



SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

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Property Address: 55 Karen Way Summit, NJ 07901

Seller: Balakrishnan, Shiva & Rao, Archana

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 1957
- 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? 2019
- 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 _____
- 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: maintenance

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 Walk-in crawl space.
- 58 15. Explain any "yes" answers that you give in this section:
- 59 _____
- 60 _____

TERMITES/WOOD DESTROYING INSECTS, DRY ROT, PESTS

- | | Yes | No | Unknown | |
|----|-------------------------------------|-------------------------------------|---------|---|
| 63 | | | | |
| 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 | | | | |
| 67 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | 18. If "yes," has work been performed to repair the damage? |
| 68 | <input checked="" 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>Excel Pest Services - (800)886-7327</u> |
| 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 | | | | |
| 73 | | | | 21. Explain any "yes" answers that you give in this section: |
| 74 | | | | _____ |
| 75 | | | | _____ |

STRUCTURAL ITEMS

- | | Yes | No | Unknown | |
|----|--------------------------|-------------------------------------|---------|--|
| 77 | | | | |
| 78 | | | | |
| 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 | | | | |
| 81 | | | | |
| 82 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | 23. Are you aware if the property or any of the structures on it have ever been damaged by fire, smoke, wind or flood? |
| 83 | | | | |
| 84 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | 24. Are you aware of any fire retardant plywood used in the construction? |
| 85 | <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? |
| 86 | | | | |
| 87 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | 26. Are you aware of any present or past efforts made to repair any problems with the items in this section? |
| 88 | | | | |
| 89 | | | | 27. Explain any "yes" answers that you give in this section. Please describe the location and nature of the problem. |
| 90 | | | | _____ |
| 91 | | | | _____ |
| 92 | | | | |
| 93 | | | | |

ADDITIONS/REMODELS

- | | Yes | No | Unknown | |
|-----|-------------------------------------|--------------------------|--------------------------|---|
| 94 | | | | |
| 95 | | | | |
| 96 | <input checked="" type="checkbox"/> | <input 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 | | | | |
| 98 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 29. Were the proper building permits and approvals obtained? Explain any "yes" answers you give in this section: |
| 99 | | | | <u>Yes - Fence</u> |
| 100 | | | | _____ |
| 101 | | | | _____ |

PLUMBING, WATER AND SEWAGE

- | | Yes | No | Unknown | |
|-----|--------------------------|--------------------------|---------|---|
| 102 | | | | |
| 103 | | | | |
| 104 | | | | |
| 105 | | | | 30. What is the source of your drinking water? |
| 106 | | | | <input checked="" type="checkbox"/> Public <input type="checkbox"/> Community System <input type="checkbox"/> Well on Property <input type="checkbox"/> Other (explain) _____ |
| 107 | <input type="checkbox"/> | <input type="checkbox"/> | | 31. If your drinking water source is not public, have you performed any tests on the water? 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 9 _____
- 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 _____

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 _____
- 147 47. What is the age of Air Conditioning System? 8
- 148 48. Type of heat: Electric Fuel Oil Natural Gas Propane Unheated Other
- 149 49. What is the type of heating system? (for example, forced air, hot water or base board, radiator, steam
- 150 heat) forced air
- 151 50. If it is a centralized heating system, is it one zone or multiple zones?
- 152 _____
- 153 51. Age of furnace 4 Date of last service: _____
- 154 52. List any areas of the house that are not heated:
- 155 _____
- 156 53. Are you aware of any tanks on the property, either above or underground, used to store fuel or other
- 157 substances?
- 158 54. If tank is not in use, do you have a closure certificate?
- 159 55. Are you aware of any problems with any items in this section? If "yes," explain:
- 160 _____

WOODBURNING STOVE OR FIREPLACE

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? _____
- 167 57a. Was the flue cleaned by a professional or non-professional? _____
- 168 58. Have you obtained any required permits for any such item?
- 169 59. Are you aware of any problems with any of these items? If "yes," please explain: _____
- 170 _____

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 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 _____

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 _____
 204 _____

- 205 77. Do you have a survey of the property?

