



SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

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35 Valley View Ave., Summit, NJ 07901

Property Address:

Giaquinto, Michael & Monica

Seller:

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

2009

[ ]

1. Age of House, if known

[X] [ ]

2. Does the Seller currently occupy this property?

If not, how long has it been since Seller occupied the property?

[X] [ ]

3. What year did the seller buy the property? July of 2008

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 12 years

[X] [ ]

5. Has roof been replaced or repaired since seller bought the property?

[ ] [X]

6. Are you aware of any roof leaks?

7. Explain any "yes" answers that you give in this section: One of the seams in the flat part of the roof was not sealed properly and it opened over time and began to leak into the attic closet. The seam was fixed by the builder in 2020 and no issues have been seen since.

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

Yes No Unknown

[X] [ ]

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

[ ] [X]

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

[X] [ ]

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?

[ ] [X]

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?

[ ] [X]

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:

[ ] [X]

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 After snowfall noticed minor drips of water that dripped down right wall of basketball  
 60 court under garage due to settling of driveway pavement. Intend to seal driveway  
 61 crack after winter.

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

- | 63 | Yes                                 | No                                  | Unknown |  |
|----|-------------------------------------|-------------------------------------|---------|--|
| 64 | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |         | 16. Are you aware of any termites/wood destroying insects, dry rot, or pests affecting the property?   |
| 65 | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |         | 17. Are you aware of any damage to the property caused by termites/wood destroying insects, dry rot, or pests?   |
| 66 |                                     |                                     |         | 18. If "yes," has work been performed to repair the damage?  |
| 67 | <input type="checkbox"/>            | <input type="checkbox"/>            |         | 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: <u>Regent Pest Company</u>  |
| 68 | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |         |  |
| 69 |                                     |                                     |         |  |
| 70 |                                     |                                     |         |  |
| 71 | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |         | 20. Are you aware of any termite/pest control inspections or treatments performed on the property in the past?   |
| 72 |                                     |                                     |         | 21. Explain any "yes" answers that you give in this section:<br><u>Occasionally in the spring we get pavement ants in the mulch beds /on</u><br><u>the side of the house, and have them treated by the pest company.</u> |
| 73 |                                     |                                     |         |  |
| 74 |                                     |                                     |         |  |
| 75 |                                     |                                     |         |  |
| 76 |                                     |                                     |         |  |

77 **STRUCTURAL ITEMS**

- | 78 | Yes                                 | No                                  | Unknown                             |   |
|----|-------------------------------------|-------------------------------------|-------------------------------------|---|
| 79 | <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?  |
| 80 |                                     |                                     |                                     | 23. Are you aware if the property or any of the structures on it have ever been damaged by fire, smoke, wind or flood?  |
| 81 |                                     |                                     |                                     | 24. Are you aware of any fire retardant plywood used in the construction?   |
| 82 | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                                     | 25. Are you aware of any current or past problems with driveways, walkways, patios, sinkholes, or retaining walls on the property?  |
| 83 |                                     |                                     |                                     | 26. Are you aware of any present or past efforts made to repair any problems with the items in this section?  |
| 84 | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 27. Explain any "yes" answers that you give in this section. Please describe the location and nature of the problem.<br><u>After the house was built, there was "normal" settling. The rear patio was re-leveled</u><br><u>by the builder to adjust for the settling. The driveway has also settled and a crack</u><br><u>has formed between the driveway and foundation.</u> |
| 85 | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                                     |   |
| 86 |                                     |                                     |                                     |   |
| 87 | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                                     |   |
| 88 |                                     |                                     |                                     |   |
| 89 |                                     |                                     |                                     |   |
| 90 |                                     |                                     |                                     |   |
| 91 |                                     |                                     |                                     |   |
| 92 |                                     |                                     |                                     |   |
| 93 |                                     |                                     |                                     |   |

94 **ADDITIONS/REMODELS**

- | 95  | Yes                                 | No                                  | Unknown                  |   |
|-----|-------------------------------------|-------------------------------------|--------------------------|---|
| 96  | <input type="checkbox"/>            | <input checked="" 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?   |
| 97  |                                     |                                     |                          | 29. Were the proper building permits and approvals obtained? Explain any "yes" answers you give in this section:<br><u>All permits were obtained for work performed and closed out with</u><br><u>the city of Summit.</u> |
| 98  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |   |
| 99  |                                     |                                     |                          |   |
| 100 |                                     |                                     |                          |   |
| 101 |                                     |                                     |                          |   |

