



SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

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Property Address: 18 Birchwood Drive Short Hills, NJ 07078

Seller: Hecht, Ernest & Kathi

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	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1. Age of House, if known <u>1961</u>
			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? <u>1990</u>
			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	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4. Age of roof <u>2020</u>
			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: <u>Full roof replacement in 2020.</u>

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

Yes	No	Unknown	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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. _____



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- 12. Are you aware of any restrictions on how the attic may be used as a result of the manner in which the attic or roof was constructed?
- 13. Is the attic or house ventilated by: a whole house fan? an attic fan?
- 13a. Are you aware of any problems with the operation of such a fan?
- 14. In what manner is access to the attic space provided?
 - staircase
 - pull down stairs
 - crawl space with aid of ladder or other device
 - other _____
- 15. Explain any "yes" answers that you give in this section:

TERMITES/WOOD DESTROYING INSECTS, DRY ROT, PESTS

- | | Yes | No | Unknown |
|----|--------------------------|-------------------------------------|---------|
| 64 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 65 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 67 | <input type="checkbox"/> | <input type="checkbox"/> | |
| 68 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 71 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |

- 16. Are you aware of any termites/wood destroying insects, dry rot, or pests affecting the property?
- 17. Are you aware of any damage to the property caused by termites/wood destroying insects, dry rot, or pests?
- 18. If "yes," has work been performed to repair the damage?
- 19. Is your property under contract by a licensed pest control company? If "yes," state the name and address of the licensed pest control company: _____
- 20. Are you aware of any termite/pest control inspections or treatments performed on the property in the past?
- 21. Explain any "yes" answers that you give in this section:

STRUCTURAL ITEMS

- | | Yes | No | Unknown |
|----|--------------------------|-------------------------------------|---------|
| 79 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 82 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 84 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 85 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 87 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |

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

ADDITIONS/REMODELS

- | | Yes | No | Unknown |
|----|-------------------------------------|--------------------------|--------------------------|
| 96 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 98 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

- 28. Are you aware of any additions, structural changes or other alterations to the structures on the property made by any present or past owners?
- 29. Were the proper building permits and approvals obtained? Explain any "yes" answers you give in this section:

1999 Addition
Bedroom, bathroom, and utility room added on the 1st floor.
Family room added on the 2nd floor.

PLUMBING, WATER AND SEWAGE

- | | Yes | No | Unknown |
|-----|--------------------------|--------------------------|---------|
| 107 | <input type="checkbox"/> | <input type="checkbox"/> | |

- 30. What is the source of your drinking water?
 - Public
 - Community System
 - Well on Property
 - Other(explain) _____
- 31. If your drinking water source is not public, have you performed any tests on the water? If so, when? _____
 Attach a copy of or describe the results.

- 111 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 33. When was well installed? _____
- 113 Location of well? _____
- 114 34. Do you have a softener, filter, or other water purification system? Leased Owned
- 115 35. What is the type of sewage system?
- 116 Public Sewer Private Sewer Septic System Cesspool Other (explain): _____
- 117 36. If you answered "septic system," have you ever had the system inspected to confirm that it is a true septic system and not a cesspool?
- 118 37. If Septic System, when was it installed? _____
- 119 Location? _____
- 120 38. When was the Septic System or Cesspool last cleaned and/or serviced? _____
- 121 39. Are you aware of any abandoned Septic Systems or Cesspools on your property?
- 122 39a. If "yes," is the closure in accordance with the municipality's ordinance? (explain): _____
- 123 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?
- 124 If "yes," explain: _____
- 125 41. Are you aware of any shut off, disconnected, or abandoned wells, underground water or sewage tanks, or dry wells on the property?
- 126 42. Is either the private water or sewage system shared? If "yes," explain: _____
- 127 43. Water Heater: Electric Fuel Oil Gas
- 128 Age of Water Heater 2015
- 129 43a. Are you aware of any problems with the water heater?
- 130 44. Explain any "yes" answers that you give in this section: _____
- 131 _____
- 132 _____

HEATING AND AIR CONDITIONING

- 141 Yes No Unknown
- 142 45. Type of Air Conditioning:
- 143 Central one zone Central multiple zone Wall/Window Unit None
- 144 46. List any areas of the house that are not air conditioned: _____
- 145 _____
- 146 47. What is the age of Air Conditioning System? 2012
- 147 48. Type of heat: Electric Fuel Oil Natural Gas Propane Unheated Other
- 148 49. What is the type of heating system? (for example, forced air, hot water or base board, radiator, steam heat) forced air
- 149 50. If it is a centralized heating system, is it one zone or multiple zones?
- 150 2 zones
- 151 51. Age of furnace 2000/2012 Date of last service: Fall 2020
- 152 52. List any areas of the house that are not heated:
- 153 N/A
- 154 53. Are you aware of any tanks on the property, either above or underground, used to store fuel or other substances?
- 155 54. If tank is not in use, do you have a closure certificate?
- 156 55. Are you aware of any problems with any items in this section? If "yes," explain: _____
- 157 _____
- 158 _____
- 159 _____

