



SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

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Property Address: 41 Woodland Road Short Hills, NJ 07078

Seller: Rodgers, Kevin & Karen

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

1928

1. Age of House, if known

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? 2003

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

Roof on Main House = 2004
on Porch - 2012
on ADDITION - 2014

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: Roof on Main House replaced in 2004

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

Yes No Unknown

8. Does the property have one or more sump pumps?

8a. Are there any problems with the operation of any sump pump? N/A

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? *N/A*
14. In what manner is access to the attic space provided?
 staircase pull down stairs crawl space with aid of ladder or other device
 other _____
15. Explain any "yes" answers that you give in this section:

TERMITES/WOOD DESTROYING INSECTS, DRY ROT, PESTS

Yes No Unknown

16. Are you aware of any termites/wood destroying insects, dry rot, 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? *N/A*
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

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

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:
2-story addition (MBR, Kitchen, Family Room) and new garage constructed in 2014

PLUMBING, WATER AND SEWAGE

Yes No Unknown
 N/A

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
- 112 location other than the sewer, septic, or other system that services the rest of the property?
- 113 33. When was well installed? N/A
- 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? N/A
- 120 37. If Septic System, when was it installed? N/A
- 121 Location? _____
- 122 38. When was the Septic System or Cesspool last cleaned and/or serviced? N/A
- 123 39. Are you aware of any abandoned Septic Systems or Cesspools on your property?
- 124 39a. If "yes," is the closure in accordance with the municipality's ordinance? (explain):
- 125 N/A
- 126 40. Are you aware of any leaks, backups, or other problems relating to any of the plumbing systems and
- 127 fixtures (including pipes, sinks, tubs and showers), or of any other water or sewage related problems?
- 128 If "yes," explain: _____
- 129 _____
- 130 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 42. Is either the private water or sewage system shared? If "yes," explain: N/A
- 133 _____
- 134 43. Water Heater: Electric Fuel Oil Gas
- 135 Age of Water Heater 2016
- 136 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 _____
- 140 _____

HEATING AND AIR CONDITIONING

- 141 Yes No Unknown
- 142
- 143 45. Type of Air Conditioning:
- 144 Central one zone Central multiple zone Wall/Window Unit None
- 145 46. List any areas of the house that are not air conditioned: N/A
- 146 _____
- 147 47. What is the age of Air Conditioning System? 2014
- 148 48. Type of heat: Electric Fuel Oil Natural Gas Propane Unheated Other
- 149 49. What is the type of heating system? (for example, forced air, hot water or base board, radiator, steam
- 150 heat) FORCED AIR
- 151 50. If it is a centralized heating system, is it one zone or multiple zones?
- 152 _____
- 153 51. Age of furnace 2014 Date of last service: FALL 2021
- 154 52. List any areas of the house that are not heated: N/A
- 155 _____
- 156 53. Are you aware of any tanks on the property, either above or underground, used to store fuel or other
- 157 substances?
- 158 54. If tank is not in use, do you have a closure certificate? N/A
- 159 55. Are you aware of any problems with any items in this section? If "yes," explain: N/A
- 160 _____
- 161 _____

WOODBURNING STOVE OR FIREPLACE

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

ELECTRICAL SYSTEM

171 Yes No Unknown

- 172
173 60. What type of wiring is in this structure? Copper Aluminum Other Unknown
174 61. What amp service does the property have? 60 100 150 200 Other Unknown
175 62. Does it have 240 volt service? Which are present? Circuit Breakers, Fuses or Both?
176
177 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:
Ed Spallone - Spallone Electric (Ret.)
179
180 64. If "yes," were proper building permits and approvals obtained?
181 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 New panel for 2014 addition and panel for main house upgraded.
184
185

LAND (SOILS, DRAINAGE AND BOUNDARIES)

186 Yes No Unknown

- 187
188 67. Are you aware of any fill or expansive soil on the property?
189 68. Are you aware of any past or present mining operations in the area in which the property is located?
190 69. Is the property located in a flood hazard zone?
191 70. Are you aware of any drainage or flood problems affecting the property?
192 71. Are there any areas on the property which are designated as protected wetlands?
193 72. Are you aware of any encroachments, utility easements, boundary line disputes, or drainage or
194 other easements affecting the property?
195 73. Are there any water retention basins on the property or the adjacent properties?
196 74. Are you aware if any part of the property is being claimed by the State of New Jersey as land
197 presently or formerly covered by tidal water (Riparian claim or lease grant)? Explain:
198
199
200 75. Are you aware of any shared or common areas (for example, driveways, bridges, docks, walls,
201 bulkheads, etc.) or maintenance agreements regarding the property?
202 76. Explain any "yes" answers to the preceding questions in this section:
203 A water retention basin was added in the backyard per code for 2014 addition.
204
205 77. Do you have a survey of the property?
206

ENVIRONMENTAL HAZARDS

207 Yes No Unknown

- 208
209 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 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
217 79. Are you aware of any underground storage tanks (UST) or toxic substances now or previously
218 present on this property or adjacent property (structure or soil), such as polychlorinated biphenyl
219 (PCB), solvents, hydraulic fluid, petro-chemicals, hazardous wastes, pesticides, chromium, thorium,
220 lead or other hazardous substances in the soil? If "yes," explain:
221
222
223 80. Are you aware if any underground storage tank has been tested?
224 (Attach a copy of each test report or closure certificate if available).
225 81. Are you aware if the property has been tested for the presence of any other toxic substances, such
226 as lead-based paint, urea-formaldehyde foam insulation, asbestos-containing materials, or others?
227 (Attach copy of each test report if available).
228 82. If "yes" to any of the above, explain:
229
230

- 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 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?
- 240 _____
- 241 _____
- 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 of a condominium or other form of common interest ownership?
- 244 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?
- 245 86a. If so, what is the Association's name and telephone number?

