



SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

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Property Address: 20 High St., Summit, NJ 07901

Seller: Tomlinson, Kate S.

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

1988

- 1. Age of House, if known
2. Does the Seller currently occupy this property?
3. What year did the seller buy the property?
3a. Do you have in your possession the original or a copy of the deed evidencing your ownership of the property?

ROOF

Yes No Unknown

- 4. Age of roof
5. Has roof been replaced or repaired since seller bought the property?
6. Are you aware of any roof leaks?
7. Explain any "yes" answers that you give in this section:

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

Yes No Unknown

- 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?
11. Are you aware of any cracks or bulges in the basement floor or foundation walls?

Says it is normal and not a problem



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- 57 staircase pull down stairs crawl space with aid of ladder or other device
- 58 other ceiling panel
- 59 15. Explain any "yes" answers that you give in this section:
- 60 #9 -- damp spots on garage foundation
- 61

TERMITES/WOOD DESTROYING INSECTS, DRY ROT, PESTS

- 63 Yes No Unknown
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- 69 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: Humphreys Pest Control
- 70 267 Main Ave, Stirling, NJ 07980
- 71
- 72 20. Are you aware of any termite/pest control inspections or treatments performed on the property in the past?
- 73 21. Explain any "yes" answers that you give in this section:
- 74 Treatment for carpenter bees ants on 9/22/21
- 75 Routine monitoring under contract
- 76

STRUCTURAL ITEMS

- 78 Yes No Unknown
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- 89 27. Explain any "yes" answers that you give in this section. Please describe the location and nature of the problem.
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ADDITIONS/REMODELS

- 95 Yes No Unknown
- 96
- 97
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- 100 29. Were the proper building permits and approvals obtained? Explain any "yes" answers you give in this section:
- 101 Previous owner finished rooms and installed
- 102 full baths on 3rd floor

PLUMBING, WATER AND SEWAGE

- 104 Yes No Unknown
- 105
- 106 30. What is the source of your drinking water?
- 107 Public Community System Well on Property Other (explain)
- 108 31. If your drinking water source is not public, have you performed any tests on the water? If so, when?
- 109 Attach a copy of or describe the results.
- 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? _____
- 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?
- 120 37. If Septic System, when was it installed? _____
- 121 Location? _____
- 122 38. When was the Septic System or Cesspool last cleaned and/or serviced? _____
- 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 5 years
- 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

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 Attic, basement
- 147 47. What is the age of Air Conditioning System? 2 units = 9 yrs; 1 unit = 12 yrs; 1 unit unknown
- 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 multiple zones
- 153 51. Age of furnace 3 units = 11 yrs; 1 unit unknown Date of last service: 9/22/21
- 154 52. List any areas of the house that are not heated:
- 155 Attic, basement
- 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?
- 159 55. Are you aware of any problems with any items in this section? If "yes," explain: _____
- 160 _____
- 161 _____

WOODBURNING STOVE OR FIREPLACE

Yes No Unknown

- 163 56. Do you have wood burning stove? fireplace? insert? other
- 164 56a. Is it presently usable?
- 165 57. If you have a fireplace, when was the flue last cleaned? 2012 (water heater flue re-lined)
- 166 57a. Was the flue cleaned by a professional or non-professional? professional
- 167 58. Have you obtained any required permits for any such item?
- 168 59. Are you aware of any problems with any of these items? If "yes," please explain: Seller has not
- 169 used either fireplace and considers them decorative. Fireplaces
- 170 and all associated components will convey strictly in As-Is
Condition.