102 **PLUMBING, WATER AND SEWAGE**

- | 103 | Yes                      | No                       | Unknown                             |   |
|-----|--------------------------|--------------------------|-------------------------------------|---|
| 104 |                          |                          |                                     | 30. What is the source of your drinking water?<br><input checked="" type="checkbox"/> Public <input type="checkbox"/> Community System <input type="checkbox"/> Well on Property <input type="checkbox"/> Other (explain) _____ |
| 105 |                          |                          |                                     | 31. If your drinking water source is not public, have you performed any tests on the water?<br>If so, when? _____<br>Attach a copy of or describe the results.  |
| 106 |                          |                          | <input checked="" type="checkbox"/> |   |
| 107 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |   |
| 108 |                          |                          |                                     |   |
| 109 |                          |                          |                                     |   |
| 110 |                          |                          |                                     |   |

- 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? NA  
 114  Location of well? NA  
 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   NA 36. If you answered "septic system," have you ever had the system inspected to confirm that it is a true  
 119 septic system and not a cesspool?  
 120  37. If Septic System, when was it installed? NA  
 121 Location? NA  
 122  38. When was the Septic System or Cesspool last cleaned and/or serviced? NA  
 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 \_\_\_\_\_  
 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: \_\_\_\_\_  
 133 \_\_\_\_\_  
 134 43. Water Heater:  Electric  Fuel Oil  Gas  
 135 Age of Water Heater Water storage tank: 2021; Boiler: 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 \_\_\_\_\_

141 **HEATING AND AIR CONDITIONING**

142 Yes No Unknown

- 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:  
 146 None  
 147  47. What is the age of Air Conditioning System? 2009  
 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 Hot Air  
 151 50. If it is a centralized heating system, is it one zone or multiple zones?  
 152 Multiple  
 153  51. Age of furnace 2009 Date of last service: ~Oct 2021 (annual  
 154 52. List any areas of the house that are not heated: service contract)  
 155 None  
 156   53. Are you aware of any tanks on the property, either above or underground, used to store fuel or other  
 157 substances?  
 158   NA 54. If tank is not in use, do you have a closure certificate?  
 159   55. Are you aware of any problems with any items in this section? If "yes," explain:  
 160 \_\_\_\_\_  
 161 \_\_\_\_\_

162 **WOODBURNING STOVE OR FIREPLACE**

163 Yes No Unknown

- 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? 2021  
 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? NA  
 169   59. Are you aware of any problems with any of these items? If "yes," please explain: \_\_\_\_\_  
 170 \_\_\_\_\_

171 **ELECTRICAL SYSTEM**

- | 172 | Yes                                 | No                                  | Unknown                  |  |
|-----|-------------------------------------|-------------------------------------|--------------------------|--|
| 173 |                                     |                                     |                          | 60. What type of wiring is in this structure? <input checked="" type="checkbox"/> Copper <input type="checkbox"/> Aluminum <input type="checkbox"/> Other <input type="checkbox"/> Unknown   |
| 174 |                                     |                                     |                          | 61. What amp service does the property have? <input type="checkbox"/> 60 <input type="checkbox"/> 100 <input type="checkbox"/> 150 <input type="checkbox"/> 200 <input type="checkbox"/> Other <input checked="" type="checkbox"/> Unknown |
| 175 | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | 62. Does it have 240 volt service? Which are present <input checked="" type="checkbox"/> Circuit Breakers, <input type="checkbox"/> Fuses or <input type="checkbox"/> Both?  |
| 176 | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                          | 63. Are you aware of any additions to the original service?  |
| 177 |                                     |                                     |                          | If "yes," were the additions done by a licensed electrician? Name and address:   |
| 178 |                                     |                                     |                          | _____  |
| 179 |                                     |                                     |                          | _____  |
| 180 | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | 64. If "yes," were proper building permits and approvals obtained?   |
| 181 | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                          | 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 |                                     |                                     |                          | _____  |
| 184 |                                     |                                     |                          | _____  |