- 246 86b. If so, are there any dues or assessments involved?
If "yes," how much? _____
- 247 87. Are you aware of any defect, damage, or problem with any common elements or common areas that materially affects the property?
- 248 88. Are you aware of any condition or claim which may result in an increase in assessments or fees?
- 249 89. Since you purchased the property, have there been any changes to the rules or by-laws of the Association that impact the property?
- 250 90. Explain any "yes" answers you give in this section:

- 251 _____
- 252 _____
- 253 _____
- 254 _____
- 255 _____
- 256 _____
- 257 _____
- 258 _____
- 259 _____
- 260 _____

MISCELLANEOUS

- 262 Yes No Unknown
- 263 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?
- 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 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.

- 266 _____
- 267 _____
- 268 _____
- 269 _____
- 270 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?
- 271 95. Are there mortgages, encumbrances or liens on this property?
- 272 95a. Are you aware of any reason, including a defect in title, that would prevent you from conveying clear title?
- 273 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: _____
- 274 _____
- 275 _____
- 276 _____
- 277 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?
- 278 _____
- 279 _____
- 280 _____
- 281 98. Explain any other "yes" answers you give in this section:
95). Mortgage.

- 282 _____
- 283 _____
- 284 _____
- 285 _____
- 286 _____
- 287 _____
- 288 _____
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- 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 ER WR
298 (Initials) (Initials)

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

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

310 MAJOR APPLIANCES AND OTHER ITEMS

311 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
312 in the sale of the property. Which of the following items are present in the property? (For items that are not present, indicate "not
313 applicable.")
314

315 Yes No Unknown N/A
316 102. Electric Garage Door Opener
317 102a. If "yes," are they reversible? Number of Transmitters 3 (Three)
318 103. Smoke Detectors
319 Battery Electric Both How many 7 upstairs, 2 downstairs
320 Carbon Monoxide Detectors How many 3 (2 kids room)
321 Location 2 upstairs, 1 downstairs (Fam Room)
322 104. With regard to the above items, are you aware that any item is not in working order?
323 104a. If "yes," identify each item that is not in working order or defective and explain the nature
324 of the problem: _____
325 _____
326 _____
327 105. In-ground pool Above-ground pool Pool Heater Spa/Hot Tub
328 105a. Were proper permits and approvals obtained?
329 105b. Are you aware of any leaks or other defects with the filter or the walls or other structural or
330 mechanical components of the pool or spa/hot tub?
331 105c. If an in-ground pool, are you aware of any water seeping behind the walls of the pool?
332 106. Indicate which of the following may be included in the sale? (Indicate Y for yes N for no.)
333 Refrigerator
334 Range
335 Microwave Oven
336 Dishwasher
337 ~~Trash Compactor~~
338 Garbage Disposal
339 In-Ground Sprinkler System
340 ~~Central Vacuum System~~
341 Security System
342 Washer - **2 (Two)**
343 Dryer - **2 (Two)**
344 ~~Intercom~~
345 ~~Other~~
346 107. Of those that may be included, is each in working order?
347 If "no," identify each item not in working order, explain the nature of the problem:
348 _____
349 _____
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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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Kevin Rodgers
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11/30/2021 | 3:37 PM EST

SELLER

DATE

DocuSigned by:
R. Rodz
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11/30/2021 | 1:55 PM EST

SELLER

DATE

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...

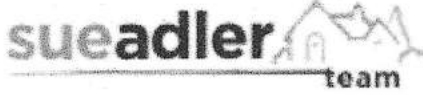
11/30/2021 | 1:55 PM EST

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

DATE

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

DATE



ADDITIONAL DISCLOSURE re: 41 Woodland Road Short Hills, NJ 07078

The following items are to be INCLUDED in the sale:

- Master bedroom - mirror in vestibule and over fireplace.**
- Mudroom, laundry room, and master closet - baskets and bins (if wanted).**
- Basement - Ikea shelving - 3 (Three)**
- Basement - wall mounted TV.**
- Backyard - Weber outdoor grill and fountain.**
- Exterior - 5 cement planters.**


The following items are to be EXCLUDED from the sale:

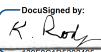
- Family room, dining room, and master bedroom - Chandeliers**
- Powder room - Chandelier and valance**

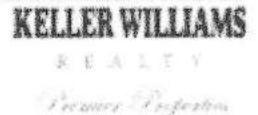
The following items are to convey in strictly AS-IS condition:

- Wall mounted TV in basement.**
- Fireplaces and all associated components.**
- 2nd Floor bedroom window.**

Acknowledged by:

Seller:  11/30/2021 | 3:37 PM EST Buyer: _____
 (date) (date)

Seller:  11/30/2021 | 1:55 PM EST Buyer: _____
 (date) (date)



RTCA

RADON TESTING CORPORATION OF AMERICA

2 HAYES STREET, ELMSFORD, NY 10523
 PHONE: (914) 345-3380 FAX: (914) 345-8546

E-SMART RADON TEST REPORT

FAXED TO: (973)267-3979 @ 5/13/03 9:38:16 PM
 COPY FAXED TO: (908)730-9699
 TEST REPORT NUMBER: 1475
 PAGE 2 OF 2 TOTAL PAGES

