a system of solar panels designed to absorb the sun's energy for generating electricity or heating, any and all inverters, net metering equipment, roof supports and any other equipment used in the Solar Panels (collectively, the "Solar Panel System"). This information is being provided for use, among other purposes, to prepare a Disclosure Statement to be affixed to and made a part of a contract of sale for the Property.

Yes No Unknown

☐

108. When was the Solar Panel System Installed? \_\_\_\_\_

☐

☐

109. Are SRECs generated by the Solar Panel System?

☐

109a. If SRECs are generated, when do the SRECs expire? \_\_\_\_\_

☐

☐

110. Is there any storage equipment on the Property for the Solar Panel System?

☐

111. Are you aware of any liens or other claims against any component of the Solar Panel System? If yes, explain: \_\_\_\_\_

**112. Choose one of the following:**

☐

112a. The Solar Panel System is financed by a loan, lease agreement or other type of financing arrangement which requires me/us to make payments to a Solar Panel System provider in order to acquire ownership of the Solar Panel System ("PPA")? If yes, proceed to **Section A** below.

☐

112b. The Solar Panel System is the property of the Seller. Proceed to **Section B** below.

☐

112c. I/we own the Solar Panel System. If yes, proceed to **Section B** below.

**SECTION A - THE SOLAR PANEL SYSTEM IS SUBJECT TO A PPA**

☐

113. What is the current payment amount? \$ \_\_\_\_\_

☐

114. What is the frequency of the periodic payments (check one)? ☐ Monthly ☐ Quarterly

☐

115. What is the expiration date of the PPA, which is when you will become the owner of the Solar Panel System? ("PPA Expiration Date") \_\_\_\_\_

☐

116. Is there a payment that will become due on or before the PPA Expiration Date?

☐

117. If there is a payment, what is the amount? \$ \_\_\_\_\_

**Choose one of the following three options:**

☐

I/we will assume my/our obligations under the PPA at Closing.

☐

I/we will pay off or otherwise obtain cancellation of the PPA as of the Closing so that the Solar Panel System can be included in the sale free and clear.

☐

118c. I/we will remove the Solar Panel System from the Property and pay off or otherwise obtain cancellation of the PPA as of the Closing.

**SECTION B - THE SOLAR PANEL SYSTEM IS SUBJECT TO A LEASE**

☐

119. What is the current periodic lease payment amount? \$ \_\_\_\_\_

☐

120. What is the frequency of the periodic lease payments (check one)? ☐ Monthly ☐ Quarterly

☐

121. What is the expiration date of the lease? \_\_\_\_\_

**122. Choose one of the following two options:**

☐

122a. Buyer will assume our obligations under the lease at Closing.

☐

122b. I/we will obtain an early termination of the lease and will remove the Solar Panel System prior to Closing.

**ACKNOWLEDGMENT OF SELLER**

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

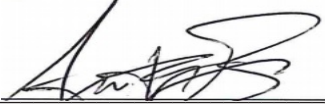
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7-7-2021

SELLER

DATE



7-7-2021

SELLER

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SELLER

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SELLER

DATE

**EXECUTOR, ADMINISTRATOR, TRUSTEE**

(If applicable) The undersigned has never occupied the property and lacks the personal knowledge necessary to complete this Disclosure Statement.

DATE

DATE

**RECEIPT AND ACKNOWLEDGMENT BY PROSPECTIVE BUYER**

The undersigned Prospective Buyer acknowledges receipt of this Disclosure Statement prior to signing a Contract of Sale pertaining to this Property. Prospective Buyer acknowledges that this Disclosure Statement is not a warranty by Seller and that it is Prospective Buyer's responsibility to satisfy himself or herself as to the condition of the Property. Prospective Buyer acknowledges that the Property may be inspected by qualified professionals, at Prospective Buyer's expense, to determine the actual condition of the Property. Prospective Buyer further acknowledges that this form is intended to provide information relating to the condition of the land, structures, major systems and amenities, if any, included in the sale. This form does not address local conditions which may affect a purchaser's use and enjoyment of the property such as noise, odors, traffic volume, etc. Prospective Buyer acknowledges that they may independently investigate such local conditions before entering into a binding contract to purchase the property. Prospective Buyer acknowledges that he or she understands that the visual inspection performed by the Seller's real estate broker/broker-salesperson/salesperson does not constitute a professional home inspection as performed by a licensed home inspector.

