



SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

© 2018, New Jersey REALTORS®

Property Address: **278 Dale Drive Short Hills, NJ 07078**

Seller: **Pester, Marc & Miriam K.**

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
☒ ☐ ☐

1. Age of House, if known **1958**

2. Does the Seller currently occupy this property?

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

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.

ROOF

Yes No Unknown
☒ ☐ ☐

4. Age of roof **18 yrs**

5. Has roof been replaced or repaired since seller bought the property? **Yes 18 yrs ago**

6. Are you aware of any roof leaks? **No**

7. Explain any "yes" answers that you give in this section: **We replaced roof in 2003.**

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

Yes No Unknown
☒ ☐ ☐

8. Does the property have one or more sump pumps? **4**

8a. Are there any problems with the operation of any sump pump? **No**

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:

Yes - installation of sump pumps, french drains and exterior drainage around perimeter. 2003

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



- 51 ☐ ☒ ☐
- 52
- 53 ☐ ☐ 12. Are you aware of any restrictions on how the attic may be used as a result of the manner in which
- 54 ☒ ☐ 13. Is the attic or house ventilated by: ☐ a whole house fan? ☒ an attic fan? the attic or roof was constructed?
- 55 13a. Are you aware of any problems with the operation of such a fan?
- 56 14. In what manner is access to the attic space provided? ☐ 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 There are two attic fans. Not sure if they
- 60 are operational - Fans will convey in AS-IS condition.
- 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,
- 65 ☐ ☒ ☐ or pests?
- 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
- 68 ☒ ☐ ☐ address of the licensed pest control company: Bowco
- 69
- 70
- 71 ☐ ☒ ☐ 20. Are you aware of any termite/pest control inspections or treatments performed on the property in
- 72 the past?
- 73 21. Explain any "yes" answers that you give in this section:
- 74 _____
- 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,
- 79 ☐ ☒ ☐ including any restrictions on how any space, other than the attic or roof, may be used as a result of
- 80 ☐ ☒ ☐ the 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
- 85 ☐ ☒ ☐ retaining 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
- 87 ☐ ☒ ☐ section?
- 88 27. Explain any "yes" answers that you give in this section. Please describe the location and nature of the
- 89 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
- 96 ☒ ☐ ☐ 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
- 98 ☒ ☐ ☐ section:
- 99 Renovated the garage and added the room above the garage in 2001.
- 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 _____
- 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 approx 5 yrs?
 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

- 141 45. Type of Air Conditioning: ☒ Central one zone ☒ Central multiple zone ☐ Wall/Window Unit ☐ None
 142 46. List any areas of the house that are not air conditioned:
 143 all air conditioned
 144 ☐ 47. What is the age of Air Conditioning System? Approx 20 yrs old
 145 48. Type of heat: ☒ Electric ☐ Fuel Oil ☒ Natural Gas ☐ Propane ☐ Unheated ☐ Other
 146 49. What is the type of heating system? (for example, forced air, hot water or base board, radiator, steam
 147 heat) forced air
 148 50. If it is a centralized heating system, is it one zone or multiple zones?
 149 multiple
 150 51. Age of furnace _____ Date of last service: Nov 2021
 151 52. List any areas of the house that are not heated:
 152 all heated
 153 ☐ ☒ ☐ 53. Are you aware of any tanks on the property, either above or underground, used to store fuel or other
 154 substances?
 155 ☐ ☐ 54. If tank is not in use, do you have a closure certificate?
 156 ☐ ☒ 55. Are you aware of any problems with any items in this section? If "yes," explain:
 157 _____
 158 _____
 159 _____
 160 _____
 161 _____

WOODBURNING STOVE OR FIREPLACE

Yes No Unknown

- 162 56. Do you have ☐ wood burning stove? ☒ fireplace? ☐ insert? ☐ other
 163 56a. Is it presently usable?
 164 ☒ ☐ ☐ 57. If you have a fireplace, when was the flue last cleaned? 15 years / we don't use
 165 ☐ ☐ ☐ 57a. Was the flue cleaned by a professional or non-professional? professional
 166 ☐ ☒ ☐ 58. Have you obtained any required permits for any such item?
 167 ☐ ☒ 59. Are you aware of any problems with any of these items? If "yes," please explain:
 168 Fireplaces and associated components will convey strictly in AS-IS condition.
 169 _____
 170 _____

ELECTRICAL SYSTEM

Yes No Unknown

60. What type of wiring is in this structure? ☒ Copper ☐ Aluminum ☐ Other ☒ Unknown
61. What amp service does the property have? ☐ 60 ☐ 100 ☐ 150 ☒ 200 ☐ Other ☐ Unknown
62. Does it have 240 volt service? Which are present ☒ Circuit Breakers, ☐ Fuses or ☐ Both?
63. Are you aware of any additions to the original service?
If "yes," were the additions done by a licensed electrician? Name and address:
STC Electric - 25 Elm Rd, Pompton Plains, NJ 07444
64. If "yes," were proper building permits and approvals obtained?
65. Are you aware of any wall switches, light fixtures or electrical outlets in need of repair?
66. Explain any "yes" answers you give in this section:
Update electrical for the pool.