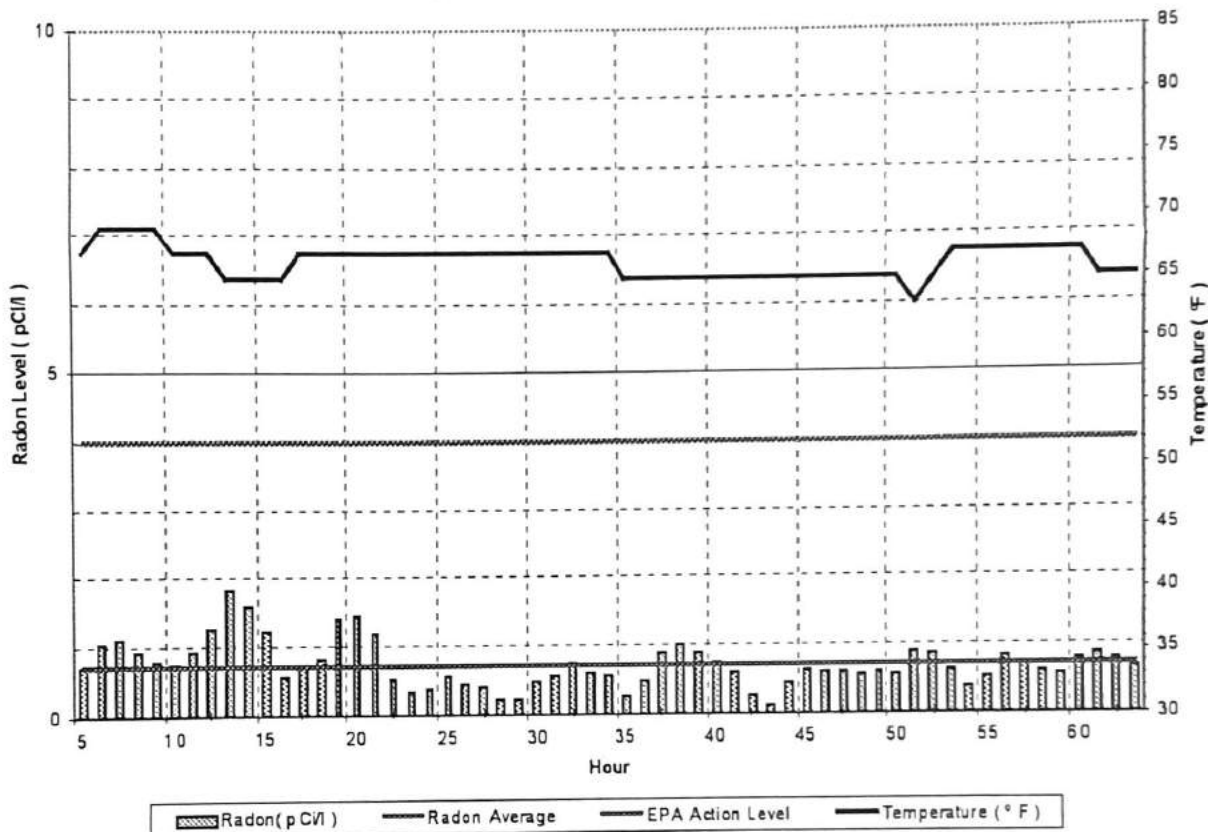
~~\$175~~
 \$200

Hourly Radon Level and Temperature

41 Woodland

Test Start 5/6/03 @ 4:07:00 PM - Test Stop 5/9/03 @ 7:07:00 AM

Average Radon Level Measured: 0.7 pCi/l



Radon is an odorless, colorless, naturally occurring radioactive gas produced by the decay of uranium, which is found in small amounts in nearly all soils. Radon gas can sometimes infiltrate through the foundation of a building and become concentrated in the enclosed space. It is normal for radon levels to fluctuate over time and with changes in weather patterns and season. The above graph shows the hourly radon levels and temperatures recorded during testing. Trained personnel use this graph to help determine if the recording device has been tampered with during testing. Action level recommendations for radon are based on average exposures over a minimum of two days. Radon readings for any single hour should not be used to assess the radon risk in your building.

NEW JERSEY DISCLAIMER STATEMENT (applicable to all measurements taken in New Jersey): This notice is provided to you by an organization or individual certified by the New Jersey Department of Environmental Protection to perform radon and/or radon progeny measurements. NJSA 26:2D-73 requires that no certified person disclose to any individual except the Department of Environmental Protection or the Department of Health the address or owner of a non-public building that the person has tested or treated for the presence of radon gas and radon progeny, unless the owner of the building waives, in writing, this right of confidentiality. In the case of a prospective sale of a building which has been tested for radon gas and/or radon progeny, the seller shall provide the buyer, at the time the contract of sale is entered into, with a copy of the results of that test and evidence of any subsequent mitigation or treatment, and any prospective buyer who contracts for the testing shall have the right to receive the results of that testing. Any questions, comments or complaints regarding the persons performing these measurements, or related mitigation, or safeguarding services should be directed to the New Jersey Department of Environmental Protection, Attention: Radon Section, Bureau of Environmental Radiation (1-800-648-0394)

RTCA

RADON TESTING
CORPORATION
OF AMERICA

2 HAYES STREET, ELMSFORD, NY 10523
PHONE: (914) 345-3380 FAX: (914) 345-8546

May 13 2003

E-SMART RADON TEST REPORT

FAXED TO: (973)267-3979 @ 5/13/03 9:38:16 PM
COPY FAXED TO: (908)730-9699
TEST REPORT NUMBER: 1475
PAGE 1 OF 2 TOTAL PAGES

Test Performed By:

Dean Arrington
Dean Arrington
82 Haytown Rd
Lebaron, NJ 08833
Phone: (908)236-9697
Fax: (-)

Test Performed For:

Karen Rodgers
29 Claremont
Short Hills, NJ 07078
Phone: Not Available
Fax: Not Available

Address Tested:

Unknown
41 Woodland
Short Hills, NJ 07078

Level Tested: Basement
Test Started: 5/6/03 @ 4:07:00 PM
Test Stopped: 5/9/03 @ 7:07:00 AM
Device Type: Continuous Radon Monitor
Serial Number: S0001088

Average radon level measured

0.7 pCi/l

The average radon level measured was below the United States Environmental Protection Agency (EPA) action level of 4.0 picoCuries per liter of air (pCi/l). Since radon levels can vary significantly from season to season it is advisable to conduct at least one short-term test during the winter heating season. The EPA recommends retesting if your living patterns change or if you begin occupying a lower level of your home, such as a basement.

For more information on radon in your home please consult the EPA booklet: A Citizen's Guide to Radon (EPA Document #402-K92-001) or contact your state health department official. In New Jersey, call the Radiation Protection Programs, Bureau of Environmental Radiation at (609) 987-6396. Also, the EPA maintains a radon information website, including copies of its publications, at www.epa.gov/iaq/radon.

All procedures used for generating this report are in complete accordance with the current EPA protocols for the analysis of radon in air.

Radon Measurement Specialist

PLEDGE OF ASSURED QUALITY

RTCA will provide the most accurate, reliable and fastest turnaround Radon Test Reporting Service possible.

RTCA and its personnel do not assume responsibility or liability, collectively and individually, for analysis results when detectors have been improperly handled or placed by the customer, nor does RTCA and its personnel accept responsibility for any financial or health consequences of subsequent action or lack of action, taken by the customer or its consultants based on RTCA-provided results.