PROSPECTIVE BUYER

DATE

PROSPECTIVE BUYER

DATE

PROSPECTIVE BUYER

DATE

PROSPECTIVE BUYER

DATE



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**ACKNOWLEDGMENT OF REAL ESTATE BROKER/BROKER-SALESPERSON/SALESPERSON**

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

The Seller’s real estate broker/broker-salesperson/salesperson also confirms that he or she visually inspected the property with reasonable diligence to ascertain the accuracy of the information disclosed by the seller, prior to providing a copy of the property disclosure statement to the buyer.

The Prospective Buyer’s real estate broker/broker-salesperson/salesperson also acknowledges receipt of the Property Disclosure Statement form for the purpose of providing it to the Prospective Buyer.

DocuSigned by:  
*Sue Adler*  
42E1237DEAEF457...

SELLER’S REAL ESTATE BROKER/ BROKER-SALESPERSON/SALESPERSON:	DATE
---	------

PROSPECTIVE BUYER’S REAL ESTATE BROKER/ BROKER-SALESPERSON/SALESPERSON:	DATE
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**ADDITIONAL DISCLOSURE re:** 11 Longview Pl Morristown, NJ 07960

The following items are to be INCLUDED in the sale:

Swingset - 2018; Garage AC Window Unit - 2020

The following items are to be EXCLUDED from the sale:


Swivel TV Mount and TV - Master bedroom; Swivel TV Mount and TV - Family Room

The following items are to convey in strictly AS-IS condition:

Window in Family Room; Window in Garage

Acknowledged by:

Seller:  7-7-2021 Buyer: \_\_\_\_\_  
(date) (date)

Seller:  7-7-2021 Buyer: \_\_\_\_\_  
(date) (date)



Comprelli Equipment & Service, Inc.

C.E.S. Fence Inc.  
5D Great Meadow Lane  
East Hanover, NJ 07936

**Phone #** 973-428-8687

**Fax #** 973-884-4867

**E-mail** sales@cesfence.com

**www.cesfence.com**

# Invoice

Date	Invoice #
10/9/2019	1910797

Bill To
Brunner,Sean 11 LongView Pl Morristown, NJ 07960

Ship To
Brunner,Sean 11 LongView Pl Morristown, NJ 07960

P.O. No.	Terms	Job Date

Description	Qty	Rate	Amount
Job# 25705363 Job Description: Service gates - ensure gates are not mis-aligned, adjust brackets and limit switches along with check systems operation. Oil/Lubricate joints. Assigned Techs: Jason Kieber, Mike Alfano Completion Notes: readjusted limits, and greased moving parts Minimum dispatch charge for services requested via call for the gate maintenance service.	1	285.00	285.00T

All work is complete!	<b>Subtotal</b>	\$285.00
	<b>Sales Tax (6.625%)</b>	\$18.88
	<b>Total</b>	\$303.88
	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$303.88



## Work Order 10941246

1 PRINCE RD  
WHIPPANY, NJ 07981-2100  
Phone: 800-545-1020  
Fax: 973-887-2218

Date called in: 6/1/20  
CSR: MARY  
AcctNo: 262951  
Work Type: 050 GENERATOR MAINTENANC  
Terms : COD  
Cust PO :

### Service Address:

MS. ANITA BRUNNER  
11 LONGVIEW PL  
MORRISTOWN, NJ 07960-3715

### Billing Account:

MS. ANITA BRUNNER  
11 LONGVIEW PL  
MORRISTOWN, NJ 07960-3715

<b>Date Sched :</b>	<b>Technician :</b>
6/12/2020	JAMES - 630

ItemNo	Desc	Qty	Price	Extended
MP-GOLD	Maintenance Plan- Gold- 1 22 KW GEN	1.00	303.00	303.00
PMVISIT-GOLD	Maintenance Visit- Gold	1.00	0.00	0.00
DATA	GET ALL EQUIPMENT DATA	1.00	0.00	0.00
GEN-PLENUMINSPI	Generac Plenum Saftey Inspect	1.00	0.00	0.00
	Generac Plenum Saftey Inspection- FREE SINCE DONE TOGETHER WITH PM VISIT			
C19	NO COVID-19 SAFE TO ENTER-	1.00	0.00	0.00
	WEAR A MASK, GLOVES AND BOOTIES & MAINTAIN SOCIAL DISTANCE.			
RCC	OFFICE TO RUN CREDIT CARD	1.00	0.00	0.00
	FOR CURRENT PAYMENT. SEE CREDIT CARD ON FILE.			
GENERATORMAINT	GENERATOR MAINTENANCE	1.00	0.00	0.00
410	CHANGED OIL & OIL FILTER	1.00	0.00	0.00
411	REPLACED/GAPPED SPARK PLUGS	1.00	0.00	0.00
412	REPLACED AIR FILTER	1.00	0.00	0.00
209	TIGHTENED ELECTRICAL CONNECT.	1.00	0.00	0.00
414	SECURED MOLEX PLUGS ON CONTRL	1.00	0.00	0.00
415	CHECKED BATTERY AGE/VOLTS	1.00	0.00	0.00
417	CHECKED VOLTAGE OUTPUT	1.00	0.00	0.00
418	CHECKED FREQUENCY OUTPUT	1.00	0.00	0.00
419	RESET MAINT. REMINDER	1.00	0.00	0.00
4131	FUEL PLENUM INSPECTION	1.00	0.00	0.00
GEN-J5768	SM KIT 999 20KW 5W30 SYN OIL	1.00	0.00	0.00
	CAN ALSO USE G36-613 (ROUND AF) OR G36-624 (EVOLUTION AF)			
GEN-OJ8478	EVOLUTION AIR FILTER 14-20	1.00	0.00	0.00