186 **LAND (SOILS, DRAINAGE AND BOUNDARIES)**

- | 187 | Yes                                 | No                                  | Unknown                  |  |
|-----|-------------------------------------|-------------------------------------|--------------------------|--|
| 188 | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                          | 67. Are you aware of any fill or expansive soil on the property?   |
| 189 | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                          | 68. Are you aware of any past or present mining operations in the area in which the property is located?   |
| 190 | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                          | 69. Is the property located in a flood hazard zone?  |
| 191 | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                          | 70. Are you aware of any drainage or flood problems affecting the property?  |
| 192 | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 71. Are there any areas on the property which are designated as protected wetlands?  |
| 193 | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                          | 72. Are you aware of any encroachments, utility easements, boundary line disputes, or drainage or other easements affecting the property?  |
| 194 |                                     |                                     |                          |  |
| 195 | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          | 73. Are there any water retention basins on the property or the adjacent properties?   |
| 196 | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                          | 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: |
| 197 |                                     |                                     |                          | _____  |
| 198 |                                     |                                     |                          | _____  |
| 199 |                                     |                                     |                          |  |
| 200 | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                          | 75. Are you aware of any shared or common areas (for example, driveways, bridges, docks, walls, bulkheads, etc.) or maintenance agreements regarding the property?                       |
| 201 |                                     |                                     |                          |  |
| 202 |                                     |                                     |                          | 76. Explain any "yes" answers to the preceding questions in this section:  |
| 203 |                                     |                                     |                          | <u>There are two dry wells located at the front right side of property near the</u>  |
| 204 |                                     |                                     |                          | <u>telephone pole to handle roof runoff from gutters</u>   |
| 205 | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          | 77. Do you have a survey of the property?  |

207 **ENVIRONMENTAL HAZARDS**

- | 208 | Yes                                 | No                                  | Unknown                             |   |
|-----|-------------------------------------|-------------------------------------|-------------------------------------|---|
| 209 | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                                     | 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.   |
| 211 |                                     |                                     |                                     |   |
| 212 | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                                     | 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:   |
| 213 |                                     |                                     |                                     |   |
| 214 |                                     |                                     |                                     |   |
| 215 |                                     |                                     |                                     | _____   |
| 216 |                                     |                                     |                                     | _____   |
| 217 | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                                     | 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: |
| 218 |                                     |                                     |                                     | <u>An abandoned, empty underground oil tank was discovered during the building process. It</u>  |
| 219 |                                     |                                     |                                     | <u>was removed properly (in accordance with code by professionals) before building began.</u>   |
| 220 |                                     |                                     |                                     |   |
| 221 |                                     |                                     |                                     |   |
| 222 |                                     |                                     |                                     |   |
| 223 | <input type="checkbox"/>            | <input type="checkbox"/>            | NA                                  | 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 | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 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?  |
| 226 |                                     |                                     |                                     | (Attach copy of each test report if available).   |
| 227 |                                     |                                     |                                     |   |
| 228 |                                     |                                     |                                     | 82. If "yes" to any of the above, explain:  |
| 229 |                                     |                                     |                                     | <u>See #79, above</u>   |
| 230 |                                     |                                     |                                     | _____   |

231   82a. If "yes" to any of the above, were any actions taken to correct the problem? Explain:  
 232 See #79, above  
 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  
 240 be used due to its being situated within a designated historic district, or a protected area like the  
 241 New Jersey Pinelands, or its being subject to similar legal authorities other than typical local zoning  
 242 ordinances?  
 243   85. Is the property part of a condominium or other common interest ownership plan?  
 244   **NA** 85a. If so, is the property subject to any covenants, conditions, or restrictions as a result of its being part  
 245 of a condominium or other form of common interest ownership?  
 246   86. As the owner of the property, are you required to belong to a condominium association or homeowners  
 247 association, or other similar organization or property owners?  
 248   **NA** 86a. If so, what is the Association's name and telephone number?  
 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 \_\_\_\_\_

