



SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

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Property Address: 25 Knob Hill Dr Summit, NJ 07901

Seller: Pollock, Randolph C & Elizabeth A.

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 1964  
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? 2006  
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: \_\_\_\_\_

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? N/A  
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. \_\_\_\_\_



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12. Are you aware of any restrictions on how the attic may be used as a result of the manner in which the attic or roof was constructed?

13. Is the attic or house ventilated by:  a whole house fan?  an attic fan?

13a. Are you aware of any problems with the operation of such a fan?

14. In what manner is access to the attic space provided?

- staircase
- pull down stairs
- crawl space with aid of ladder or other device
- other \_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_

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

Yes No Unknown

16. Are you aware of any termites/wood destroying insects, dry rot, or pests affecting the property?

17. Are you aware of any damage to the property caused by termites/wood destroying insects, dry rot, or pests?

18. If "yes," has work been performed to repair the damage?

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: \_\_\_\_\_

20. Are you aware of any termite/pest control inspections or treatments performed on the property in the past?

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

Contract with Viking in past

**STRUCTURAL ITEMS**

Yes No Unknown

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?

23. Are you aware if the property or any of the structures on it have ever been damaged by fire, smoke, wind or flood?

24. Are you aware of any fire retardant plywood used in the construction?

25. Are you aware of any current or past problems with driveways, walkways, patios, sinkholes, or retaining walls on the property?

26. Are you aware of any present or past efforts made to repair any problems with the items in this section?

27. Explain any "yes" answers that you give in this section. Please describe the location and nature of the problem.

\_\_\_\_\_  
\_\_\_\_\_

**ADDITIONS/REMODELS**

Yes No Unknown

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?

29. Were the proper building permits and approvals obtained? Explain any "yes" answers you give in this section:

Kitchen & Bathrooms renovated, new deck  
Front Entry addition including new patio

**PLUMBING, WATER AND SEWAGE**

Yes No Unknown

30. What is the source of your drinking water?

- Public
- Community System
- Well on Property
- Other (explain) \_\_\_\_\_

31. If your drinking water source is not public, have you performed any tests on the water? If so, when? \_\_\_\_\_

Attach a copy of or describe the results.

- 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 2021
- 136    43a. Are you aware of any problems with the water heater?
- 137 44. Explain any "yes" answers that you give in this section:

**34). Under the kitchen sink filter for the kitchen sink only.**

**HEATING AND AIR CONDITIONING**

Yes No Unknown

- 142 45. Type of Air Conditioning:
- 143  Central one zone  Central multiple zone  Wall/Window Unit  None
- 144 46. List any areas of the house that are not air conditioned:
- 145 \_\_\_\_\_
- 146  47. What is the age of Air Conditioning System? 2020 & 2014
- 147 48. Type of heat:  Electric  Fuel Oil  Natural Gas  Propane  Unheated  Other
- 148 49. What is the type of heating system? (for example, forced air, hot water or base board, radiator, steam
- 149 heat) forced air
- 150 50. If it is a centralized heating system, is it one zone or multiple zones?
- 151 \_\_\_\_\_
- 152  51. Age of furnace \_\_\_\_\_ Date of last service: 2021
- 153 52. List any areas of the house that are not heated:
- 154 \_\_\_\_\_
- 155    53. Are you aware of any tanks on the property, either above or underground, used to store fuel or other
- 156 substances?
- 157    54. If tank is not in use, do you have a closure certificate?
- 158    55. Are you aware of any problems with any items in this section? If "yes," explain:
- 159 \_\_\_\_\_
- 160 \_\_\_\_\_
- 161 \_\_\_\_\_

**WOODBURNING STOVE OR FIREPLACE**

Yes No Unknown

- 162 163    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? Fall 2021
- 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: \_\_\_\_\_
- 169 \_\_\_\_\_
- 170 \_\_\_\_\_

**Fireplace and all associated components will convey in AS-IS condition.**

**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:

**Rober N. Kimball & Son. - GC**

- 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:

**Electrical upgraded and new main electrical panel installed during 2010 renovation.**

**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:

- 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:

**During heavy rain/ground saturation the garage experiences minor water seepage.**

- 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:

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 \_\_\_\_\_

260  
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 \_\_\_\_\_

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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	<u>        </u>	<u>        </u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>RCP</b>	<b>EAP</b>
		(Initials)	(Initials)