### Payments on this Order

Date	Amount	Type	Document#	Reference
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Sub Total: 303.00  
Sales Tax: 20.07  
Order Total: 323.07  
Payments: \$0.00

**Total Amount Due: \$323.07**



## Service Agreement Quote

1 PRINCE RD  
WHIPPANY, NJ 07981-2100  
800-545-1020 /Fax: 973-887-2218  
www.airgroupllc.com

Quote: Q253173  
Date: 7/12/21  
Account #: 262951  
Plan Type: GOLD  
Payment due: Upon Receipt

**Bill To:**  
MS. ANITA BRUNNER  
11 LONGVIEW PL  
MORRISTOWN, NJ 07960-3715

**Location Address:**  
MS. ANITA BRUNNER  
11 LONGVIEW PL  
MORRISTOWN, NJ 07960-3715

Description	Qty	Price	Extended
--- BOILER MAINTENANCE PLAN	1.00	199.00	199.00
--- HEAT PUMP MAINTENANCE	1.00	430.00	430.00
--- HEAT PUMP MAINTENANCE	1.00	360.00	360.00
--- NOTE-YOUR MAINTENANCE PLAN IS VALID UNTIL 4/30/2022	1.00	0.00	0.00

### Gold Plan Benefits

- Includes a Master system tune-up.
- 50 % off diagnostic fees.
- 15 % off repairs.
- Extended business hours.
- \$50 per year in Loyalty Credits. These can be applied towards the purchase of new heating, cooling, or indoor air quality products.  
\*\*\* Heating and Cooling Combo Plans only \*\*\*

**Total before tax: \$989.00**

**NJ Sales Tax: \$65.52**

**Grand Total: \$1,054.52**

**Monthly Payments on  
your Amex, Visa, or  
Mastercard \$87.88**



Quote No: Q253173  
Acct No: 262951  
Amount Due: **\$1,054.52**

Payment Type: ☐ Check ☐ Visa  
☐ Amex ☐ Master Card

Credit Card #: \_\_\_\_\_  
Exp. Date: \_\_\_\_\_ CVV: \_\_\_\_\_  
Name on Card: \_\_\_\_\_

MS. ANITA BRUNNER  
11 LONGVIEW PL  
MORRISTOWN, NJ 07960-3715

Amount Paid

\$

*Thank you*

## NED STEVENS YEARLY MAINTENANCE PLAN



(800) 542-0267

Fax# (973) 227-3700

Monday - Thursday 6am to 8pm

Friday - Saturday 6am to 5pm

Sunday 8am to 4pm

www.nedstevens.com NJHICRA# 13VH01740800

11 Daniel Rd East, Fairfield, NJ 07004

**Brunner**

**11 Longview Place**

**Morris Township, NJ 07960**

### **We are proud to enclose your Ned Stevens Service Plan with Gutter Protection**

Thank you for choosing Ned Stevens! We have attached the service plan you recently purchased.

As we also discussed, this service plan includes our optional Gutter Protection Program, where, for a low fee, we will repair or replace your existing gutters should they incur damage at any time during the life of your service plan. Based on the increasing frequency and intensity of storms, as well the fact that insurance policy deductibles often prevent insurance coverage for gutter damage, our Gutter Protection Program is the best way to provide you the peace of mind that you deserve. Of course, the Gutter Protection Program has some simple terms and conditions, and we have listed them below for your review.

You have also enrolled in Auto Renew, so your plan will renew automatically when it expires at the same cost without a phone call.

As always, we remain available to you 7 days a week if you have any questions.

Thank you again for choosing Ned Stevens and have a great day!