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 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 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 **95). Mortgage.**
 287 _____

287 **2021 Insurance claim made due to lightning striking a tree that fell and damaged our fence and back deck.**

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 for John
298 (Initials) (Initials)

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

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

310 **MAJOR APPLIANCES AND OTHER ITEMS**

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

314 Yes No Unknown N/A
315 102. Electric Garage Door Opener
316 102a. If "yes," are they reversible? Number of Transmitters 1
317 103. Smoke Detectors
318 Battery Electric Both How many _____
319 Carbon Monoxide Detectors How many 2
320 Location Hallway and basement
321 104. With regard to the above items, are you aware that any item is not in working order?
322 104a. If "yes," identify each item that is not in working order or defective and explain the nature
323 of the problem: _____
324
325
326
327 105. In-ground pool Above-ground pool Pool Heater Spa/Hot Tub
328 105a. Were proper permits and approvals obtained?
329 105b. Are you aware of any leaks or other defects with the filter or the walls or other structural or
330 mechanical components of the pool or spa/hot tub?
331 105c. If an in-ground pool, are you aware of any water seeping behind the walls of the pool?
332 106. Indicate which of the following may be included in the sale? (Indicate Y for yes N for no.)
333 Refrigerator
334 Range
335 Microwave Oven
336 Dishwasher
337 Trash Compactor
338 Garbage Disposal
339 In-Ground Sprinkler System
340 Central Vacuum System
341 Security System
342 Washer
343 Dryer
344 Intercom
345 Other Nest thermostat
346 107. Of those that may be included, is each in working order?
347 If "no," identify each item not in working order, explain the nature of the problem:
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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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DocuSigned by:
SHIVAKUMAR BALAKRISHNAM
B5B736FA19F04E9...

3/29/2022 | 7:40 AM EDT

SELLER

DATE

DocuSigned by:
[Signature]
EE7E6870017547D...

3/29/2022 | 7:43 AM EDT

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/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

3/29/2022 | 7:43 AM EDT

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

DATE

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

DATE



ADDITIONAL DISCLOSURE re: 55 Karen Way Summit, NJ 07901

The following items are to be INCLUDED in the sale:

- Swing set in the backyard.**
- 2 open shelving units in crawl space.**


The following items are to be EXCLUDED from the sale:


N/A

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

- Roof.**
- Shed.**
- Ignitor on small, top right burner.**

Acknowledged by:

Seller:  3/29/2022 | 7:40 AM EDT
DocuSigned by: SHIVA KUMAR BALAKRISHNAN Buyer: _____
 (date) (date)

Seller:  3/29/2022 | 7:43 AM EDT
DocuSigned by: [Signature] Buyer: _____
 (date) (date)





Excel Pest Services
70 Grand Ave
Suite 109
River Edge, NJ 07661
800-886-7327

Pest Services Report-THIS IS NOT A BILL

ORDER #: 958244

WORK DATE: 09/04/2021

BILL-TO 174888

LOCATION 174888

Time In: 9/4/2021 9:33:58 AM
Time Out: 9/4/2021 9:46:09 AM

Customer Signature

Shiva-kumkr Balakrishnan
55 Karen Way
Summit, NJ 07901-1639

Shiva-kumkr Balakrishnan
55 Karen Way
Summit, NJ 07901-1639

Phone: 347-880-1677
Mobile: 551-225-5022

Phone: 347-880-1677
Mobile: 551-225-5022

Customer Unavailable to Sign
Technician Signature

Michael Midwinter
License #: 72243C

Purchase Order	Terms	Service Description	Quantity
None	NET 30	4250 Res Quarterly HPP	1.00

GENERAL COMMENTS / INSTRUCTIONS

Quarterly Pest Control service ring the doorbell as requested exterior service prevention around the home air condition unit front porch back porch around a garage doors when does entry points around the pipes as needed inspect for termites Rodan no activity liquid treatment applied don't touch the zeros until it's dry safety

CONDITIONS / OBSERVATIONS	Reported	Severity	Responsibility	Reviewed
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None Noted.

PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
NIBAN FG		64405-2	5.0000%	n/a	ORTHO BORIC ACI	1.0000 POUNDS	1.0000 POUNDS

Target Pests: (None)

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Temprid SC		432-1483	31.5000%	0.0750	Imidacloprid 21% Beta-Cyfluthrin 10.5%	20.0000 Fluid Ounces	1.4077 Milliliters

Target Pests: (None)

PEST ACTIVITY	# Areas	# Devices	Pest Totals
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None Noted.

DEVICE INSPECTION SUMMARY

AREA COMMENTS

None Noted.

DEVICE INSPECTION EXCEPTIONS

None Noted.

You are entitled by the New Jersey Pesticide Control Regulations to request and receive from us the specified label for each pesticide that will be used on your property. Furthermore, if this is a contract for termite control (using pesticides other than termite baiting systems) we are required to give you a copy of a summarization of the regulations regarding proper application of termiticed (N.J.A.C.7:30 - 10.4)Upon your request, we will inform you of the exact date of pesticide application before the application takes place. Sanitation, as well as physical and biological control measures, should be considered as part of a pest control program. Pesticides may be used as another part of good pest control program. Pesticides are substance used to Control living organisms and vary in degree of toxicity. We are also required to provide the following phone number for use in a event you have questions concerning the materials that we will be using.