NJDEP ID: 73933
NJ MEB 90036
PADEP ID: 0346

NRSB ARL0001
NJ MES 11089
NYS ELAP ID: 10806

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of Bridge Semiconductor Corporation



EMERALD LAWN SPRINKLERS CORP.

PO Box 844
 Springfield, NJ 07081
 Off: 732-388-2248
 Off: 973-376-7753
 Fax: 732-388-0935
 E-mail: emeraldsprinklers@gmail.com

(973) 376-6998

RODGERS (07/29/14)
 41 WOODLAND RD
 SHORT HILLS, NJ 07078

(917) 689-6355

APPT: 10/13/21 AM 08-11

AREA: 13

krod47@gmail.com

TECH: 4

09/20/21
 NIKKI

Installed 7/29/14
 Clock Model ESP-ME
 Clock Loc BASEMENT
 # of Zones 3
 Water Source BASEMENT CLOSET
 Blow Out Loc LEFT SIDE OF PROPERTY
 Rain Sensor RB BASEMENT
 Flow Meter

Backflow Loc LEFT SIDE OF PROPERTY
 Make/Model/Sz WILKINS/720-A/1"
 BF Serial # CB125441
 Valve Box 1 LEFT OF PROPERTY
 Valve Box 2
 Valve Box 3
 Start-Up Est
 Winterize Est

WORK HISTORY:
 9/16/21 MIGUEL
 TECHNICIAN VISIT - NO CHARGE
 (1) STRAIGHTENED HEAD UNDER WARRANT
 ADJUSTED RIGHT ANGLE
 7/12/21 VIC L
 TECHNICIAN VISIT - NO CHARGE
 (1) REPLACE ROTARY HEAD{S} ZN 1
 6/21/21 JUSTIN
 MID SEASON SERVICE (UNDER CONT)
 (1) REPLACE ROTARY HEAD{S} ZN 1
 (1) REPLACE ROTARY HEAD{S} ZN 2
 3/25/21 VIC L

WORK REQUESTED:
 WINTERIZE (UNDER CONTRACT)

TIMER SETTINGS:

	SPRING	SUMMER
TIMER SET AT:	AM	PM
SYSTEM WILL WATER:	EVEN	ODD EVERY
TIMER IS:	ON	OFF When ready to water, turn dial to run

CONTRACT START UP TECH VISIT ~~WINTER~~

Drain plug 1/2
 By Pub

Winterization v/c

Ø

TIME ARRIVED: _____ **TIME COMPLETED:** _____

I hereby acknowledge the satisfactory completion of the above described work.

Signature: W. Rodgers Date: 10/13/21

Terms: DUE UPON RECEIPT

PAYMENT METHOD: CASH CHECK

CREDIT: VISA M/C AMEX

Exp Date: _____ CVC: _____

Sub-Total	Ø
Tax	
Total w/Tax	
Surcharge	
Grand Total	



EMERALD LAWN SPRINKLERS CORP.
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 Off: 973-376-7753
 Fax: 732-388-0935
 E-mail: emeraldsprinklers@gmail.com

(973) 376-6998

RODGERS (07/29/14)
 41 WOODLAND RD
 SHORT HILLS, NJ 07078

(917) 689-6355

APPT: 9/16/21 AM 09:01-12

AREA: 13

krod47@gmail.com

TECH: 1

09/15/21
 MARTA

--	--

Installed 7/29/14
 Clock Model ESP-ME
 Clock Loc BASEMENT
 # of Zones 3
 Water Source BASEMENT CLOSET
 Blow Out Loc LEFT SIDE OF PROPERTY
 Rain Sensor RB BASEMENT
 Flow Meter

Backflow Loc LEFT SIDE OF PROPERTY
 Make/Model/Sz WILKINS/720-A/1"
 BF Serial # CB125441
 Valve Box 1 LEFT OF PROPERTY
 Valve Box 2
 Valve Box 3
 Start-Up Est
 Winterize Est

WORK HISTORY:

7/12/21 VIC L
 TECHNICIAN VISIT - NO CHARGE
 (1) REPLACE ROTARY HEAD{S} ZN 1
 6/21/21 JUSTIN
 MID SEASON SERVICE (UNDER CONT)
 (1) REPLACE ROTARY HEAD{S} ZN 1
 (1) REPLACE ROTARY HEAD{S} ZN 2
 3/25/21 VIC L
 START-UP UNDER CONTRACT, PRE-PAID
 1/08/21
 GOLD CONTRACT
 10/08/20 THOMAS

WORK REQUESTED:

SERVICE CALL (\$0)
 1 HEAD LEAKING

TIMER SETTINGS:

	SPRING	SUMMER	
TIMER SET AT:	AM	PM	
SYSTEM WILL WATER:	EVEN	ODD	EVERY
TIMER IS:	ON	OFF	When ready to water, turn dial to run

CONTRACT START UP TECH VISIT WINTER

*Straightened 1 Rotary head (under warranty).
 Adjusted. Righ Angle.*

Done

TIME ARRIVED:

TIME COMPLETED:

I hereby acknowledge the satisfactory completion of the above described work.