Sincerely,

**Ned Stevens Gutter Cleaning**

#### **Gutter Protection terms and conditions:**

Gutter Protection involves the installation of .032 gauge, seamless aluminum "K-style" gutters with hidden hangers. Gutter Protection does not apply to copper gutters, half round gutters, built-in gutters or strap hung gutters. Fascia board, fascia cover, round leaders, flashing or other non-gutter repairs are separate charges. Gutter Protection does not apply to any problems which existed prior to your purchase of Gutter Protection. Ned Stevens has the exclusive right to refuse or delay installation for any reason, including safety, weather conditions, or other factors which make service impossible or impractical. If Gutter Protection services cannot be performed, the customer will receive a refund for Gutter Protection paid. If services can be performed, the Gutter Protection cost is non-refundable. In the event you cancel your service plan after you have received any services covered by the Gutter Protection program, you will be billed and your credit card will be charged the retail cost for services rendered.



# NED STEVENS YEARLY MAINTENANCE PLAN

(800) 542-0267  
Fax# (973) 227-3700

Monday - Thursday 6am to 8pm  
Friday - Saturday 6am to 5pm  
Sunday 8am to 4pm

www.nedstevens.com



11 Daniel Rd East, Fairfield, NJ 07004

**Brunner**  
**11 Longview Place**  
**Morris Township, NJ 07960**

**WORK SITE :**  
**11 Longview Place**  
**Morris Township, NJ 07960**

## Your Cleaning Schedule

Your Selection

☒

Week Of 08/20/2019

☒

Week Of 10/20/2019

☒

Week Of 11/15/2019

☒

Week Of 12/15/2019

☒

Week Of 03/20/2020

☒

Week Of 06/10/2020

☒

All service plan customers receive **free priority service** over non-service plan customers, **10% off all other Ned Stevens services**, and **free next day emergency service** (not including November/December).

The service dates listed are **approximate** dates only. We follow debris, not dates. In the spring and late fall, we will automatically appear any time after 80% of the debris has fallen.

If your service plan is cancelled after you received free emergency service, Ned Stevens reserves the right to charge your credit card \$150.00 as payment for your emergency service.

Ned Stevens reserves the right to cancel this service plan at any time due to safety issues, insufficiency of price, or any other circumstances that prevent or complicate performance.

\* Retail Cost With Gutter Protection (Tax Incl.) : \$959.64\*

\* By making payment including Gutter Protection cost, you agree to the terms and conditions listed on the cover letter of this plan.

Keep the above portion for your records and return the section below

NJHICRA Reg# 13VH09522300

Payment Options: ☐ Check Enclosed

☐ Credit Card# \_\_\_\_\_

☐ Accepted \_\_\_\_\_

Site ID : 1497700

☒ This plan is enrolled in Auto Renew!

Week Of 08/20/2019

Week Of 10/20/2019

Week Of 11/15/2019

Week Of 12/15/2019

Week Of 03/20/2020

Week Of 06/10/2020

\* Retail Cost With Gutter Protection : \$900.00\*

Tax : \$59.64\*

Payment Received : \$959.64

Total Cost : \$.00\*

\* By making payment including Gutter Protection cost, you agree to the terms and conditions listed on the cover letter of this plan.

# Ojeda Landscaping

## General construction (LLC.)

### Lawn sprinklers

All types of Masonry work  
Free Estimates-full Insured  
Cell 973-530-8692

**Tuesday December 22, 2020**

A.B.O. Sincerely Charly Ojeda  
228 Park Ave  
Orange NJ 07050  
Gmail: [charlyojeda36.lo@gmail.com](mailto:charlyojeda36.lo@gmail.com)

Bill send to

Mr. Shawn Brunner  
11 Longview Place  
Morristown NJ 07969  
Gmail: [irishman8399@yahoo.com](mailto:irishman8399@yahoo.com)  
Cell: 570-460-3443

We hereby submit specifications:

(Trimming of shrubs- spring clean-up- shrubs removal- weed killer- fertilizer  
Interlock pavers- keystone wall- grub control- top soil- mulching  
Planting lime sod seed – fall clean up  
Gutter clean and install =fences install –grind stomps-tree service  
Power washing- steps- curbs- Belgian blocks-landscaping lights  
Christmas lights decoration  
SPRINKLERS INSTALL AND SERVICING ...)