**MISCELLANEOUS**

262 Yes No Unknown  
 263   91. Are you aware of any existing or threatened legal action affecting the property or any condominium  
 264 or homeowners association to which you, as an owner, belong?  
 265   92. Are you aware of any violations of Federal, State or local laws or regulations relating to this property?  
 266   93. Are you aware of any zoning violations, encroachments on adjacent properties, non-conforming  
 267 uses, or set-back violations relating to this property? If so, please state whether the condition is pre-  
 268 existing non-conformance to present day zoning or a violation to zoning and/or land use laws.  
 269 \_\_\_\_\_  
 270 \_\_\_\_\_  
 271   94. Are you aware of any public improvement, condominium or homeowner association assessments  
 272 against the property that remain unpaid? Are you aware of any violations of zoning, housing,  
 273 building, safety or fire ordinances that remain uncorrected?  
 274    95. Are there mortgages, encumbrances or liens on this property?  
 275   95a. Are you aware of any reason, including a defect in title, that would prevent you from conveying  
 276 clear title?  
 277   96. Are you aware of any material defects to the property, dwelling, or fixtures which are not disclosed  
 278 elsewhere on this form? (A defect is "material," if a reasonable person would attach importance  
 279 to its existence or non-existence in deciding whether or how to proceed in the transaction.)  
 280 If "yes," explain: \_\_\_\_\_  
 281 \_\_\_\_\_  
 282   97. Other than water and sewer charges, utility and cable tv fees, your local property taxes, any special  
 283 assessments and any association dues or membership fees, are there any other fees that you pay on  
 284 an ongoing basis with respect to this property, such as garbage collection fees?  
 285 98. Explain any other "yes" answers you give in this section:  
 286 There is a mortgage on the house which will be repaid with the proceeds from  
 287 the sale  
 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   \_\_\_\_\_

298 (Initials) (Initials)

299

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

301

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?

309

310

**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.")

315

316 Yes No Unknown N/A

317     102. Electric Garage Door Opener

318     102a. If "yes," are they reversible? Number of Transmitters 2

319     103. Smoke Detectors  
 320  Battery  Electric  Both How many 22 total detectors - CO, smoke and combo

321  Carbon Monoxide Detectors How many Done per code when house was built  
 322 Location Throughout house; some wired to central station for alarm system

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 (Kitchen and basement)

335  Range

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

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:  
 349 \_\_\_\_\_  
 350 \_\_\_\_\_



351 **SOLAR PANEL SYSTEMS**      **NO SOLAR PANELS**

352 By completing this section, Seller is acknowledging that the Property is serviced by a Solar Panel System, which means a system of solar  
353 panels designed to absorb the sunlight as a source of energy for generating electricity or heating, any and all inverters, net meter, wiring,  
354 roof supports and any other equipment pertaining to the Solar Panels (collectively, the "Solar Panel System"). This information may be  
355 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.  
356

- |     |                          |                          |                          |  |
|-----|--------------------------|--------------------------|--------------------------|--|
| 357 | Yes                      | No                       | Unknown                  |  |
| 358 |                          |                          | <input type="checkbox"/> | 108. When was the Solar Panel System Installed? _____  |
| 359 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 109. Are SRECs available from the Solar Panel System?  |
| 360 |                          |                          | <input type="checkbox"/> | 109a. If SRECs are available, when will the SRECs expire? _____  |
| 361 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 110. Is there any storage capacity on your Property for the Solar Panel System?  |
| 362 | <input type="checkbox"/> | <input type="checkbox"/> |                          | 111. Are you aware of any defects in or damage to any component of the Solar Panel System? If yes,<br>363 explain: _____ |

364  
365 **112. Choose one of the following three options:**

- |     |                          |  |  |   |
|-----|--------------------------|--|--|---|
| 366 | <input type="checkbox"/> |  |  | 112a. The Solar Panel System is financed under a power purchase agreement or other type of financing<br>367 arrangement which requires me/us to make periodic payments to a Solar Panel System provider<br>368 in order to acquire ownership of the Solar Panel System ("PPA")? If yes, proceed to <b>Section A</b><br>369 below. |
| 370 | <input type="checkbox"/> |  |  | 112b. The Solar Panel System is the subject of a lease agreement. If yes, proceed to <b>Section B</b> below.  |
| 371 | <input type="checkbox"/> |  |  | 112c. I/we own the Solar Panel System outright. If yes, you do not have to answer any further questions.  |