Signature *[Handwritten Signature]*

Date: 9/16/21

Terms: DUE UPON RECEIPT

PAYMENT METHOD: CASH CHECK

CREDIT: VISA M/C AMEX

Exp Date _____ CVC _____

Sub-Total

Tax

Total w/Tax

Surcharge

Grand Total



EMERALD LAWN SPRINKLERS CORP.
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 Off: 973-376-7753
 Fax: 732-388-0935
 E-mail: emeraldsprinklers@gmail.com

(973) 376-6998

RODGERS (07/29/14)
 41 WOODLAND RD
 SHORT HILLS, NJ 07078

APPT: 7/12/21 AM 09-12

AREA: 13

06/25/21
 NIKKI2

krod47@gmail.com

TECH: 1

--	--

Installed 7/29/14
 Clock Model ESP-ME
 Clock Loc BASEMENT
 # of Zones 3
 Water Source BASEMENT CLOSET
 Blow Out Loc LEFT SIDE OF PROPERTY
 Rain Sensor RB BASEMENT
 Flow Meter

Backflow Loc LEFT SIDE OF PROPERTY
 Make/Model/Sz WILKINS/720-A/1"
 BF Serial # CB125441
 Valve Box 1 LEFT OF PROPERTY
 Valve Box 2
 Valve Box 3
 Start-Up Est
 Winterize Est

WORK HISTORY:

3/25/21 VIC L
 START-UP UNDER CONTRACT, PRE-PAID
 1/08/21
 GOLD CONTRACT
 10/08/20 THOMAS
 WINTERIZE UNDER CONTRACT, PRE-PAID
 LEFT DRAIN PLUG IN MSTR VALVE BOX
 5/29/20 BF
 BACKFLOW CONTRACT
 BACKFLOW TEST PREPAID (CONTRACT)
 4/28/20 ANDRES
 START-UP UNDER CONTRACT, PRE-PAID

WORK REQUESTED:

SERVICE CALL (\$0)
 REPAIRED HEADS. 1 IS NOT COMING
 UP AND 1 SPOT WHERE HEAD WAS DOES
 NOT HAVE A HEAD THERE ANYMORE

TIMER SETTINGS:

SPRING SUMMER

TIMER SET AT: AM PM

SYSTEM WILL WATER: EVEN ODD EVERY

TIMER IS: ON OFF When ready to water, turn dial to run

CONTRACT START UP ~~TECH VISIT~~ WINTER

*Service call
 Zone 1 - 1 Rotary head*

\$65.00

TIME ARRIVED:	TIME COMPLETED:	Terms: DUE UPON RECEIPT <i>30/</i>	Sub-Total <i>\$65.00</i>
I hereby acknowledge the satisfactory completion of the above described work.		PAYMENT METHOD: CASH <u>CHECK</u>	Tax
Signature: <i>[Signature]</i> Date: <i>7/12/21</i>		CREDIT: VISA M/C AMEX	Total w/Tax
		# _____	Surcharge
		Exp Date _____ CVC _____	Grand Total



EMERALD LAWN SPRINKLERS CORP.
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 Off: 973-376-7753
 Fax: 732-388-0935
 E-mail: emeraldsprinklers@gmail.com

(973) 376-6998

RODGERS (07/29/14)
 41 WOODLAND RD
 SHORT HILLS, NJ 07078

APPT: 10/08/20 AM 10-1

09/30/20
 NIKKI

AREA: 13 3 ZONES
 krod47@gmail.com

TECH: 3

--	--

Installed 7/29/14 Clock Model ESP-ME Clock Loc BASEMENT # of Zones 3 Water Source BASEMENT CLOSET Blow Out Loc LEFT SIDE OF PROPERTY Rain Sensor RB BASEMENT Flow Meter	Backflow Loc LEFT SIDE OF PROPERTY Make/Model/SZ WILKINS/720-A/1" BF Serial # CB125441 Valve Box 1 LEFT OF PROPERTY Valve Box 2 Valve Box 3 Start-Up Est Winterize Est
--	---

WORK HISTORY:

5/29/20 BF
 BACKFLOW CONTRACT
 BACKFLOW TEST PREPAID (CONTRACT)
 4/28/20 ANDRES
 START-UP UNDER CONTRACT, PRE-PAID
 REPLACE BATTERY RAIN SENSOR
 12/23/19
 GOLD CONTRACT W/BACKFLOW TEST
 10/18/19 MIGUEL
 WINTERIZE UNDER CONTRACT, PRE-PAI
 4/16/19 MIGUEL
 START-UP UNDER CONTRACT, PRE-PAID

WORK REQUESTED:
 WINTERIZE (UNDER CONTRACT)

TIMER SETTINGS:

	SPRING	SUMMER	
TIMER SET AT:	AM	PM	
SYSTEM WILL WATER:	EVEN	ODD	EVERY
TIMER IS:	ON	OFF	When ready to water, turn dial to run

CONTRACT	START UP	TECH VISIT	<u>WINTER</u>	<i>winterization</i>	<i>Contract</i>
<p style="font-size: 2em;"><i>Left Drain Plug in Master Valve Box</i></p>					

TIME ARRIVED: _____ **TIME COMPLETED:** _____

I hereby acknowledge the satisfactory completion of the above described work.

Signature: *[Signature]* Date: *10/8/20*

Terms: DUE UPON RECEIPT

PAYMENT METHOD: CASH CHECK

CREDIT: VISA M/C AMEX

Exp Date _____ CVC _____

Sub-Total	
Tax	
Total w/Tax	
Surcharge	
Grand Total	



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 E-mail: emeraldsprinklers@gmail.com

(973) 376-6998

RODGERS (07/29/14)
 41 WOODLAND RD
 SHORT HILLS, NJ 07078

APPT: 6/21/21 AM 08-11

AREA: 13

krod47@gmail.com

TECH: 5

06/10/21
 NIKKI2

Installed 7/29/14
 Clock Model ESP-ME
 Clock Loc BASEMENT
 # of Zones 3
 Water Source BASEMENT CLOSET
 Blow Out Loc LEFT SIDE OF PROPERTY
 Rain Sensor RB BASEMENT

Backflow Loc LEFT SIDE OF PROPERTY
 Make/Model/SZ WILKINS/720-A/1"
 BF Serial # CB125441

Valve Box 1 LEFT OF PROPERTY
 Valve Box 2
 Valve Box 3
 Start-Up Est
 Winterize Est

Flow Meter

WORK HISTORY:

3/25/21 VIC L
 START-UP UNDER CONTRACT, PRE-PAID
 1/08/21
 GOLD CONTRACT
 10/08/20 THOMAS
 WINTERIZE UNDER CONTRACT, PRE-PAID
 LEFT DRAIN PLUG IN MSTR VALVE BOX
 5/29/20 BF
 BACKFLOW CONTRACT
 BACKFLOW TEST PREPAID (CONTRACT)
 4/28/20 ANDRES
 START-UP UNDER CONTRACT, PRE-PAID

WORK REQUESTED:

MID-SEASON TUNE-UP (\$), CHECK
 FOR LEAKS AND ADJUST HEADS AS
 NECESSARY
 A FEW HEADS ARE NOT WORKING

TIMER SETTINGS:

SPRING

SUMMER

TIMER SET AT: 4 (AM) PM

SYSTEM WILL WATER: EVEN ODD EVERY M, W, F

TIMER IS: ON OFF When ready to water, turn dial to run

CONTRACT START UP TECH VISIT WINTER

1-Rh-\$75
 2-Rh-\$75
 3-2 Rh-\$150
 1-leak-\$50

Sam heads

\$75
 \$75
 \$150
 \$50

TIME ARRIVED:

TIME COMPLETED:

I hereby acknowledge the satisfactory completion of the above described work.

