



SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

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Property Address: 21 Greensview Dr., Scotch Plains, NJ 07076

Seller: Margulies, Daniel M & Amy R

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

1979

☒

☐

☐

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? **1998**

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.

Yes No Unknown

10 YEARS

☒

☐

☐

4. Age of roof

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

6. Are you aware of any roof leaks?

7. Explain any "yes" answers that you give in this section:

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

Yes No Unknown

☐

☒

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

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

☐

☐

9. Are you aware of any water leakage, accumulation or dampness within the basement or crawl spaces or any other areas within any of the structures on the property?

☐

☒

9a. Are you aware of the presence of any mold or similar natural substance within the basement or crawl spaces or any other areas within any of the structures on the property?

☐

☒

10. Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawl space? If "yes," describe the location, nature and date of the repairs:

☐

☒

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

- 51 ☐ ☒ 12. Are you aware of any restrictions on how the attic may be used as a result of the manner in which
 52 the attic or roof was constructed?
 53 ☐ ☒ 13. Is the attic or house ventilated by: ☐ a whole house fan? ☐ an attic fan?
 54 ☐ ☐ 13a. Are you aware of any problems with the operation of such a fan?
 55 14. In what manner is access to the attic space provided?
 56 ☐ staircase ☒ pull down stairs ☐ crawl space with aid of ladder or other device
 57 ☐ other _____
 58 15. Explain any "yes" answers that you give in this section:
 59 _____
 60 _____
 61 _____

TERMITES/WOOD DESTROYING INSECTS, DRY ROT, PESTS

- 62 Yes No Unknown
 63 ☐ ☒ 16. Are you aware of any termites/wood destroying insects, dry rot, or pests affecting the property?
 64 ☐ ☒ 17. Are you aware of any damage to the property caused by termites/wood destroying insects, dry rot, or
 65 past?
 66 ☐ ☐ 18. If "yes," has work been performed to repair the damage?
 67 ☒ ☐ 19. Is your property under contract by a licensed pest control company? If "yes," state the name and ad-
 68 dress of the licensed pest control company: STANDARD PEST
 69 _____
 70 _____
 71 ☐ ☒ 20. Are you aware of any termite/pest control inspections or treatments performed on the property in the
 72 past?
 73 21. Explain any "yes" answers that you give in this section:
 74 Annual contract with Standard Pest Control.
 75 _____
 76 _____

STRUCTURAL ITEMS

- 77 Yes No Unknown
 78 ☐ ☒ 22. Are you aware of any movement, shifting, or other problems with walls, floors, or foundations, in-
 79 cluding any restrictions on how any space, other than the attic or roof, may be used as a result of the
 80 manner in which it was constructed?
 81 ☐ ☒ 23. Are you aware if the property or any of the structures on it have ever been damaged by fire, smoke,
 82 wind or flood?
 83 ☐ ☒ 24. Are you aware of any fire retardant plywood used in the construction?
 84 ☐ ☒ 25. Are you aware of any current or past problems with driveways, walkways, patios, sinkholes, or re-
 85 taining walls on the property?
 86 ☐ ☒ 26. Are you aware of any present or past efforts made to repair any problems with the items in this sec-
 87 tion?
 88 27. Explain any "yes" answers that you give in this section. Please describe the location and nature of
 89 the problem.
 90 _____
 91 _____
 92 _____
 93 _____

ADDITIONS/REMODELS

- 94 Yes No Unknown
 95 ☐ ☒ 28. Are you aware of any additions, structural changes or other alterations to the structures on the prop-
 96 erty made by any present or past owners?
 97 ☐ ☐ ☒ 29. Were the proper building permits and approvals obtained? Explain any "yes" answers you give in this
 98 section:
 99 _____
 100 _____
 101 _____
 102 _____

PLUMBING, WATER AND SEWAGE

- 103 Yes No Unknown
 104 ☐ ☐ 30. What is the source of your drinking water?
 105 ☒ Public ☐ Community System ☐ Well on Property ☐ Other (explain) _____
 106 ☐ ☐ 31. If your drinking water source is not public, have you performed any tests on the water?
 107 If so, when? _____
 108 Attach a copy of or describe the results.
 109 ☐ ☒ ☐ 32. Does the wastewater from any clothes washer, dishwasher, or other appliance discharge to any loca-
 110 tion?

111 tion other than the sewer, septic, or other system that services the rest of the property?

112 33. When was well installed? _____

113 Location of well? _____

114 34. Do you have a softener, filter, or other water purification system? ☐ Leased ☐ Owned

115 35. What is the type of sewage system?

116 ☒ Public Sewer ☐ Private Sewer ☐ Septic System ☐ Cesspool ☐ Other (explain): _____

117 36. If you answered "septic system," have you ever had the system inspected to confirm that it is a true

118 septic system and not a cesspool?