372  
373 **SECTION A - THE SOLAR PANEL SYSTEM IS SUBJECT TO A PPA**

- |     |                          |                          |                          |  |
|-----|--------------------------|--------------------------|--------------------------|--|
| 374 |                          |                          | <input type="checkbox"/> | 113. What is the current periodic payment amount? \$_____  |
| 375 |                          |                          | <input type="checkbox"/> | 114. What is the frequency of the periodic payments (check one)? <input type="checkbox"/> Monthly <input type="checkbox"/> Quarterly                 |
| 376 |                          |                          | <input type="checkbox"/> | 115. What is the expiration date of the PPA, which is when you will become the owner of the Solar Panel<br>377 System? _____ ("PPA Expiration Date") |
| 378 | <input type="checkbox"/> | <input type="checkbox"/> |                          | 116. Is there a balloon payment that will become due on or before the PPA Expiration Date?   |
| 379 |                          |                          | <input type="checkbox"/> | 117. If there is a balloon payment, what is the amount? \$_____  |

380  
381 **118. Choose one of the following three options:**

- |     |                          |  |  |   |
|-----|--------------------------|--|--|---|
| 382 | <input type="checkbox"/> |  |  | 118a. Buyer will assume my/our obligations under the PPA at Closing.  |
| 383 | <input type="checkbox"/> |  |  | 118b. I/we will pay off or otherwise obtain cancellation of the PPA as of the Closing so that the Solar<br>384 Panel System can be included in the sale free and clear. |
| 385 | <input type="checkbox"/> |  |  | 118c. I/we will remove the Solar Panel System from the Property and pay off or otherwise obtain<br>386 cancellation of the PPA as of the Closing.                       |

387  
388 **SECTION B - THE SOLAR PANEL SYSTEM IS SUBJECT TO A LEASE**

- |     |  |  |                          |  |
|-----|--|--|--------------------------|--|
| 389 |  |  | <input type="checkbox"/> | 119. What is the current periodic lease payment amount? \$_____  |
| 390 |  |  | <input type="checkbox"/> | 120. What is the frequency of the periodic lease payments (check one)? <input type="checkbox"/> Monthly <input type="checkbox"/> Quarterly |
| 391 |  |  | <input type="checkbox"/> | 121. What is the expiration date of the lease? _____   |

392  
393 **122. Choose one of the following two options:**


- |     |                          |  |  |  |
|-----|--------------------------|--|--|--|
| 394 | <input type="checkbox"/> |  |  | 122a. Buyer will assume our obligations under the lease at Closing.  |
| 395 | <input type="checkbox"/> |  |  | 122b. I/we will obtain an early termination of the lease and will remove the Solar Panel System prior to<br>396 Closing. |

397  
398 **ACKNOWLEDGMENT OF SELLER**

399 The undersigned Seller affirms that the information set forth in this Disclosure Statement is accurate and complete to the best of Seller's  
400 knowledge, but is not a warranty as to the condition of the Property. Seller hereby authorizes the real estate brokerage firm representing  
401 or assisting the seller to provide this Disclosure Statement to all prospective buyers of the Property, and to other real estate agents. Seller  
402 alone is the source of all information contained in this statement. If the Seller relied upon any credible representations of another, the  
403 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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SELLER

1/31/22

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SELLER

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**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

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PROSPECTIVE BUYER

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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*

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

\_\_\_\_\_  
DATE

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

\_\_\_\_\_  
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ADDITIONAL DISCLOSURE re: 35 Valley View Ave., Summit, NJ 07901

The following items are to be INCLUDED in the sale:

- All mounted television sets
- Tuff Stuff CXT 100 corner weight system in gym
- Field and Stream Free-Standing Safe in Basement
- Magic Chef refrigerator in basement
- Craftsman Work bench in basement utility room
- Front Porch swing
- In AV closet in basement:
  - WiFi Router (and access points throughout house)
  - gigabit switches
  - AV Components that support surround sound in great room and distributed music, excluding Sonos.

The following items are to be EXCLUDED from the sale:

- Sonos in AV closet

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

- All blinds and shutters
- Electrolux washer and dryer
- Property Fence

Acknowledged by:

Seller: MJD 1/31/22 Buyer: \_\_\_\_\_  
 (date) (date)

Seller: MG 1/31/22 Buyer: \_\_\_\_\_  
 (date) (date)