National Pesticide Information Center (general health and toxicology info.) 1 (800) 858-7378
New Jersey Poison Information & Education System (Emergencies) 1 (800) 222-1222
New Jersey DEP Pesticide Control Program 1 (609) 984-6568



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 70 Grand Ave
 Suite 109
 River Edge, NJ 07661
 800-886-7327

Pest Services Report-THIS IS NOT A BILL

ORDER #: 958244

WORK DATE: 09/04/2021

DEVICE INSPECTION EXCEPTIONS

INSPECTION DETAIL

None Noted.

PRODUCTS APPLIED

Material EPA #	A.I. % A.I. Concentration	Finished Qty Undiluted Qty	Application Equipment Application Method	Sq/Cu/L Ft	Time Lot #
NIBAN FG 64405-2	5.0000% n/a	1.0000 POUNDS 1.0000 POUNDS			9:45:48 AM
Weather: 0°, 0 MPH					
Temprid SC 432-1483	31.5000% 0.0750000	20.0000 Fluid Ounces 1.4077 Milliliters	COMPRESSED AIR		9:45:32 AM
Weather: 0°, 0 MPH					

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15 Otis Place, Verona NJ 07044
Office: (973) 433-3110
E-Mail: Jason@JerseyInspections.com
www.JerseyInspections.com

July 29, 2019

Archana Rao
205 Hudson Street Apt 111
Hoboken, NJ 07030

RE: 55 Karen Way
Summit, NJ 07901

Dear Archana Rao

At your request, radon testing was performed on the above referenced property on July 27, 2019

The enclosed test results from **LHI Analytical** indicate a test result of 2.7 picocuries per liter of air in the house. This level is **below** the 4.0 pci/L action level set by the U.S. EPA.

EPA recommends that **No** action be taken if your radon test result is lower than 4 pCi/L .

I appreciate this opportunity to be of service to you. If I can be of further assistance, please call.

Sincerely,

Jason Chang
Radon Measurement Technician
NJEPa Cert. # MET12333



LHI Analytical
 20 East Welling Avenue Pennington, NJ 08534
 Phone: 609-818-0309 Fax: 609-964-1741

Report Date: Monday, July 29, 2019

Report #9836

Client Name / Address

Archana Rao
 205 Hudson Street Apt 111
 Hoboken, NJ 07030
 archana82@Gmail.com

Inspection Site Address

55 Karen Way
 Summit, NJ 07901

Copies To

RADON TEST RESULTS

Test Date/Time	Device	Test Method	Floor/Location	Result
7/27/2019 10:30 to 7/29/2019 10:30	SKV148	E-Perm, Short Term	Basement	2.7 pCi/l

The results are BELOW the EPA guideline of 4.0 pCi/l

The results are reported in pCi/L, pico-Curies of radon gas per liter of air. Refer to the NJDEP radon brochure for further information, online at www.njradon.org.

DISCLAIMER

The results cannot be construed as either predictive or supportive of a similar measurement conducted at any other time in the same structure. The value is accurate to within plus or minus 8% of the value shown.

The results reported are based upon the assumption that closed house conditions were adhered. If closed house conditions were not followed during the test period, the results will be adversely affected.

NOT OFFICIAL UNLESS SIGNED

Toni Lewis, NJDEP License # MES10096
LHI Analytical

NOTICE

This notice is provided to you by an organization or individual certified by the New Jersey Department of Environmental Protection to perform radon and/or radon progeny measurements. N.J.S.A 26:2D-73 requires that no certified person disclose to any individual, except the Department of Environmental Protection or the Department of Health the address or owner of a nonpublic building that the person has tested or treated for the presence of radon gas and radon progeny, unless the owner of the building waives, in writing, this right of confidentiality. In the case of a prospective sale of a building which has been tested for radon gas and/or radon progeny, the seller shall provide the buyer, at the time the contract of sale is entered into, with a copy of the results of that test and evidence of any subsequent mitigation or treatment, and any prospective buyer who contracts for the testing shall have the right to receive the results of that testing. Any questions, comments or complaints regarding the person 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).

NJ DEP CERTIFIED RADON MEASUREMENT BUSINESS LIC# MEB90009
20 East Welling Avenue Pennington, NJ 08534