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 Full-house generator installed in 2019 by Nardone
- 179 Electric, Andover, NJ
- 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 _____
- 184 _____
- 185 _____

186 LAND (SOILS, DRAINAGE AND BOUNDARIES)

187 Yes No Unknown

- 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 Utility easement for poles on left border of property
- 204 _____
- 205 77. Do you have a survey of the property?
- 206 _____

207 ENVIRONMENTAL HAZARDS

208 Yes No Unknown

- 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 _____

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

238 Yes No Unknown
239 84. Are you aware if the property is subject to any deed restrictions or other limitations on how it may
240 be used due to its being situated within a designated historic district, or a protected area like the
241 New Jersey Pinclands, 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 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 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 _____

261 **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 _____
287 _____
288 _____
289 _____
290 _____

RADON GAS Instructions to Owners

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

Yes No KST
 (Initials) (Initials)

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

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

MAJOR APPLIANCES AND OTHER ITEMS

The terms of any final contract executed by the seller shall be controlling as to what appliances or other items, if any, shall be included in the sale of the property. Which of the following items are present in the property? (For items that are not present, indicate "not applicable.")

- Yes No Unknown N/A
102. Electric Garage Door Opener
- 102a. If "yes," are they reversible? Number of Transmitters 4 (2 per garage door)
103. Smoke Detectors Battery Electric Both How many 5
 Carbon Monoxide Detectors How many 6
 Location 1st, 2nd, 3rd floors, basement, garage
104. With regard to the above items, are you aware that any item is not in working order?
- 104a. If "yes," identify each item that is not in working order or defective and explain the nature of the problem: _____
105. In-ground pool Above-ground pool Pool Heater Spa/Hot Tub
- 105a. Were proper permits and approvals obtained?
- 105b. Are you aware of any leaks or other defects with the filter or the walls or other structural or mechanical components of the pool or spa/hot tub?
- 105c. If an in-ground pool, are you aware of any water seeping behind the walls of the pool?
106. Indicate which of the following may be included in the sale? (Indicate Y for yes N for no.)
- Refrigerator (1, built-in, in kitchen)
 - Range
 - Microwave Oven
 - Dishwasher
 - Trash Compactor
 - Garbage Disposal
 - In-Ground Sprinkler System
 - Central Vacuum System
 - Security System
 - Washer
 - Dryer
 - Intercom
 - Other (Invisible Fence)
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: _____

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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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Kate S. Tomlinson

2/16/2022

SELLER

DATE

SELLER

DATE

SELLER

DATE

SELLER

DATE

EXECUTOR, ADMINISTRATOR, TRUSTEE

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

DATE

DATE

RECEIPT AND ACKNOWLEDGMENT BY PROSPECTIVE BUYER

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

PROSPECTIVE BUYER

DATE

PROSPECTIVE BUYER

DATE

PROSPECTIVE BUYER

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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/saleperson 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/saleperson 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/saleperson also acknowledges receipt of the Property Disclosure Statement form for the purpose of providing it to the Prospective Buyer.

DocuSigned by:
Sue Adler
42E12370EAEF457

2/16/2022

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

DATE

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

DATE

ADDITIONAL DISCLOSURE re: 20 High St., Summit, NJ 07901

The following items are to be INCLUDED in the sale:

- All window treatments
- Workbench in basement
- Firewood cradles in garage crawl space
- Invisible Fence system
- Chandelier lift (Foyer)

The following items are to be EXCLUDED from the sale:

- Chandelier in Foyer
- Chandelier in Dining Room
- Refrigerator in Basement
- Billiard stick rack in Basement

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

- Wood fence in driveway
- Two fireplaces, which Seller has not used and are considered decorative

Acknowledged by:

Seller: Kate L. Tomlinson 2/16/2022 Buyer: _____
(date) (date)

Seller: _____ Buyer: _____
(date) (date)

Account: 41757-001
Location: MS. K. TOMLINSON
 20 HIGH ST.
 SUMMIT, NJ 07901

Welcome,  MS. K. TOMLINSON [Doggone]  Logout




Call: 800 - 545 - 1020

Order #11079902 Details

Order: 11079902
Work Type: 050 GENERATOR MAINTENANCE INSP
Address: 20 HIGH ST.,
 SUMMIT, NJ 07901
Schedule Date: 09/22/2021 ←
Service Window: 09:30 AM - 11:00 AM