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

Yes	No	Unknown	
<input type="checkbox"/>	<input checked="" type="checkbox"/>		99. Are you aware if the property has been tested for radon gas? (Attach a copy of each test report if available.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>		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.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>		101. Is radon remediation equipment now present in the property?
<input type="checkbox"/>	<input type="checkbox"/>		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	
<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	102. Electric Garage Door Opener
<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	102a. If "yes," are they reversible? Number of Transmitters <u>2</u>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	103. Smoke Detectors
				<input checked="" type="checkbox"/> Battery <input type="checkbox"/> Electric <input type="checkbox"/> Both How many _____
				<input checked="" type="checkbox"/> Carbon Monoxide Detectors How many _____
				Location _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	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: _____
<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	105. <input type="checkbox"/> In-ground pool <input type="checkbox"/> Above-ground pool <input type="checkbox"/> Pool Heater <input type="checkbox"/> Spa/Hot Tub
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	105a. Were proper permits and approvals obtained?
<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	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?
<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	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.)
				<input checked="" type="checkbox"/> Refrigerator - <b>X 2 - Basement fridge will convey.</b>
				<input checked="" type="checkbox"/> Range
				<input checked="" type="checkbox"/> Microwave Oven
				<input checked="" type="checkbox"/> Dishwasher
				<input type="checkbox"/> Trash Compactor
				<input checked="" type="checkbox"/> Garbage Disposal
				<input checked="" type="checkbox"/> In-Ground Sprinkler System
				<input type="checkbox"/> Central Vacuum System
				<input type="checkbox"/> Security System
				<input checked="" type="checkbox"/> Washer
				<input checked="" type="checkbox"/> Dryer
				<input type="checkbox"/> Intercom
				<input type="checkbox"/> Other
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		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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**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*

4/12/2022 | 11:52 AM PDT

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

DATE

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

DATE

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**ADDITIONAL DISCLOSURE re: 25 Knob Hill Dr Summit, NJ 07901**

The following items are to be INCLUDED in the sale:

- Basement fridge.**
- Nautilus Treadmill.**
- Propane fire pit.**
- Weber gas grill.**
- Reebok basketball hoop.**
- Ping pong table.**
- Snow Blower.**
- Lawnmower.**


The following items are to be EXCLUDED from the sale:

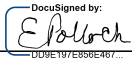
- Wall mounted TV's (x2) - Mounts to remain.**
- Brass library light in the living room.**
- Chandelier in the dining room.**
- All window treatments except plantation shutters.**

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

- Right side garage door (with windows).**
- Fireplace and all associated components.**
- Hardwood floors in the kitchen.**
- Brick retaining wall under the deck.**
- Pull down stairs to the attic.**

Acknowledged by:

Seller:  4/12/2022 | 11:52 AM PDT Buyer: \_\_\_\_\_  
 (date) (date)

Seller:  4/13/2022 | 6:44 AM EDT Buyer: \_\_\_\_\_  
 (date) (date)





# VALAIRCO

157835

HEATING, COOLING, HOT WATER HEATERS, AIR FILTRATION, HUMIDIFIERS, ATTIC FANS, DUCT CLEANING  
1013 Kennedy Blvd., Manville, NJ 08835 (908) 725-6200

DATE:	01/28/2020
TECH:	JOHN E NO: 1224
SERVICE PROG. NO.	
JOB NO.	

NAME: Pollock, Randolph

ADDRESS: 25 Knas Hill drive

CITY: Summit ST. ZIP

PHONE NO. (914) 672-8297

CELL NO. ( )

E-MAIL:

MAKE: MODEL:

### Preventative Maintenance

- 1- Check Air Filters
- 2- Check Thermostat
- 3- Check Condensate Drain
  - A. Check for proper drainage
  - B. Check for water leaks
  - C. Check Condensate pump
- 4- Lubricate All moving parts where necessary
- 5- Check Voltage and Amperage on Motors
- 6- Check All Electrical Connections
- 7- Check Starting Capabilities

- Heating PM:**
- 1- Gas Furnace Only**
- A. Clean Flame Sensor
  - B. Clean burners and heat exchanger if applicable
  - C. Check thermocouple operation and recommend replacement if necessary

- 2- Gas Boiler Only**
- A. Check and clean burners
  - B. Check all limits and controls
  - C. Check water pressure and temp

- 3- Heat Pump Only**
- A. Condenser Coil
  - B. Compressor Amp draw
  - C. Auxiliary heat
  - D. Crankcase heater

- A/C PM:**
- 1- Temperature Drop across coil
  - 2- Clean Condenser
  - 3- Check Blower Components

- Final Job Review:**
- 1- Tighten all nuts and screws
  - 2- Check for any tools left on job
  - 3- Inspect job cleanliness inside and outside

- 4- Clean Components**
- A. Vacuum Blower Compartments
  - B. Vacuum Burner Compartments

SER.NO.