Signature:

[Handwritten Signature]

Date:

6-21-21

Terms: DUE UPON RECEIPT

PAYMENT METHOD: CASH CHECK

CREDIT: VISA M/C AMEX

298

Exp Date

CVC

Sub-Total

\$350

Tax

Total w/ Tax

Surcharge

Grand Total



EMERALD LAWN SPRINKLERS CORP.
 PO Box 844
 Springfield, NJ 07081
 Off: 732-388-2248
 Off: 973-376-7753
 Fax: 732-388-0935
 E-mail: emeraldsprinklers@gmail.com

(973) 376-6998

RODGERS (07/29/14)
 41 WOODLAND RD
 SHORT HILLS, NJ 07078

APPT: 4/28/20 AM 09-12

03/24/20
 NIKKI

AREA: 13 3 ZONES
 krod47@gmail.com

TECH: 2

Installed 7/29/14
 Clock Model ESP-ME
 Clock Loc BASEMENT
 # of Zones 3
 Water Source Basement Closet
 Blow Out Loc LEFT SIDE OF PROPERTY
 Rain Sensor ~~XXXXXX~~ RainBird
 Flow Meter

Backflow Loc LEFT SIDE OF PROPERTY
 Make/Model/Sz WILKINS/720-A/1"
 BF Serial # CB125441
 Valve Box 1 LEFT OF PROPERTY
 Valve Box 2
 Valve Box 3
 Start-Up Est
 Winterize Est

WORK HISTORY:
 12/23/19
 GOLD CONTRACT W/BACKFLOW TEST
 10/18/19 MIGUEL
 WINTERIZE UNDER CONTRACT, PRE-PAI
 4/16/19 MIGUEL
 START-UP UNDER CONTRACT, PRE-PAID
 12/17/18
 GOLD CONTRACT
 10/19/18 MIGUEL
 WINTERIZE UNDER CONTRACT, PRE-PAI

WORK REQUESTED:
 START UP (UNDER CONTRACT)

TIMER SETTINGS: SPRING SUMMER
 TIMER SET AT: 4 AM PM
 SYSTEM WILL WATER: EVEN OOD EVERY
 TIMER IS: ON OFF When ready to water, turn dial to run

CONTRACT START UP TECH VISIT WINTER

zone #, Broken Rotary Customer has own head
Rain Sensor Batteries ←

"Start-up"
 Under Contract
 Replace \$ 25
 Rain Sensor
 Batteries
 PAID

TIME ARRIVED: 9:03 TIME COMPLETED:
 I hereby acknowledge the satisfactory completion of the above described work.
 Signature: X KR Date: 4/28/20

Terms: DUE UPON RECEIPT
 PAYMENT METHOD: CASH CHECK
 CREDIT: VISA M/C AMEX
 # _____
 Exp Date _____ CVC _____

Sub-Total
 Tax
 Total w/Tax
 Surcharge
 Grand Total

"Part of Your Community for Over Sixty Years"

BERKELEY HEATING & AIR CONDITIONING CO.

360 VALLEY ROAD, GILLETTE, NJ 07933

Humidifiers, & Air Cleaners

NJ LIC# 13VH00648800

Master HVACR Contractors #19HC00262000

Electric. Lic. #11462

908-647-2444

Established 1955
908-464-1833

Mr. & Mrs. Rodgers
41 Woodland Rd.
Short Hills, NJ 07078

December 26, 2019

Hello,

It's time once again to renew your annual HVAC maintenance agreement. We would like to take this opportunity to thank you for your continued patronage and as always it has been our pleasure to serve you.

Our records indicate your agreement should renew as follows;

- 2 - furnace maintenance
- 2 - air conditioning maintenance

If this information is correct, please take advantage of our pre-payment discount by submitting payment of \$ 454.58 by January 15, 2020

If the information above is incorrect or you would like to make changes, please call our office to make the necessary adjustments.

If you would like to receive this letter electronically in the future, please email us at info@berkeleyheat.com

We will reach out to you for maintenance scheduling on a first paid, first served basis. However, if you have a preferred maintenance date/time please email us at info@berkeleyheat.com, or feel free to call the office directly.

We sincerely wish you and your family a healthy, happy new year.

Sincerely,

Diane DiCesare

pd Citi #
10729
12/31/19

NAME: M. Rodgers DATE: 7/9/20 8-10:00

STREET: 4 Woodland Rd
CITY: SH

BERKELEY
HEATING & AIR CONDITIONING CO.
360 Valley Rd.
Gillette, NJ 07933
"Since 1955"

TECHNICIAN: Steve TIME IN: TIME OUT:

908-464-1833 or 908-647-2444
Electrical License: #11462
NJ Home Improvement License: #13VH00648800
Master HVACR License: #19HC00262000