Order Items

Description	Qty	Price	Extended
Maintenance Visit- Gold	1.00	\$0.00	\$0.00
GENERATOR MAINTENANCE	1.00	\$0.00	\$0.00
CHANGED OIL & OIL FILTER	1.00	\$0.00	\$0.00
REPLACED/GAPPED SPARK PLUGS	1.00	\$0.00	\$0.00
REPLACED AIR FILTER	1.00	\$0.00	\$0.00
TIGHTENED ELECTRICAL CONNECT.	1.00	\$0.00	\$0.00
SECURED MOLEX PLUGS ON CONTRL	1.00	\$0.00	\$0.00
CHECKED BATTERY AGE/VOLTS	1.00	\$0.00	\$0.00
CHECKED INLET FUEL PRESSURE	1.00	\$0.00	\$0.00
CHECKED VOLTAGE OUTPUT	1.00	\$0.00	\$0.00
CHECKED FREQUENCY OUTPUT	1.00	\$0.00	\$0.00
RESET MAINT. REMINDER	1.00	\$0.00	\$0.00
FUEL PLENUM INSPECTION	1.00	\$0.00	\$0.00 

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Description	Qty	Price	Extended
SM KIT 999 20KW 5W30 SYN OIL CAN ALSO USE G36-613 (ROUND AF) OR G36-624 (EVOLUTION AF)	1.00	\$0.00	\$0.00

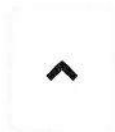
Taxes: \$0.00
Total: \$0.00

Notes:

Type: Technician Note
Date: 09/22/2021
Added by: MICHAEL MACDONALD
Notes: 219 run hours Plenum shows no corrosion Battery in good condition Generator is working properly Set back to auto

 **BACK**

 **HOME**



Account: 41757-001
Location: MS. K. TOMLINSON
 20 HIGH ST.
 SUMMIT, NJ 07901

Welcome,  MS. K. TOMLINSON [Doggone]  **Logout**



Order #10973619 Details


Order: 10973619
Work Type: 050 GENERATOR MAINTENANCE INSP
Address: 20 HIGH ST.,
 SUMMIT, NJ 07901
Schedule Date: 11/06/2020 ←
Service Window: After 2PM Arrival

Order Items

Description	Qty	Price	Extended
Maintenance Visit- Gold	1.00	\$0.00	\$0.00
SM KIT 999 20KW 5W30 SYN OIL CAN ALSO USE G36-613 (ROUND AF) OR G36-624 (EVOLUTION AF)	1.00	\$0.00	\$0.00
GENERATOR MAINTENANCE	1.00	\$0.00	\$0.00
CHANGED OIL & OIL FILTER	1.00	\$0.00	\$0.00
REPLACED/GAPPED SPARK PLUGS	1.00	\$0.00	\$0.00
REPLACED AIR FILTER	1.00	\$0.00	\$0.00
TIGHTENED ELECTRICAL CONNECT.	1.00	\$0.00	\$0.00
SECURED MOLEX PLUGS ON CONTRL	1.00	\$0.00	\$0.00
CHECKED BATTERY AGE/VOLTS	1.00	\$0.00	\$0.00
CHECKED VOLTAGE OUTPUT	1.00	\$0.00	\$0.00
CHECKED FREQUENCY OUTPUT	1.00	\$0.00	\$0.00
RESET MAINT. REMINDER	1.00	\$0.00	\$0.00

Taxes: \$0.00
Total: \$0.00

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Account: 41757-001
Location: MS. K. TOMLINSON
 20 HIGH ST.
 SUMMIT, NJ 07901

Welcome,  MS. K. TOMLINSON [Doggone]  **Logout**



Order #11080043 Details

Order: 11080043
Work Type: Maintenance- 4 Systems
Address: 20 HIGH ST.,
 SUMMIT, NJ 07901
Schedule Date: 09/22/2021 ←
Service Window: 8AM - 11AM Arrival