119 37. If Septic System, when was it installed? _____

120 Location? _____

121 38. When was the Septic System or Cesspool last cleaned and/or serviced?

122 39. Are you aware of any abandoned Septic Systems or Cesspools on your property?

123 39a. If "yes," is the closure in accordance with the municipality's ordinance? (explain): _____

124

125 40. Are you aware of any leaks, backups, or other problems relating to any of the plumbing systems and

126 fixtures (including pipes, sinks, tubs and showers), or of any other water or sewage related problems?

127 If "yes," explain: _____

128

129 41. Are you aware of any shut off, disconnected, or abandoned wells, underground water or sewage

130 tanks, or dry wells on the property?

131 42. Is either the private water or sewage system shared? If "yes," explain: _____

132

133 43. Water Heater: ☐ Electric ☐ Fuel Oil ☐ Gas

134 Age of Water Heater 2 YEARS

135 43a. Are you aware of any problems with the water heater?

136 44. Explain any "yes" answers that you give in this section:

137 _____

138 _____

139 _____

HEATING AND AIR CONDITIONING

140 Yes No Unknown

141

142 45. Type of Air Conditioning:

143 ☐ Central one zone ☒ Central multiple zone ☐ Wall/Window Unit ☐ None

144 46. List any areas of the house that are not air conditioned: _____

145

146 47. What is the age of Air Conditioning System? 2021 & 2012

147 48. Type of heat: ☐ Electric ☐ Fuel Oil ☒ Natural Gas ☐ Propane ☐ Unheated ☐ Other

148 49. What is the type of heating system? (for example, forced air, hot water or base board, radiator, steam

149 heat) FORCED AIR

150 50. If it is a centralized heating system, is it one zone or multiple zones?

151 MULTIPLE

152 51. Age of furnace 2021 Date of last service: 2021

153 52. List any areas of the house that are not heated: _____

154

155 53. Are you aware of any tanks on the property, either above or underground, used to store fuel or other

156 substances?

157 54. If tank is not in use, do you have a closure certificate?

158 55. Are you aware of any problems with any items in this section? If "yes," explain:

159 _____

160

WOODBURNING STOVE OR FIREPLACE

161 Yes No Unknown

162

163 56. Do you have ☒ wood burning stove? ☐ fireplace? ☐ insert? ☐ other

164 56a. Is it presently usable? 2017

165 57. If you have a fireplace, when was the flue last cleaned? PROFESSIONAL -

166 57a. Was the flue cleaned by a professional or non-professional?

167 58. Have you obtained any required permits for any such item?

168 59. Are you aware of any problems with any of these items? If "yes," please explain:

169 CHIMNEY & FIREPLACE SOLD IN "AS IS" CONDITION.

170 NO KNOWN ISSUES.

171 ELECTRICAL SYSTEM

172 Yes No Unknown

- 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 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 ☐ ☐ ☒
- 181 ☐ ☒

- 182 64. If "yes," were proper building permits and approvals obtained?
- 183 65. Are you aware of any wall switches, light fixtures or electrical outlets in need of repair?
- 184 66. Explain any "yes" answers you give in this section:
- 185

186 LAND (SOILS, DRAINAGE AND BOUNDARIES)

187 Yes No Unknown

- 188 ☐ ☒
- 189 ☐ ☒
- 190 ☐ ☒
- 191 ☐ ☒
- 192 ☐ ☐ ☒
- 193 ☒ ☐
- 194 72. Are you aware of any encroachments, utility easements, boundary line disputes, or drainage or other easements affecting the property?
- 195 73. Are there any water retention basins on the property or the adjacent properties?
- 196 ☐ ☒
- 197 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:
- 198
- 199
- 200 ☐ ☒
- 201 75. Are you aware of any shared or common areas (for example, driveways, bridges, docks, walls, bulkheads, etc.) or maintenance agreements regarding the property?
- 202 76. Explain any "yes" answers to the preceding questions in this section: **Utility easement**
- 203
- 204
- 205 ☒ ☐
- 206 77. Do you have a survey of the property?

207 ENVIRONMENTAL HAZARDS

208 Yes No Unknown

- 209 ☐ ☒
- 210 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 ☐ ☒
- 213 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:
- 214
- 215
- 216
- 217 ☐ ☒
- 218 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:
- 219
- 220
- 221
- 222
- 223 ☐ ☒
- 224 80. Are you aware if any underground storage tank has been tested?
- 225 ☐ ☐ ☒
- 226 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?
- 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
 236 **DEED RESTRICTIONS, SPECIAL DESIGNATIONS, HOMEOWNERS ASSOCIATION/CONDOMINIUMS AND CO-OPS**

237 Yes No Unknown

238 ☐ ☒ 84. Are you aware if the property is subject to any deed restrictions or other limitations on how it may
 239 be used due to its being situated within a designated historic district, or a protected area like the
 240 New Jersey Pinelands, or its being subject to similar legal authorities other than typical local zoning
 241 ordinances?