REGULAR WARRANTY MAINTENANCE AGREEMENT

2 AC Maint
Cattid

COD PREPAID **90502**

QTY	MATERIAL & SERVICES	UNIT PRICE	AMOUNT
	2 AC Maint		234.58

FURNACE MAINTENANCE

A/c's operate normally

INSPECT HEAT EXCHANGERS **PAID**

CLEAN BURNERS

CHECK PILOT

CHECK THERMOCOUPLE

INSPECT FLUE

CHECK DRAFT

CHECK FILTERS

CHECK SAFETY CONTROLS

OIL BLOWER MOTOR

CHECK BELT

CHECK BLOWER

CHECK FURNACE OPERATION

2	16 x 25 x 5		50.00
---	-------------	--	-------

AIR CONDITIONING MAINTENANCE

CHECK FILTER **HW-1642572**

OIL BLOWER MOTOR

CHECK BELT

CHECK BLOWER ✓

CHECK DRAIN ✓

OIL FAN MOTOR

CHECK FAN BLADE ✓

CHECK ELEC. CONNECTIONS ✓

CHECK CONTACTOR ✓

CHECK COIL Pd # 268 ✓

CHECK VOLTAGE PG BK ✓

CHECK CHARGE

Thank You

TAX 6.62

TOTAL 106.62

HUMIDIFIER

AIR CLEANER 7/9/20

In the event full payment is not made within thirty days after invoicing a finance charge will be added to the unpaid balance. If a finance charge appears on the statement, it was computed by a periodic rate of 1 1/2% per month which is an annual rate of 18% added to the previous balance after deducting current payments, and/or credits appearing on the statement. In the event collection of this account becomes necessary, the customer agrees to pay all costs of collection, including, but not limited to, court costs, attorney fees up to and including one third of the amount of the balance, and interest.

Limited Warranty: All materials, parts and equipment are warranted by the manufacturer's or suppliers' written warranty only. All labor performed by the above named company is warranted for 90 days or as otherwise indicated in writing. The above named company makes no other warranties, express or implied, and its agents or technicians are not authorized to make any such warranties on behalf of above named company.

Customer Signature _____ Date _____

870300

NAME: M/M Rodgers
STREET: 4 Woodland Rd
CITY: SH

BERKELEY HEATING & AIR CONDITIONING CO.
360 Valley Rd.
NJ 07933
1955

TECHNICIAN: Steve
TIME IN: TIME OUT:

REGULAR WARRANTY MAINTENANCE AGREEMENT
2 furn Maint

908-464-1833 or 908-647-2444
Electrical License: #11462
NJ Home Improvement License: #13VH00648800
Master HVACR License: #19HC00262000

COD
 PREPAID 92412

QTY: 2
MATERIAL & SERVICES: furn Maint
UNIT PRICE: \$2200
AMOUNT: \$4400

FURNACE MAINTENANCE

- INSPECT HEAT EXCHANGERS PAID
- CLEAN BURNERS
- CHECK PILOT 2452 ✓
- CHECK THERMOCOUPLE ✓
- INSPECT FLUE ✓
- CHECK DRAFT
- CHECK FILTERS H10 16x25 ✓
- CHECK SAFETY CONTROLS
- OIL BLOWER MOTOR
- CHECK BELT
- CHECK BLOWER ✓
- CHECK FURNACE OPERATION ✓

furnaces operate normally

2 16x25x5 filters 5000 10000

AIR CONDITIONING MAINTENANCE

- CHECK FILTER
- OIL BLOWER MOTOR
- CHECK BELT
- CHECK BLOWER pd PCB
- CHECK DRAIN # 5973
- OIL FAN MOTOR
- CHECK FAN BLADE 10/22/20
- CHECK ELEC. CONNECTIONS
- CHECK CONTACTOR
- CHECK COIL
- CHECK VOLTAGE
- CHECK CHARGE
- HUMIDIFIER
- AIR CLEANER

\$106.62

Thank You
TAX 662
TOTAL 10662

In the event full payment is not made within thirty days after invoicing a finance charge will be added to the unpaid balance. If a finance charge appears on the statement, it was computed by a periodic rate of 1 1/2% per month which is an annual rate of 18% added to the previous balance after deducting current payments, and/or credits appearing on the statement. In the event collection of this account becomes necessary, the customer agrees to pay all costs of collection, including, but not limited to, court costs, attorney fees up to and including one third of the amount of the balance, and interest.

Customer Signature: [Signature] #273
Date:

Limited Warranty: All materials, parts and equipment are warranted by the manufacturer's or suppliers' written warranty only. All labor performed by the above named company is warranted for 90 days or as otherwise indicated in writing. The above named company makes no other warranties, express or implied, and its agents or technicians are not authorized to make any such warranties on behalf of above named company.

"Part of Your Community for Over Sixty Years"

BERKELEY HEATING & AIR CONDITIONING CO.

Established 1955
908-464-1833

360 VALLEY ROAD, GILLETTE, NJ 07933
Humidifiers, & Air Cleaners
NJ LIC# 13VH00648800
Master HVACR Contractors #19HC00262000

Electric. Lic. #11462
908-647-2444

Mr. & Mrs. Rodgers
41 Woodland Rd.
Short Hills, NJ 07078

December 30, 2020

Hello,

We are sending you this letter in hopes you will allow us to continue to be your service provider. If you wish to take advantage of our annual maintenance program, please review the following:

Our records indicate your agreement should renew as follows;

- 2- furnace maintenance
- 2 - air conditioning maintenance

If this information is correct, please take advantage of our pre-payment discount by submitting payment of \$454.58 by January 15, 2021.

If the information above is incorrect or you would like to make changes, please call our office to make the necessary adjustments.

We sincerely wish you and your family a healthy, happy year.

pd 1/7/21 -

Sincerely,
Diane DiCesare

9-11:00

NAME m/m Rodgers DATE 4/14/21
 STREET 41 Woodland Rd
 CITY SHILS
 TECHNICIAN Steve TIME IN TIME OUT
 REGULAR WARRANTY MAINTENANCE AGREEMENT
2 Ac Maint (at the)

BERKELEY
HEATING & AIR CONDITIONING Co.
 360 Valley Rd.
 Gillette, NJ 07933
 "Since 1955"
 908-464-1833 or 908-647-2444
 Electrical License: #11462
 NJ Home Improvement License: #13VH00648800
 Master HVACR License: #19HC00262000

COD **93992**
 PREPAID

QTY	MATERIAL & SERVICES	UNIT PRICE	AMOUNT
2	Ac Maint		234.58
PAID			
<i>found condenser pumps failed</i>			
2	16x25x5 filter	50.00	100.00
1	PUMPER P050 1/5 v pump	181.75	
<i>paid # 284</i>			
Thank You		TAX	18.66
		TOTAL	300.41