Order Items

Description	Qty	Price	Extended
Maintenance Visit- Gold	1.00	\$0.00	\$0.00
#35 WATER PNL-350,360,560,600 700 Use for HE265 AND MANY OTHERS	3.00	\$0.00	\$0.00
Preventive Maintenance on Sys.	4.00	\$0.00	\$0.00
Replaced Air Filter	4.00	\$0.00	\$0.00
Replace Media	4.00	\$0.00	\$0.00
Used Customers Air Filters	4.00	\$0.00	\$0.00
Checked Air Filter	4.00	\$0.00	\$0.00
Checked draft inducer oper.	4.00	\$0.00	\$0.00
Cleaned Pilot Assembly	4.00	\$0.00	\$0.00
Cleaned Sensor	4.00	\$0.00	\$0.00
Checked gas pressure	4.00	\$0.00	\$0.00
Checked hot surface ignitor	4.00	\$0.00	\$0.00
Checked heat exchanger	4.00	\$0.00	\$0.00
Cleaned Burner(s)	4.00	\$0.00	\$0.00
Cleaned intake screen	4.00	\$0.00	\$0.00
Cleaned flue cond. trap	4.00	\$0.00	\$0.00
Checked Flame Signal	4.00	\$0.00	\$0.00

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Description	Qty	Price	Extended
Checked Flue Pipe & Venting	4.00	\$0.00	\$0.00
Checked for Carbon Monoxide OK	4.00	\$0.00	\$0.00
Clean & Check Condensate Pump	4.00	\$0.00	\$0.00
TIGHTENED ELECTRICAL CONNECT.	4.00	\$0.00	\$0.00
Check All Safety Controls	4.00	\$0.00	\$0.00
Explained System To Customer	4.00	\$0.00	\$0.00
Humidifier Maintenance Inspect	3.00	\$0.00	\$0.00
Changed Humidifier Pad	3.00	\$0.00	\$0.00
Adjusted Humidistat	3.00	\$0.00	\$0.00
Cleaned Humidifier	3.00	\$0.00	\$0.00
Cleaned Humid. Drain Line	3.00	\$0.00	\$0.00
Clean & Check Condensate Pump	3.00	\$0.00	\$0.00
Replaced/Cleaned Orifice	3.00	\$0.00	\$0.00
Checked Leak Controller	3.00	\$0.00	\$0.00
Reset Hum.Pad Reminder	3.00	\$0.00	\$0.00

Taxes: \$0.00

Total: \$0.00

Notes:

Type: Technician Note
Date: 09/22/2021
Added by: MATTHEW STRIZIVER
Notes: Did maint on heat and hum. Changed Hum pads and cleaned units. 1 media was dirty customer had his own filters on hand. Vac out burner and blower compartments. Found debris in all 3 basement unit intakes. Vac out and made sure they are clean. Flushed out condensate drain lines and pumps. All are working properly and without issue at this time Sn: 1760 Inducer: L- .1 H- .8 lwc: L- 1.1 H- 3.5 Hsi: 44 Tr: L- 37 H- 53 Sn: 2980 Inducer: L- .2 M-.4 H- .7 lwc: L- .7 M-1.3 H- 3.6 Hsi: 41 Tr: L- 37 M- 48 H- 55 Sn: 0136 Inducer: L- .5H- 1.2 lwc: L- 1.1H- 3.5 Hsi: 30 Tr: L- 40 H- 59 Attic furn: Inducer: .4 lwc: 3.4 Hsi: 25 Tr: 57

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Account: 41757-001
Location: MS. K. TOMLINSON
 20 HIGH ST.
 SUMMIT, NJ 07901