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

243 ☐ ☐ 85a. If so, is the property subject to any covenants, conditions, or restrictions as a result of its being part
 244 of a condominium or other form of common interest ownership?

245 ☐ ☒ 86. As the owner of the property, are you required to belong to a condominium association or homeown-
 246 ers association, or other similar organization or property owners?

247 ☐ ☐ 86a. If so, what is the Association's name and telephone number?

248 _____
 249 ☐ ☐ ☐ 86b. If so, are there any dues or assessments involved?
 250 If "yes," how much? _____

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

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

254 ☐ ☐ ☐ 89. Since you purchased the property, have there been any changes to the rules or by-laws of the Asso-
 255 ciation that impact the property?

256 90. Explain any "yes" answers you give in this section:

257 _____
 258 _____

259
 260 **MISCELLANEOUS**

261 Yes No Unknown

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

264 ☐ ☒ 92. Are you aware of any violations of Federal, State or local laws or regulations relating to this prop-
 265 erty?

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, build-
 273 ing, 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 dis-
 278 closed elsewhere on this form? (A defect is "material," if a reasonable person would attach impor-
 279 tance 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 _____
 287 **GARBAGE COLLECTION**
 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?

Yes

No

☐☒

296 
297 (Initials)
298

296 
297 (Initials)
298

299

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

301

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? (If
306 "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 APPLANCES 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 ap-
314 plicable.")

315

Yes

No

Unknown

N/A

☒☐☐☐

317 102. Electric Garage Door Opener

☒☐☐☐

318 102a. If "yes," are they reversible? Number of Transmitters 1 (One).

☐☐☐☐

319 103. Smoke Detectors

☐ Battery ☐ Electric ☒ Both How many 3

☒ Carbon Monoxide Detectors How many 3

Location _____

☐☒☐☐

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.)

Y Refrigerator

Y Range

Y Microwave Oven

Y Dishwasher

N Trash Compactor

Y Garbage Disposal

Y In-Ground Sprinkler System

Y Central Vacuum System

Y Security System

Y Washer

Y Dryer

N Intercom

Other _____

☐☐☐

347 107. Of those that may be included, is each in working order?

If "no," identify each item not in working order, explain the nature of the problem:

CENTRAL VAC AND SPRINKLER SYSTEM SOLD IN "AS IS"


CONDITION. NO KNOWN ISSUES, JUST NEVER USED.


350

351 ACKNOWLEDGMENT OF SELLER

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

357 _____
 358 _____
 359 _____

360
 361
 362  DocuSigned by:
 363 Daniel Margulies 1/7/2022 | 3:24 PM EST
 364 SELLER 4D7A747EEA9B454... DATE

365
 366  DocuSigned by:
 367 amy MARGULIES 1/7/2022 | 3:24 PM EST
 368 SELLER E17BE68BE92D4CB... DATE

369
 370
 371
 372 **EXECUTOR, ADMINISTRATOR, TRUSTEE**

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

375
 376
 377
 378 DATE

379
 380
 381
 382 DATE

383
 384
 385
 386
 387 **RECEIPT AND ACKNOWLEDGMENT BY PROSPECTIVE BUYER**

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

398
 399
 400
 401
 402 PROSPECTIVE BUYER DATE

403
 404
 405
 406 PROSPECTIVE BUYER DATE

407
 408
 409
 410

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

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

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

417 The Prospective Buyer's real estate broker/broker-salesperson/salesperson also acknowledges receipt of the Property Disclosure State-
418 ment form for the purpose of providing it to the Prospective Buyer.

DocuSigned by:
Sue Adler
Registered Professional

1/7/2022 | 3:24 PM EST

421 SELLER'S REAL ESTATE BROKER

DATE

422 BROKER-SALESPERSON/SALESPERSON:

426 BUYER'S REAL ESTATE BROKER

DATE

427 BROKER-SALESPERSON/SALESPERSON:



ADDITIONAL DISCLOSURE re: 21 Greensview Dr., Scotch Plains, NJ 07076

The following items are to be INCLUDED in the sale:


The following items are to be EXCLUDED from the sale:


Wall mounted TV's in the family room and in the master bedroom (mounts to remain).

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

**Chimney and fireplace.
Central Vacuum.
Sprinkler system.**

Acknowledged by:

Seller:  1/7/2022 | 3:15 PM EST Buyer: _____
(date) (date)

Seller:  1/7/2022 | 2:53 PM EST Buyer: _____
(date) (date)