WOODBURNING STOVE OR FIREPLACE

- 162 Yes No Unknown
- 163 56. Do you have wood burning stove? fireplace? insert? other
- 164 56a. Is it presently usable?
- 165 57. If you have a fireplace, when was the flue last cleaned? 2017
- 166 57a. Was the flue cleaned by a professional or non-professional? professional
- 167 58. Have you obtained any required permits for any such item?
- 168 59. Are you aware of any problems with any of these items? If "yes," please explain: _____
- 169 _____
- 170 _____

171 ELECTRICAL SYSTEM

172 Yes No Unknown

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LAND (SOILS, DRAINAGE AND BOUNDARIES)

187 Yes No Unknown

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ENVIRONMENTAL HAZARDS

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60. What type of wiring is in this structure? Copper Aluminum Other Unknown

61. What amp service does the property have? 60 100 150 200 Other Unknown

62. 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:

Electrical work was sub contracted out by GC - Modern Creations.

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:
Upgraded main electrical panel to 200 in 2000.

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? **YES**

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:

73). Added a drain pipe catchment in front yard when patio was replaced.

77. Do you have a survey of the property?

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 **DEED RESTRICTIONS, SPECIAL DESIGNATIONS, HOMEOWNERS ASSOCIATION/CONDOMINIUMS**
236 **AND CO-OPS**

237 Yes No Unknown
238 84. Are you aware if the property is subject to any deed restrictions or other limitations on how it may
239 be used due to its being situated within a designated historic district, or a protected area like the
240 New Jersey Pinelands, or its being subject to similar legal authorities other than typical local zoning
241 ordinances?

242 85. Is the property part of a condominium or other common interest ownership plan?
243 85a. If so, is the property subject to any covenants, conditions, or restrictions as a result of its being part
244 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
246 association, or other similar organization or property owners?
247 86a. If so, what is the Association's name and telephone number?
248 _____
249 _____

250 86b. If so, are there any dues or assessments involved?
251 If "yes," how much? _____
252 87. Are you aware of any defect, damage, or problem with any common elements or common areas that
253 materially affects the property?

254 88. Are you aware of any condition or claim which may result in an increase in assessments or fees?
255 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 **MISCELLANEOUS**

261 Yes No Unknown
262 91. Are you aware of any existing or threatened legal action affecting the property or any condominium
263 or homeowners association to which you, as an owner, belong?
264 92. Are you aware of any violations of Federal, State or local laws or regulations relating to this property?
265 93. Are you aware of any zoning violations, encroachments on adjacent properties, non-conforming
266 uses, or set-back violations relating to this property? If so, please state whether the condition is pre-
267 existing non-conformance to present day zoning or a violation to zoning and/or land use laws.
268 _____
269 _____

270 94. Are you aware of any public improvement, condominium or homeowner association assessments
271 against the property that remain unpaid? Are you aware of any violations of zoning, housing,
272 building, safety or fire ordinances that remain uncorrected?
273 95. Are there mortgages, encumbrances or liens on this property?

274 95a. Are you aware of any reason, including a defect in title, that would prevent you from conveying
275 clear title?
276 96. Are you aware of any material defects to the property, dwelling, or fixtures which are not disclosed
277 elsewhere on this form? (A defect is "material," if a reasonable person would attach importance
278 to its existence or non-existence in deciding whether or how to proceed in the transaction.)
279 If "yes," explain: _____
280 _____

281 97. Other than water and sewer charges, utility and cable tv fees, your local property taxes, any special
282 assessments and any association dues or membership fees, are there any other fees that you pay on
283 an ongoing basis with respect to this property, such as garbage collection fees?
284 98. Explain any other "yes" answers you give in this section:
285 _____
286 _____
287 _____
288 _____
289 _____
290 _____

291 **RADON GAS** Instructions to Owners

292 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
293 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
294 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
295 owners may waive, in writing, this right of confidentiality. As the owner(s) of this property, do you wish to waive this right?