Welcome,  MS. K. TOMLINSON [Doggone]  **Logout**



Order #11031293 Details

Order: 11031293
Work Type: Maintenance- 4 Systems
Address: 20 HIGH ST.,
 SUMMIT, NJ 07901
Schedule Date: 04/16/2021 ←
Service Window: 8AM - 11AM Arrival

Order Items

Description	Qty	Price	Extended
Maintenance Visit- Gold	1.00	\$0.00	\$0.00
NO COVID-19 SAFE TO ENTER- WEAR A MASK, GLOVES AND BOOTIES & MAINTAIN SOCIAL DISTANCE.	1.00	\$0.00	\$0.00
16X20X1 FILTER	1.00	\$0.00	\$0.00
3/4 FERNCO COUPLING	2.00	\$0.00	\$0.00
Preventive Maintenance on Sys.	4.00	\$0.00	\$0.00
Cleaned Condenser Coil	4.00	\$0.00	\$0.00
Checked Refrigerant Charge	4.00	\$0.00	\$0.00
Checked Operating Pressures	4.00	\$0.00	\$0.00
Replaced Air Filter	4.00	\$0.00	\$0.00
Checked Air Filter	4.00	\$0.00	\$0.00
Replace Media	4.00	\$0.00	\$0.00
Used Customers Air Filters	4.00	\$0.00	\$0.00
TIGHTENED ELECTRICAL CONNECT.	4.00	\$0.00	\$0.00
Clean & Check Condensate Pump	4.00	\$0.00	\$0.00
Cleaned Main Drain	4.00	\$0.00	\$0.00
Cleaned P-Trap	4.00	\$0.00	\$0.00

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Description	Qty	Price	Extended
Clean Debris From Cond. Unit	4.00	\$0.00	\$0.00
Check All Safety Controls	4.00	\$0.00	\$0.00
Explained System To Customer	4.00	\$0.00	\$0.00

Taxes: \$0.00**Total:** \$0.00**Notes:**

Type: Technician Note
Date: 04/16/2021
Added by: RICARDO VILAR
Notes: Performed 4 ac maintenances. Replaced media filters with customers supply. Units working properly.

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Account: 41757-001
Location: MS. K. TOMLINSON
 20 HIGH ST.
 SUMMIT, NJ 07901

Welcome,  MS. K. TOMLINSON [Doggone]  **Logout**



Call: 800 - 545 - 1020

Order #10971494 Details

Order: 10971494
Work Type: Maintenance- 4 Systems
Address: 20 HIGH ST.,
 SUMMIT, NJ 07901
Schedule Date: 10/05/2020 ←
Service Window: 10AM - 2PM Arrival

Order Items

Description	Qty	Price	Extended
Maintenance Visit- Gold	1.00	\$0.00	\$0.00
NO COVID-19 SAFE TO ENTER- WEAR A MASK, GLOVES AND BOOTIES & MAINTAIN SOCIAL DISTANCE.	1.00	\$0.00	\$0.00
Preventive Maintenance on Sys.	4.00	\$0.00	\$0.00
Used Customers Air Filters	4.00	\$0.00	\$0.00
Checked draft inducer oper.	4.00	\$0.00	\$0.00
Cleaned Sensor	4.00	\$0.00	\$0.00
Checked gas pressure	4.00	\$0.00	\$0.00
Checked hot surface ignitor	4.00	\$0.00	\$0.00
Cleaned intake screen	4.00	\$0.00	\$0.00
Cleaned flue cond. trap	4.00	\$0.00	\$0.00
Checked Flame Signal	4.00	\$0.00	\$0.00
Checked Flue Pipe & Venting	4.00	\$0.00	\$0.00
Checked for Carbon Monoxide OK	4.00	\$0.00	\$0.00
TIGHTENED ELECTRICAL CONNECT.	4.00	\$0.00	\$0.00
Check All Safety Controls	4.00	\$0.00	\$0.00
Explained System To Customer	4.00	\$0.00	\$0.00