SERVICE PROBLEM

WORK PERFORMED: Need new Motors

01/31/20 Replaced Factory Aut. Motor Ran + tested All ok

RECOMMENDATIONS:

QUANTITY	DESCRIPTION	AMOUNT	SERVICE CHARGES
1	Fac. Aut. Motor.		Program Renewal
			Start Date Expires
			Equip: #HT- #A/C-
			Service Charge 136 <sup>00</sup>
			Parts/Material 813 <sup>00</sup>
			Sales Tax 62 <sup>87</sup>
			TOTAL AMOUNT DUE 1,011 <sup>87</sup>

TERMS: NET CASH ON COMPLETION OF JOB - THIS IS YOUR INVOICE

TOTAL FOR MATERIALS 813<sup>00</sup>

THE SELLER RETAINS TITLE TO ALL MATERIALS AND PROPERTY LISTED HEREIN UNTIL PAYMENT HAS BEEN MADE IN FULL. MINIMUM OF 1 1/2% SERVICE CHARGE PER MONTH WILL BE ADDED TO INVOICES OVER 30 DAYS. IT IS UNDERSTOOD AND AGREED THAT VALAIRCO, INC. SHALL NOT BE RESPONSIBLE TO PURCHASER FOR ANY INSURED LOSS.

*[Signature]*  
CUSTOMER'S SIGNATURE

certify that labor and material listed hereon are correct and that equipment is operating properly.

ALL SERVICES C.O.D.

SERVICE WARRANTY 30 DAYS



# EMERALD LAWN SPRINKLERS CORP.

P.O. BOX 844 • SPRINGFIELD, NJ 07081

Office: 732.388.2248 or 973.376.7753

Fax: 732.388.0935

NOTES:

(914) 672-8297

(908) 723-5933

5/11/19 PM 1-4

APPT:

04/23/19

NIKKI

1

TECH:

CUSTOMER: POLLOCK (07/23/18)  
25 KNOB HILL DR  
SUMMIT, NJ 07901

11

### Terms: DUE UPON RECEIPT

NOTE: ALL CLAIMS AGAINST WORK PERFORMED MUST BE MADE WITHIN SEVEN DAYS FROM INVOICE DATE.

Installed 7/24/18  
Clock Model RAINBIRD ESP ME  
Clock Loc BASEMENT  
# of Zones 8  
Water Source BASEMENT  
Blow Out Loc LEFT SIDE  
Rain Sensor FRONT RIGHT  
Email:

Backflow Loc FRONT LEFT OF PROPERTY  
Make/Model/SZ WATTS/INLINE/1"  
BF Serial # 432094

Valve Box 1 LEFT SIDE BED FRONT  
Valve Box 2 LEFT SIDE REAR BED  
Valve Box 3  
Start-Up Est  
Winterize Est

#### WORK HISTORY

11/03/18 ELVIS .....  
WINTERIZE, NEW INSTALL  
10/13/18 DANNY .....  
SERVICE CALL - NO CHARGE  
(1) MOVE ONE ROTARY ZONE 3 BY  
WALKWAY  
8/08/18 MIGUEL .....  
SERVICE CALL - NO CHARGE  
NEW INSTALL  
REPLACE PVB  
7/31/18 .....  
PERMIT FEE FOR INSTALLATION

① START UP (\$115) WORK REQUESTED  
ADD 1 HEAD  
HAS SLOW LEAK FROM PIPE FROM  
INSIDE TO OUTSIDE  
*Seasonal Adjust 30%*

TIMER SETTINGS:  
TIMER SET AT: 3:30 SPRING SUMMER  
SYSTEM WILL WATER EVEN/ODD EVERY 1 DAYS AM/PM  
TIMER IS:  ON /  OFF When you are ready to start watering turn the dial to run.

Contract  Start Up  Service Call  Winter

② Replaced 2 SH on zone 1 at \$25.00 per.  
③ Replaced 1 SH with 1-12" SH at \$110.00 +  
placed 1 SH on a riser at \$35.00.