LAND (SOILS, DRAINAGE AND BOUNDARIES)

Yes No Unknown

67. Are you aware of any fill or expansive soil on the property?
68. Are you aware of any past or present mining operations in the area in which the property is located?
69. Is the property located in a flood hazard zone?
70. Are you aware of any drainage or flood problems affecting the property?
71. Are there any areas on the property which are designated as protected wetlands?
72. Are you aware of any encroachments, utility easements, boundary line disputes, or drainage or other easements affecting the property?
73. Are there any water retention basins on the property or the adjacent properties?
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:
72). See survey Re: easements.
73). Water retention basins added in the front yard during 2001 renovation.
75. Are you aware of any shared or common areas (for example, driveways, bridges, docks, walls, bulkheads, etc.) or maintenance agreements regarding the property?
76. Explain any "yes" answers to the preceding questions in this section:
72). See survey Re: easements.
73). Water retention basins added in the front yard during 2001 renovation.
77. Do you have a survey of the property?

ENVIRONMENTAL HAZARDS

Yes No Unknown

78. Have you received any written notification from any public agency or private concern informing you that the property is adversely affected, or may be adversely affected, by a condition that exists on a property in the vicinity of this property? If "yes," attach a copy of any such notice currently in your possession.
- 78a. Are you aware of any condition that exists on any property in the vicinity which adversely affects, or has been identified as possibly adversely affecting, the quality or safety of the air, soil, water, and/or physical structures present on this property? If "yes," explain:
79. Are you aware of any underground storage tanks (UST) or toxic substances now or previously present on this property or adjacent property (structure or soil), such as polychlorinated biphenyl (PCB), solvents, hydraulic fluid, petro-chemicals, hazardous wastes, pesticides, chromium, thorium, lead or other hazardous substances in the soil? If "yes," explain:
80. Are you aware if any underground storage tank has been tested?
(Attach a copy of each test report or closure certificate if available).
81. Are you aware if the property has been tested for the presence of any other toxic substances, such as lead-based paint, urea-formaldehyde foam insulation, asbestos-containing materials, or others?
(Attach copy of each test report if available).
82. If "yes" to any of the above, explain:

82a. If "yes" to any of the above, were any actions taken to correct the problem? Explain:

83. Is the property in a designated Airport Safety Zone?

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

Yes No Unknown

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

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

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

86. As the owner of the property, are you required to belong to a condominium association or homeowners association, or other similar organization or property owners?

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

86b. If so, are there any dues or assessments involved?

If "yes," how much?

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

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

89. Since you purchased the property, have there been any changes to the rules or by-laws of the Association that impact the property?

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

MISCELLANEOUS

Yes No Unknown

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

92. Are you aware of any violations of Federal, State or local laws or regulations relating to this property?

93. Are you aware of any zoning violations, encroachments on adjacent properties, non-conforming uses, or set-back violations relating to this property? If so, please state whether the condition is pre-existing non-conformance to present day zoning or a violation to zoning and/or land use laws.

94. Are you aware of any public improvement, condominium or homeowner association assessments against the property that remain unpaid? Are you aware of any violations of zoning, housing, building, safety or fire ordinances that remain uncorrected?

95. Are there mortgages, encumbrances or liens on this property?

95a. Are you aware of any reason, including a defect in title, that would prevent you from conveying clear title?

96. Are you aware of any material defects to the property, dwelling, or fixtures which are not disclosed elsewhere on this form? (A defect is "material," if a reasonable person would attach importance to its existence or non-existence in deciding whether or how to proceed in the transaction.)

If "yes," explain:

97. Other than water and sewer charges, utility and cable tv fees, your local property taxes, any special assessments and any association dues or membership fees, are there any other fees that you pay on an ongoing basis with respect to this property, such as garbage collection fees?

98. Explain any other "yes" answers you give in this section:

95). Mortgage.

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 ☐☒ ☐

(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 0 (ZERO)

103. Smoke Detectors

☐ Battery ☐ Electric ☒ Both How many Every room

☒ Carbon Monoxide Detectors How many 2

Location _____

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: Per township requirements.