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Description	Qty	Price	Extended
Humidifier Maintenance Inspect	3.00	\$0.00	\$0.00
Changed Humidifier Pad	3.00	\$0.00	\$0.00
Adjusted Humidistat	3.00	\$0.00	\$0.00
Cleaned Humidifier	3.00	\$0.00	\$0.00
Cleaned Humid. Drain Line	3.00	\$0.00	\$0.00
Clean & Check Condensate Pump	3.00	\$0.00	\$0.00
#35 WATER PNL-350,360,560,600 700 Use for HE265 AND MANY OTHERS	3.00	\$0.00	\$0.00

Taxes: \$0.00**Total:** \$0.00[← BACK](#)[🏠 HOME](#)

Account: 41757-001
Location: MS. K. TOMLINSON
 20 HIGH ST.
 SUMMIT, NJ 07901

Welcome,  MS. K. TOMLINSON [Doggone]  **Logout**



Call: 800 - 545 - 1020

Order #10924869 Details

Order: 10924869
Work Type: Maintenance- 4 Systems
Address: 20 HIGH ST.,
 SUMMIT, NJ 07901
Schedule Date: 05/04/2020 
Service Window: 10AM - 2PM Arrival

Order Items

Description	Qty	Price	Extended
Maintenance Visit- Gold	1.00	\$0.00	\$0.00
NO COVID-19 SAFE TO ENTER- WEAR A MASK, GLOVES AND BOOTIES & MAINTAIN SOCIAL DISTANCE.	1.00	\$0.00	\$0.00
CONDENSER COIL CLEANER	0.25	\$0.00	\$0.00
Preventive Maintenance on Sys.	4.00	\$0.00	\$0.00
Cleaned Condenser Coil	4.00	\$0.00	\$0.00
Checked Refrigerant Charge	4.00	\$0.00	\$0.00
Checked Operating Pressures	4.00	\$0.00	\$0.00
Inspected Evaporator Coil	3.00	\$0.00	\$0.00
Replace Media	3.00	\$0.00	\$0.00
Used Customers Air Filters	3.00	\$0.00	\$0.00
Inspected Blower Assembly	3.00	\$0.00	\$0.00
Tested run capacitor	4.00	\$0.00	\$0.00
TIGHTENED ELECTRICAL CONNECT.	4.00	\$0.00	\$0.00
Cleaned Contactors	4.00	\$0.00	\$0.00
Clean & Check Condensate Pump	3.00	\$0.00	\$0.00
Test Primary Drain Pan	3.00	\$0.00	\$0.00

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Description	Qty	Price	Extended
Cleaned Main Drain	3.00	\$0.00	\$0.00
Cleaned P-Trap	3.00	\$0.00	\$0.00
Replaced Run Capacitor	4.00	\$0.00	\$0.00
Checked Amperage Draw of Motor	4.00	\$0.00	\$0.00
Clean Debris From Cond. Unit	4.00	\$0.00	\$0.00
Check All Safety Controls	4.00	\$0.00	\$0.00
Explained System To Customer	4.00	\$0.00	\$0.00
Checked Bearing for Wear/Play	4.00	\$0.00	\$0.00
Checked Fan Blade Balance	4.00	\$0.00	\$0.00
Checked Unit For Vibration	4.00	\$0.00	\$0.00
Cleaned All Work Areas	4.00	\$0.00	\$0.00

Taxes: \$0.00**Total:** \$0.00[← BACK](#)[🏠 HOME](#)

From: thommist@aol.com
Subject: Thom-Mist
Date: Jan 3, 2022 at 1:04:08 PM
To: rlabrie311@comcast.net

Roger,

This e-mail is to confirm that Thom-Mist Inc. has serviced your lawn sprinklers at 20 High St., Summit, NJ since 2014 and that as of the Fall 2021 the system is drained and appears to be in good working order.

Tom
Thom-Mist Inc
Box 564
Denville, NJ 07834