- FURNACE MAINTENANCE**
- INSPECT HEAT EXCHANGERS
 - CLEAN BURNERS
 - CHECK PILOT
 - CHECK THERMOCOUPLE
 - INSPECT FLUE
 - CHECK DRAFT
 - CHECK FILTERS
 - CHECK SAFETY CONTROLS
 - OIL BLOWER MOTOR
 - CHECK BELT
 - CHECK BLOWER
 - CHECK FURNACE OPERATION
- AIR CONDITIONING MAINTENANCE**
- CHECK FILTER 2-16x16x25
 - OIL BLOWER MOTOR
 - CHECK BELT
 - CHECK BLOWER
 - CHECK DRAIN
 - OIL FAN MOTOR
 - CHECK FAN BLADE
 - CHECK ELEC. CONNECTIONS
 - CHECK CONTACTOR
 - CHECK COIL
 - CHECK VOLTAGE
 - CHECK CHARGE
- HUMIDIFIER**
- AIR CLEANER**

In the event full payment is not made within thirty days after invoicing a finance charge will be added to the unpaid balance. If a finance charge appears on the statement, it was computed by a periodic rate of 1 1/2% per month which is an annual rate of 18% added to the previous balance after deducting current payments, and/or credits appearing on the statement. In the event collection of this account becomes necessary, the customer agrees to pay all costs of collection, including, but not limited to, court costs, attorney fees up to and including one third of the amount of the balance, and interest.

[Signature]
 Customer Signature _____ Date _____

Limited Warranty: All materials, parts and equipment are warranted by the manufacturer's or suppliers' written warranty only. All labor performed by the above named company is warranted for 90 days or as otherwise indicated in writing. The above named company makes no other warranties, express or implied, and its agents or technicians are not authorized to make any such warranties on behalf of above named company.

NAME Rodgers DATE 5/21/21 * 5/28/21 11-3:00
 STREET 41 Woodland Rd
 CITY S. Hills PHONE _____
 TECHNISIAN Steve TIME IN _____ TIME OUT _____
 REGULAR WARRANTY MAINTENANCE AGREEMENT

BERKELEY
HEATING & AIR CONDITIONING Co.
 360 Valley Rd.
 Gillette, NJ 07933
 "Since 1955"
 908-464-1833 or 908-647-2444
 Electrical License: #11462
 NJ Home Improvement License: #13VH00648800
 Master HVACR License: #19HC00262000
 COD
 PREPAID **94730**

Noisy A/c

QTY	MATERIAL & SERVICES	UNIT PRICE	AMOUNT
	<u>4TR6024B100A</u>		
	<u>1M042W305F</u>		
	<u>replac condenser fan motor under parts warranty</u>		
	<u>1 COND MOT 135 labor & shipping</u>		<u>230.00</u>
	<u># JUS</u>		<u>23</u>

- FURNACE MAINTENANCE**
- INSPECT HEAT EXCHANGERS
 - CLEAN BURNERS
 - CHECK PILOT
 - CHECK THERMOCOUPLE
 - INSPECT FLUE
 - CHECK DRAFT
 - CHECK FILTERS
 - CHECK SAFETY CONTROLS
 - OIL BLOWER MOTOR
 - CHECK BELT
 - CHECK BLOWER
 - CHECK FURNACE OPERATION

- AIR CONDITIONING MAINTENANCE**
- CHECK FILTER
 - OIL BLOWER MOTOR
 - CHECK BELT
 - CHECK BLOWER
 - CHECK DRAIN
 - OIL FAN MOTOR
 - CHECK FAN BLADE
 - CHECK ELEC. CONNECTIONS
 - CHECK CONTACTOR
 - CHECK COIL
 - CHECK VOLTAGE
 - CHECK CHARGE
 - HUMIDIFIER
 - AIR CLEANER

Thank You
 TAX 15.23
 TOTAL 245.23

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 #294
 Customer Signature _____ Date _____

Limited Warranty: All materials, parts and equipment are warranted by the manufacturer's or suppliers' written warranty only. All labor performed by the above named company is warranted for 30 days or as otherwise indicated in writing. The above named company makes no other warranties, express or implied, and its agents or technicians are not authorized to make any such warranties on behalf of above named company.

NAME: M/Rodgers DATE: 10/22/10 TIME: 10:30-3:00
 STREET: 4 Woodland Rd
 CITY: SH BERKELEY
 HEATING & AIR CONDITIONING Co.
 360 Valley Rd.
 Mette, NJ 07933

TECHNICIAN: Steve
 TIME IN: TIME OUT:
 REGULAR WARRANTY MAINTENANCE AGREEMENT
 2 Furn Maint
 "Since 1955"
 908-464-1833 or 908-647-2444
 Electrical License: #11462
 NJ Home Improvement License: #13VH00648800
 Master HVACR License: #19HC00262000
 COD PREPAID 95676

QTY	MATERIAL & SERVICES	UNIT PRICE	AMOUNT	
2	Furn Maint			INSPECT HEAT EXCHANGERS PAID ✓
				CLEAN BURNERS ✓
				CHECK PILOT ✓
				CHECK THERMOCOUPLE ✓
				INSPECT FLUE ✓
				CHECK DRAFT ✓
				CHECK FILTERS HW #6 x 25-2 ✓
				CHECK SAFETY CONTROLS ✓
				OIL BLOWER MOTOR
				CHECK BELT
				CHECK BLOWER ✓
				CHECK FURNACE OPERATION ✓
				AIR CONDITIONING MAINTENANCE
				CHECK FILTER
				OIL BLOWER MOTOR
				CHECK BELT
				CHECK BLOWER
				CHECK DRAIN
				OIL FAN MOTOR
				CHECK FAN BLADE
				CHECK ELEC. CONNECTIONS
				CHECK CONTACTOR
				CHECK COIL
				CHECK VOLTAGE
				CHECK CHARGE
				HUMIDIFIER
				AIR CLEANER

furnaces operate normally

2-16 x 25 x 4 filters 500/100.00

pd PGB #310

Thank You TAX 6.62 TOTAL 106.62

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Customer Signature: pd # 310 Date:

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