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 - **Kitchen**

☒ Range

☒ Microwave Oven

☒ Dishwasher

☒ Trash Compactor - **AS-IS**

☒ Garbage Disposal

☒ In-Ground Sprinkler System

☒ Central Vacuum System

☒ Security System

☒ Washer

☒ Dryer

☒ Intercom - **AS-IS**

☐ Other

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:

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.

SELLER

DATE

2/7/2022

SELLER

DATE

2/7/2022

SELLER

DATE

SELLER

DATE

EXECUTOR, ADMINISTRATOR, TRUSTEE

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

DATE

DATE

RECEIPT AND ACKNOWLEDGMENT BY PROSPECTIVE BUYER

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

PROSPECTIVE BUYER

DATE

PROSPECTIVE BUYER

DATE

PROSPECTIVE BUYER

DATE

PROSPECTIVE BUYER

DATE

ACKNOWLEDGMENT OF REAL ESTATE BROKER/BROKER-SALESPERSON/SALESPERSON

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

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

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

DocuSigned by:

Sue Adler

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

DATE

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

DATE

ADDITIONAL DISCLOSURE re: 278 Dale Drive Short Hills, NJ 07078

The following items are to be INCLUDED in the sale:

- 1). Wall mounted TV in master bedroom.
- 2). TV wall mount in the office.
- 3). Family room entertainment system.
- 4). Weber gas grill.
- 5). Piano.

The following items are to be EXCLUDED from the sale:

- 1). Garage Fridge.

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

- 1). Trash Compactor.
- 2). Fireplaces and all associated components.
- 3). Pool.
- 4). Family room entertainment system.
- 5). Master bath steam shower.
- 6). Jayson water softener.
- 7). Attic fans.
- 8). Deck.
- 9). Wood floors on the back wall of the family room.

Acknowledged by:

Seller: [Signature] 2/7/2022 Buyer: _____

Seller: [Signature] 2/7/2022 Buyer: _____

P&M Mold Pro llc

18-20 Lackawanna Plaza, Montclair, NJ 07042

Office: (973) 863-3953, Fax: (973) 863-3952

Cell: 609-977-1165

Email: info@pmmoldpro.com Website www.pmmoldpro.com

License # 13VH09933000

RESTORATION CERTIFICATE

We hereby certify that base on visual, procedural and analytical evaluation, the mold contamination identified in the Attic and basement have been remediated as outlined in the mold restoration protocol.

P&M Mold Pro further certify with reasonable certainty that the cause or causes of the mold that were identified for this project in the mold restoration protocol have been remediated.

DECEMBER 9, 2021

PREMISES ADDRESS: 278 DALE DR, SHORT HILLS, NJ 07078



Mold Contractor

Foresight Engineering

17 Cook Avenue, P.O. Box 621, Madison, NJ 07940 • (973) 377-0600

Submitted for the sole use of:

Miriam & Marc Pester
207 East 74th St., Apt. 2 J
New York, NY 10021

Ref. No.: 23671

Date: October 21st, 1998

Location: 278 Dale Drive
Short Hills, NJ

A screening test to indicate the concentration of radon gas in the air at the above-referenced building has been completed. The test consisted of sampling the air in the building using either the Electret (E-Perm) sampling method, or a charcoal canister. A laboratory result was obtained after the exposure period was completed. The exposure period began 10/13/1998 and ended 10/16/1998.

The testing performed indicates a radon level, in the air sampled, of:

1.1 picoCuries per Liter (pCi/L)* as tested in Unfinished Basement

The guidelines furnished by the New Jersey DEP include the necessary information to interpret these results for your individual circumstance. A copy of these guidelines is enclosed. The recommended action to be taken, if any, is dependent on the configuration and use of the building. Please read the enclosure so that you can fully understand your test results. Radon levels may fluctuate significantly. Testing can only indicate levels present during the sampling period. Seasonal variations also occur due to both weather conditions and lifestyle. All reasonable efforts have been made to implement closed house conditions to obtain valid short-term test results.

Unfortunately, we cannot exercise complete control over the test equipment or the home's environment during and before the test period. Manipulation of either of these factors can affect the relevance of the results. We can, therefore, make no warranty of any kind, expressed or implied, for the consequences of erroneous test results. Neither Foresight Engineering nor any of its employees or agents shall be liable under any claim, charge or demand, whether in contract, tort or otherwise, for any and all loss, cost, change, claim, demand fee, expense or damage of any nature or kind arising out of, connected with, or sustained as a result of any radon test requested.

* Foresight Engineering, DEP Cert. #90029

IMPORTANT NOTICE

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