### **NOTE!**

Please make the check for: Ojeda landscaping

Due from last bill \$: 00.00

We are sending to do fall cleaning on the month of November	\$ 400.00
To do one-time extra cleaning on December	\$ 80.00
Also, to do sprinklers winterizing	\$ 100.00
Finally, to apply lawn fertilizer on late fall	\$ 100.00

Tax: 7% \$: 47.60

**SUBTOTAL TOTAL: 727.60**

We did receive the last payment with the check # 537 Date: 11/05/2020 \$ 2,043.70  
this check covers up to October, 2020

Please review us! on **FACE BOOK** as

**A.B.O** Lawn Sprinklers Complete Landscaping& General Construction

**Ojeda Landscaping**  
**General construction (LLC.)**  
**Lawn sprinklers**

All types of Masonry work  
Free Estimates-full Insured  
Cell 973-530-8692

**Monday May 31, 2021**

Charly Ojeda  
228 Park Ave  
Orange NJ 07050  
Gmail: [charlyojeda36.lo@gmail.com](mailto:charlyojeda36.lo@gmail.com)

Bill sends to

Mr. Shawn Brunner  
11 Longview Place  
Morristown NJ 07969  
Gmail: [irishman8399@yahoo.com](mailto:irishman8399@yahoo.com)  
Cell: 570-460-3443

We hereby submit specifications:  
(Trimming of shrubs- spring clean-up- shrubs removal- weed killer- fertilizer  
Interlock pavers- keystone wall- grub control- top soil- mulching  
Planting lime sod seed – fall clean up  
Gutter clean and install =fences install –grind stomps-tree service  
Power washing- steps- curbs- Belgian blocks-landscaping lights  
Christmas lights decoration  
SPRINKLERS INSTALL AND SERVICING ...)

**NOTE!**

Please make the check for: Ojeda landscaping  
Mail the check at 235 North Day St. Orange NJ 07050

Due from last bill \$: 00.00

We are sending to do spring clean-up	\$ 380.00
To cut the grass on the months of April and May	\$ 540.00
Also, to do sprinkler system opening and check-up includes, replace one rotor head and install properly some sprinkles heads	\$ 270.00
Finally, to applied 2 times lawn treatment 1 <sup>st</sup> an early spring 2 <sup>nd</sup> on late spring	\$ 200.00

Tax: 7% \$: 97.30  
SUBTOTAL TOTAL: 1,487.30

We did receive the last payment with the check # 538 Date: 12/28/2020 \$ 727.60  
this check covers up to December, 2020

Please review us! on **FACE BOOK** as

**A.B.O** Lawn Sprinklers Complete Landscaping& General Construction

**PLEASE NOTE:**

We are unable to provide service without a completed and signed contract.

# Town & Country Pool Services, Inc.

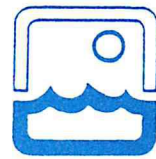
40 Millbrook Road - New Vernon, NJ 07976

Tel. (973) 993-1621 Fax (973) 993-1456

Lic 13VH04857300

WWW.TANDCPOOLS.NJ.COM

MEMBER



NATIONAL  
SPA & POOL  
INSTITUTE

## POOL OPENING 2018

Name SHAWN BRUNNER

Phone (Home) \_\_\_\_\_

Street 11 LONGVIEW PLACE

Phone (Business) \_\_\_\_\_

Town & Zip MORRISTOWN NJ 07960

Phone (Cell) 570-460-3443

E-mail Address irishman8399@yahoo.com

**PLEASE SEE THE REVERSE SIDE OF THIS CONTRACT FOR CRITICAL INFORMATION.**

### SPRING REASSEMBLY CONTRACT

POOL OPENING\*

\$295.00

SPA OPENING

COMBO selected on prior Winter contract\*

\$ -0-

INITIAL POOL VACUUMING

\$75.00 / 1st Hour

- with pool filter system

\$106.00

COVER REMOVAL

Mesh \$106.00 / Solid \$131.00

- with separate filter system

\$131.00

\*This does not include the cost of cover removal, vacuuming or chemicals

### PLEASE CHECK ADDITIONAL SERVICES REQUESTED

- ☒ WEEKLY CLEANING SERVICE \$78.00 / week (for 20 x 40 pool) starting at \$85.00 / week for larger pools  
(For larger pools please call for an estimate) (We can also work on an every-other-week schedule - See reverse for Disclaimer)
- ☐ CHECK AND BALANCE VISIT ONLY \$50.00 a visit
- ☐ CLEAN HEATER - \$120.00 per heater
- ☐ PRESSURE WASHING SERVICE - Please call for an appointment for an estimate

**ALL OF THE ABOVE PRICES WILL GO INTO EFFECT APRIL 1, 2018**

**SELECTION OF OPENING WEEK:** 1st week Choice May 14<sup>th</sup> 2nd week Choice May 21<sup>st</sup>  
This is on a first come first served basis

**A DEPOSIT OF \$100.00 MUST BE SENT WITH THIS CONTRACT TO SECURE YOUR DATE SELECTION**

**METHOD OF PAYMENT:** (Please circle one)

Cash / Check / MasterCard / Visa / American Express / Diners Club / Discover

Card number 4154 1775 7485 6359 Exp. Date 6/21 CVV code 011

Name as it appears on the card SHAWN BRUNNER

**PLEASE COMPLETE & SIGN THIS CONTRACT & RETURN IT TO THIS OFFICE ALONG WITH YOUR DEPOSIT**

Our workers are fully covered by Workmen's Compensation Insurance.