296 Yes No
297 EF KH
298 (Initials) (Initials)

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

302 Yes No Unknown
303 99. Are you aware if the property has been tested for radon gas? (Attach a copy of each test report if
304 available.)
305 100. Are you aware if the property has been treated in an effort to mitigate the presence of radon gas?
306 (If "yes," attach a copy of any evidence of such mitigation or treatment.)
307 101. Is radon remediation equipment now present in the property?
308 101a. If "yes," is such equipment in good working order?

311 **MAJOR APPLIANCES AND OTHER ITEMS**

312 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
313 in the sale of the property. Which of the following items are present in the property? (For items that are not present, indicate "not
314 applicable.")

316 Yes No Unknown N/A
317 102. Electric Garage Door Opener
318 102a. If "yes," are they reversible? Number of Transmitters YES - 2
319 103. Smoke Detectors
320 Battery Electric Both How many 8
321 Carbon Monoxide Detectors How many 3
322 Location hallway to 3 bedrooms hallway bedrooms next to fireplace
323 104. With regard to the above items, are you aware that any item is not in working order?
324 104a. If "yes," identify each item that is not in working order or defective and explain the nature
325 of the problem:
326
327
328 105. In-ground pool Above-ground pool Pool Heater Spa/Hot Tub
329 105a. Were proper permits and approvals obtained?
330 105b. Are you aware of any leaks or other defects with the filter or the walls or other structural or
331 mechanical components of the pool or spa/hot tub?
332 105c. If an in-ground pool, are you aware of any water seeping behind the walls of the pool?
333 106. Indicate which of the following may be included in the sale? (Indicate Y for yes N for no.)
334 Refrigerator
335 Range * Industrial shelving located in the garage.
336 Microwave Oven
337 Dishwasher
338 Trash Compactor
339 Garbage Disposal
340 In-Ground Sprinkler System
341 Central Vacuum System
342 Security System
343 Washer
344 Dryer
345 Intercom
346 * Other - Wall mounted TV's in family room, gym, and kitchen.
347 107. Of those that may be included, is each in working order?
348 If "no," identify each item not in working order, explain the nature of the problem:
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SOLAR PANEL SYSTEMS

By completing this section, Seller is acknowledging that the Property is serviced by a Solar Panel System, which means a system of solar panels designed to absorb the sunlight as a source of energy for generating electricity or heating, any and all inverters, net meter, wiring, roof supports and any other equipment pertaining to the Solar Panels (collectively, the "Solar Panel System"). This information may be used, among other purposes, to prepare a Solar Panel Addendum 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 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 yes, explain: _____

112. Choose one of the following three options:

- 112a. The Solar Panel System is financed under a power purchase agreement or other type of financing arrangement which requires me/us to make periodic 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 subject of a lease agreement. If yes, proceed to **Section B** below.
- 112c. I/we own the Solar Panel System outright. If yes, you do not have to answer any further questions.

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

- 113. What is the current periodic 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 balloon payment that will become due on or before the PPA Expiration Date?
- 117. If there is a balloon payment, what is the amount? \$ _____

118. Choose one of the following three options:

- 118a. Buyer will assume my/our obligations under the PPA at Closing.
- 118b. 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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Valeri Hecht _____ DATE 7/19/2021

SELLER _____ DATE _____
Christy Hecht _____ DATE 7/19/2021

SELLER _____ DATE _____

SELLER _____ DATE _____

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

SELLER'S REAL ESTATE BROKER/
BROKER-SALESPERSON/SALESPERSON:

DATE

PROSPECTIVE BUYER'S REAL ESTATE BROKER/
BROKER-SALESPERSON/SALESPERSON:

DATE

ADDITIONAL DISCLOSURE re: 18 Birchwood Drive Short Hills, NJ 07078

The following items are to be INCLUDED in the sale:

Wall mounted TV's located in the family room, gym, and kitchen.
Industrial shelving located in the garage.

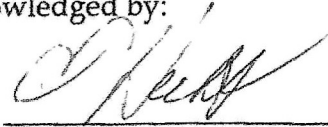
The following items are to be EXCLUDED from the sale:

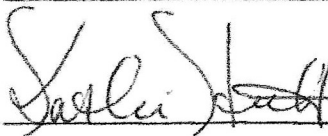
N/A

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

Driveway retaining wall.