Acceptance of proposal: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined.

*Richard A. Mowbray*  
Richard A. Mowbray  
Town & Country Pool Services

Date 3/1/18

Customer Signature *Shawn Brunner*



**PLEASE NOTE:**

We are unable to provide service without a completed and signed contract.

*Town & Country Pool Services, Inc.*

40 Millbrook Road - New Vernon, NJ 07976

Tel. (973) 993-1621 Fax (973) 993-1456

Lic 13VH04857300

WWW.TANDCPOOLS.NJ.COM

EMAIL: TOWNANDCOUNTRYPOOLSERVICE@YAHOO.COM

MEMBER



NATIONAL  
SPA & POOL  
INSTITUTE

RECEIVED MAR 09 2021

**POOL OPENING**

Name Shawn Brunner Phone (Home) \_\_\_\_\_  
Street 11 Longview Pl Phone (Cell) 570-460-3443  
Town & Zip Morristown NJ 07960  
E-mail Address irishman8399@yahoo.com

**PLEASE SEE THE REVERSE SIDE OF THIS CONTRACT FOR CRITICAL INFORMATION.**

**SPRING REASSEMBLY CONTRACT**

POOL OPENING\* \$325.00 SPA OPENING \$130.00  
COMBO selected on prior Winter contract\* \$ -0- COVER REMOVAL Mesh \$110.00 / Solid \$135.00

\*This does not include the cost of cover removal or chemicals. Pools requiring longer than 2 hours will be billed for extra time.

**PLEASE CHECK ADDITIONAL SERVICES REQUESTED**

- ☐ WEEKLY CLEANING SERVICE \$80.00 per week for a 20 x 40 pool. Starting at \$88.00 per week for larger pools. (For larger pools please call for an estimate) (We can also work on an every-other-week schedule - See reverse for Disclaimer)
- ☒ CHECK AND BALANCE VISIT ONLY \$50.00 a visit
- ☐ CLEAN HEATER - Recommended - \$120.00 per heater
- ☐ PRESSURE WASHING SERVICE - Please call for an appointment for an estimate

**ALL OF THE ABOVE PRICES WILL GO INTO EFFECT APRIL 1**

**SELECTION OF OPENING WEEK:** 1st week Choice May 3<sup>rd</sup> 2nd week Choice May 10<sup>th</sup>  
This is on a first come first served basis. Your day could be any day during this week.

**A DEPOSIT OF \$100.00 MUST BE SENT WITH THIS CONTRACT TO SECURE YOUR DATE SELECTION**

**METHOD OF PAYMENT:** (Please circle one)

Cash / Check / MasterCard / Visa / American Express / Diners Club / Discover

Card number 4147 0983 8531 0305 Exp. Date 8-23 CVW code 875

Name as it appears on the card Shawn Brunner

**PLEASE COMPLETE & SIGN THIS CONTRACT & RETURN IT TO THIS OFFICE ALONG WITH YOUR DEPOSIT**

Our workers are fully covered by Workmen's Compensation Insurance.

Acceptance of proposal: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined.

*Richard A. Mowbray*  
Richard A. Mowbray  
Town & Country Pool Services

Date 3/5/21 Customer Signature [Signature]



**PLEASE NOTE:**

We are unable to provide service without a completed and signed contract.

# Town & Country Pool Services

40 Millbrook Road - New Vernon, NJ 07976

Tel. (973) 993-1621 Fax (973) 993-1456

Lic 13VH04857300

website: WWW.TANDCPOOLS.NJ.COM

email: townandcountrypoolservice@yahoo.com

MEMBER



NATIONAL SPA & POOL INSTITUTE

RECEIVED AUG 24 2020

## POOL CLOSING

Name Shawn Brunner Phone (Home) \_\_\_\_\_  
Street 11 Longview Pl Phone (Cell) 570-460-3443  
Town & Zip Morristown NJ 07960 Which # would you prefer we use to contact you? Please check one.  
E-mail Address irishman8399@yahoo.com

PLEASE SEE THE REVERSE SIDE OF THIS CONTRACT FOR CRITICAL INFORMATION.