Acknowledged by:

Seller:  7/20/21 Buyer: _____
(date) (date)

Seller:  7/20/21 Buyer: _____
(date) (date)



ROYAL 1 CONSTRUCTION, LLC
 CHIMNEY • ROOFING • GUTTERS • MASONRY
 FULLY INSURED & 24 HR EMERGENCY SERVICE
TOLL FREE: 1-800-227-9004
 ROYAL1CONSTRUCTIONLLC@GMAIL.COM
 LICENSE NUMBER: 13VH09376800

PROPOSAL SUBMITTED TO: Hecht
 Name/Owner: Kathleen
 Address: 18 Birchwood Dr
 City, State, Zip: Short Hills
 Phone No: 973-699-8331

WORK TO BE PERFORMED AT:
 Address: _____
 City, State, Zip: _____
 Phone No: _____
 Date: _____

SALES REPRESENTATIVE PROPOSAL SUBMITTED BY: Alex

Total Contract Price:

Any alterations or deviations from the above Description of Work to be Performed involving extra costs will be executed only upon written change order; and will become an extra charge over and above the Total Contract Price. No alterations or deviations from the above Description of Work to be Performed, or any extra work, shall be performed without written change order(s) signed by the Owner and Royal Construction, LLC. Extra costs and/or work shall be paid for in advance.

Exclusions from Total Contract Price:

Any and all applicable state or local building and construction permit fees, which fees the Owner acknowledges and agrees to pay in addition to the Total Contract Price. In the event Royal 1 Construction, LLC pays for any fees set forth in this paragraph, it is entitled to reimbursement from the Owner for the actual fee paid within seven (7) days of receipt of proof of payment by Royal 1 Construction, LLC.

Services

Description

- | | |
|--|---|
| Chimney Liners
<input type="checkbox"/> Gas Liners
<input type="checkbox"/> Stainless Steel Liner for all Wood or Oil Burning Appliances
<input type="checkbox"/> Top Hat
<input type="checkbox"/> Storm Collar
<input type="checkbox"/> Top Plate
<input type="checkbox"/> Fireplace Dampers

Chimney Repairs
<input type="checkbox"/> Bricks
<input type="checkbox"/> Flashing
<input type="checkbox"/> Apex Crown
<input type="checkbox"/> Tuckpointing
<input type="checkbox"/> Chimney Rebuild with New Brick or Chimney Block | Masonry Repairs
<input type="checkbox"/> Step
<input type="checkbox"/> Foundations
<input type="checkbox"/> Stucco

Thermocrete
<input type="checkbox"/> Chimney Lining System

Gutter Work
<input type="checkbox"/> Cleaning
<input type="checkbox"/> Repair
<input type="checkbox"/> New Installation
<input type="checkbox"/> Gutter Guards

Roofing
<input type="checkbox"/> All Types of Repairs
<input type="checkbox"/> New Installation of Shingles
<input type="checkbox"/> Torch Down Rubber |
|--|---|

1 - Install new chase coop stainless steel
 - Replace 1x6 around
 - Take chimney down to roof level - Rebuild chimney back to cold
 2 - Install new chimney flashing
 - Remove shingles
 - Inspect plywood
 - Install new ice shield
 - Install new felt paper
 - Install new shingles
 state

We propose hereby to furnish material & labor- complete in accordance with above specification for the sum of:

2400 - Deposit Final Payment 9,600 9/17/2020 #179 Dollars \$ 11400

Payment as Follows: complete and paid in full check

Credit Card# _____ Exp: _____ 3 Digit Security Code _____

Check # _____ DL# _____

Insurance: The contractor represents that it carries Workmen's Compensation and Public Liability Insurance. **Guarantee & Warranty:** Gas, Oil, or Fireplace 316/a1294c stainless steel liners carry a lifetime manufacturer transferable warranty. 3003-Gas 2 ply carry 20 years manufacturer warranty. All other repairs carry a one year trade of today warranty. No guarantee on proper draft in fireplace.

Start Date: 9/11/2020 Completion Date: _____
 Technician: _____

Home Owner Print: Kathleen Hecht
 Home Owner Signature: [Signature]



CONSTRUCTION

157 Gordon Ave. Totowa N.J.07512

License: #13VH09376800

July 6, 2021

Kathi Hecht
18 Birchwood Drive
Short Hills, NJ

Work to be Performed:

- **Install new stainless steel chase cover.**
- **Reface 1X6 all around.**
- **Take chimney down to roof level.**
- **Rebuild chimney back to code.**
- **Install new chimney flashing.**
- **Remove shingles.**
- **Inspect plywood.**
- **Install new ice water shield.**
- **Install new felt paper.**
- **Install new Slate shingles.**

30 year warranty on Shingles.

15 year warranty on Labor.

Total Cost: \$12,000.00

Check#8814- \$2,400.00.

Check#179- \$9,600.00.

PAID IN FULL

Technician: Alex

Thank you for choosing Royal 1. We appreciate your business.