### WINTERIZATION - SPRING REASSEMBLY

#### PLEASE CHECK SERVICES REQUESTED:

☒ WINTERIZATION & SPRING REASSEMBLY COMBINATION CONTRACT ..... \$630.00  
(This is available for standard sized pools ONLY - 20x40, or smaller.)

Winterization only: \$355.00

Spring Reassembly only: \$325.00

TOTAL: \$680.00

Winter/Spring Combo: \$630.00

**SAVINGS:** \$ 50.00

#### NOTE:

The "COMBO" discount of \$50.00 will be forfeited if the customer's bill is not paid in a timely manner, i.e., within 2 months of the closing date.

☐ WINTERIZATION ONLY ..... \$355.00

☐ SPA: WINTERIZATION ..... \$130.00

**Note: The above does not include cover handling or chemicals**

☐ WINTER CHEMICAL KIT / Most pools require 2 kits. .... \$ 94.00

COVER INSTALLATION SERVICE ☒ MESH COVER - \$110.00 ☐ SOLID COVER - \$135.00

ALL OF THE ABOVE PRICES WILL GO INTO EFFECT AUGUST 1.

SELECTION OF CLOSING WEEK: 1st week Choice 9/21 2nd week Choice 9/28

This is on a first come first served basis

A DEPOSIT MUST BE SENT WITH THIS CONTRACT: \$150.00 for a winterization only. \$250.00 for the combination.

METHOD OF PAYMENT: (Please circle one)

Cash / Check / Master Card / Visa / American Express / Diners Club / Discover

Card number 4147 0994 8728 4240 Exp. Date 8/23 CVV code 537

Name as it appears on card. Shawn Brunner

PLEASE COMPLETE & SIGN THIS CONTRACT & RETURN IT TO THIS OFFICE ALONG WITH YOUR DEPOSIT

Our workers are fully covered by Workmen's Compensation Insurance  
Acceptance of proposal: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined.

Authorized Signature Richard A. Mowbray  
Richard A. Mowbray  
TOWN & COUNTRY POOL SERVICES

Date 8/19/20 Customer Signature [Signature]

# INVOICE



**ANITA BRUNNER**  
11 Longview Pl  
MORRISTOWN, NJ 07860

## Arkadia - Eco Pest Control

22 US Highway 46  
Hackettstown, New Jersey 07840  
Phone: (888) 979-1170  
Email: info@arkadiapest.com  
Web: www.ArkadiaPest.com

Payment Terms	Due upon receipt
Invoice #	000147
Date	07/14/2021
Business / Tax #	27-2386701

Description	Total
Eco-Life PREMIER (Home Protection Plan)	\$0.00
DATES SERVICED: 9/23/16 - PRESENT (2021)	
\$99.99/MONTHLY	
Annual Spring and Fall exterior service included. Monthly Tick & Mosquito lawn spray included (April - October)	
Eco-Life PREMIER home protection plan covers the following pests:  Ants, Cave Crickets, Centipedes, Clover Mites, Crickets, Drain Flies, Earwigs, Firebrats, Grain Beetles, Grasshoppers, Ground Beetles, Hornets, Indian Meal Moths, Mice, Millipedes, Mud Daubers, Pantry Moths, Pavement Ants, Pill Bugs, Roaches, Silverfish, Spiders, Spider Mites, Sugar Ants, Rats, Wasps, Wolf Spiders, and Yellow Jackets. PLUS: Carpenter Ants, Carpenter Bees, Miner Bees, Stink Bugs, and Springtails. PREMIER: Bed Bugs, Mosquitoes, and Ticks. Termite coverage is optional and can be purchased along with a Hex-Pro termite monitoring system installation.	
Plus 15% Discount on All Other Services offered by Arkadia including Gutter Cleaning, Power Washing, Insulation Removal & Installation, Wildlife Control, Rodent Exclusion, and Sanitation.	

<b>Subtotal</b>	<b>\$0.00</b>
NJ Sales Tax	\$0.00
<b>Total</b>	<b>\$0.00</b>

## Notes:

CURRENT SERVICE - FOR SALE OF HOME

#### Account Terms & Conditions:

Customer agrees to pay the full service charge to inspect or treat areas requiring treatment at the time of inspection and service. Customer shall be liable for all materials and equipment on their property. Arkadia – Eco Pest Control shall not be responsible or held liable for any errors, delays, or damages to structures, humans, or pets. Arkadia – Eco Pest Control's liability is limited to the purchase price of this contract. Arkadia – Eco Pest Control is not responsible and cannot be held liable for structural damage or fire damage to your home or place of business caused by wood-destroying insects, rodents, insects, pests, animals, or other wildlife. Customer agrees to perform or remedy any wood-damage repair, wood replacement, and/or other site conditions recommended by Arkadia – Eco Pest Control and/or damages caused by insect, rodent, or wildlife.

All insect, rodent, and/or wildlife services and treatments provided by Arkadia – Eco Pest Control does not guarantee total elimination of pest species in or around your home, but seeks to control the local pest population. Arkadia – Eco Pest Control's insect, rodent, and wildlife treatments and services do not guarantee that person(s) inside or outside your home and/or household will not contract any disease or sickness associated to insect, rodent, and/or wildlife transmission and Arkadia – Eco Pest Control is not liable for such claims or damages.

If a customer requests a service for a pest treatment or other service offered by Arkadia – Eco Pest Control that is not covered under this program, customer has the option of paying for the new service to be performed in full. The price of this service will depend upon the pest in need of treatment or other service requested and the severity of the infestation in question. Customer agrees to pay the monthly charge outlined on this form (if applicable) plus NJ state sales tax each month hereafter for a minimum of 12 consecutive months for Eco-Protect, Eco-Protect PLUS, and Eco-Life PREMIER Home Protection Plans (or the number of months outlined on this form for customers signed up for our Lawn-Zone plan) from the date of this contract and each following month thereafter until customer discontinues contract by contacting Arkadia – Eco Pest Control directly via phone or mail. If customer cancels contract prematurely, before 12 months of service, or other stipulated months of service, 50% of remaining balance is due upon cancellation.

Consumer Information Notice: As of November 19, 2001, the New Jersey DEP Pesticide Control Program instituted a new program that requires us to provide customers with information about the pesticides we will be using as part of the pest control program for your property. A Consumer Information Notice as well as any requested Material Data Safety Sheets will be supplied by Arkadia – Eco Pest Control upon services rendered.

#### Warranty Information:

Warranties are often given by Arkadia - Eco Pest Control to clients for services performed. All warranties are subject to change and are outlined in proposals and invoices as to what is covered and what is not covered under the warranty. Please see your proposal and/or invoice for complete details.

Warranty - Full Home Exclusion: Most of our "mechanical" work, such as exclusion work, comes with a limited warranty of One Year. Limited-Warranty Information: No "covered" animals shall enter areas of structure where exclusion work is performed by this company. If "covered" animal(s) enter exclusion work provided by this company, company will service and secure exclusion work at no additional charge to client if incident occurs during warranty coverage. A renewal cost of \$275.00 (subject to increase annually) will be available to client to extend this warranty on an annual basis. Warranty will be null and void on areas of exclusion work performed by this company if said work is disturbed or removed by an outside contractor or the owner of the structure.

#### Expectations:

Wildlife, like anything else in nature, can be highly unpredictable. When working with wild

animals, we have learned to 'expect the unexpected'. We ask that all clients practice patience as we work diligently and professionally to evict the resident wildlife currently occupying your structure. Our main goal is to "safely" evict, exclude, and prevent wildlife from residing in unwanted areas. In order to successfully achieve this goal, we must practice legal, safe, and sound wildlife principles and procedures at all times with no exceptions. These standards must always be met and will not be compromised.

#### Structural Damage:

Animals residing in structures have been known to cause structural damage. This company is not responsible and will not and cannot be held liable by such claims related to structural damage caused by wildlife residing inside or outside your structure or property. This company is also not liable and not responsible for errors, delays, or damages. This company's liability is limited to the purchase of this contract. By signing the client acceptance page included in this inspection report, client agrees to these terms.

#### Disease Transmission & Health-Related Issues:

Wild animals and the feces and urine associated with them carry diseases, viruses, and other bacteria that are known to cause health-related issues to humans. This company is not responsible and cannot be held liable for humans or pets suffering harm from animal or rodent transmitted disease, viruses, bacteria, and others causing viral or disease transmission, infections, physical or mental harm, including death, and other health-related issues caused by coming into physical contact, non-physical contact, airborne, or otherwise with wildlife inside or outside of your home or structure and will not and cannot be held liable by such claims. By signing the client acceptance page included in this inspection report, client agrees to these terms. If you, a member of your family, pet, or other person in or around your structure is filling ill or is showing signs of illness, please see a physician immediately.

#### Drone Usage:

Our drones are deployed to allow company staff to inspect, monitor, and photograph hard to reach areas where wildlife activity may be present. All precautions will be taken to ensure that client privacy is not disturbed.

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ANITA BRUNNER