① \$ 115.00  
② 50.00  
③ 145.00

*System up, running holding*

I hereby acknowledge the satisfactory completion of the above work.  
Signature x CPollack Date 05-11-19  
THANK YOU FOR YOUR BUSINESS

PAYMENT METHOD:  CASH  CHECK # 5209  
 CREDIT:  Visa  MasterCard  Amex  
Card No. \_\_\_\_\_  
Exp. Date: \_\_\_\_\_ CV#: \_\_\_\_\_

Sub Total 310.00  
Tax 24.54  
C/C Conv Fee 9.30  
TOTAL DUE \$ 310.00



**EMERALD LAWN SPRINKLERS CORP.**  
 PO Box 844  
 Springfield, NJ 07081  
 Off: 732-388-2248  
 Off: 973-376-7753  
 Fax: 732-388-0935  
 E-mail: emeraldsprinklers@gmail.com

Victor, Justin

(914) 672-8297

POLLOCK (07/23/18)  
 25 KNOB HILL DR  
 SUMMIT, NJ 07901

(908) 723-5933

APPT: 5/16/20 AM 11-2

AREA: 11

05/12/20  
 NIKKI2

TECH: 2

Installed 7/24/18  
 Clock Model RAINBIRD ESP ME  
 Clock Loc BASEMENT  
 # of Zones 8  
 Water Source BASEMENT  
 Blow Out Loc LEFT SIDE  
 Rain Sensor FRONT RIGHT  
 Flow Meter

Backflow Loc FRONT LEFT OF PROPERTY  
 Make/Model/Sz WATTS/INLINE/1"  
 BF Serial # 432094  
 Valve Box 1 LEFT SIDE BED FRONT  
 Valve Box 2 LEFT SIDE REAR BED  
 Valve Box 3  
 Start-Up Est  
 Winterize Est

**WORK HISTORY:**

11/04/19 MIGUEL .....  
 WINTERIZATION  
 3% CONVENIENCE FEE  
 6/03/19 JAYSON .....  
 TECHNICIAN VISIT - NO CHARGE  
 WENT THROUGH EVERY ZONE & ADJUSTD  
 EVERY HEAD W/CUSTOMER. ALL HEADS  
 5/21/19 JAYSON .....  
 TECHNICIAN VISIT - N/C  
 (1) REPLACE SPRAY HEAD - 12" WARAN  
 ZONE 5 - HEAD WOULD NOT POP UP  
 5/11/19 VICTOR C .....

**WORK REQUESTED:**

START UP (\$115)

**TIMER SETTINGS:**

SPRING

SUMMER

TIMER SET AT: 30 AM PM

SYSTEM WILL WATER: EVEN ODD EVERY

TIMER IS: ON OFF When ready to water, turn dial to run

CONTRACT    START UP    TECH VISIT    WINTER

Start Up

\$115

3- Straighten head - \$30  
 3- Bury head - \$30  
 8- Raise head - \$25

Will call back within 7 days for wife to  
 be home

TIME ARRIVED: 12:56    TIME COMPLETED: 1:45

Terms: DUE UPON RECEIPT

Sub-Total

I hereby acknowledge the satisfactory completion of the above

PAYMENT METHOD: CASH CHECK

Tax

\$115  
 \$7.61



**EMERALD LAWN SPRINKLERS CORP.**  
 PO Box 844  
 Springfield, NJ 07081  
 Off: 732-388-2248  
 Off: 973-376-7753  
 Fax: 732-388-0935  
 E-mail: emeraldsprinklers@gmail.com

(914) 672-8297

POLLOCK (07/23/18)  
 25 KNOB HILL DR  
 SUMMIT, NJ 07901

(908) 723-5933

APPT: 5/19/20 AM 08-11

AREA: 11

05/18/20  
 NIKKI

TECH: 8

*Leave Comment, Review on Yelp  
 & will credit account \$20.00 towards  
 next repair! MARC Thank you!*

Installed 7/24/18  
 Clock Model RAINBIRD ESP ME  
 Clock Loc BASEMENT  
 # of Zones 8  
 Water Source BASEMENT  
 Blow Out Loc LEFT SIDE  
 Rain Sensor FRONT RIGHT  
 Flow Meter

Backflow Loc FRONT LEFT OF PROPERTY  
 Make/Model/Sz WATTS/INLINE/1"  
 BF Serial # 432094  
 Valve Box 1 LEFT SIDE BED FRONT  
 Valve Box 2 LEFT SIDE REAR BED  
 Valve Box 3  
 Start-Up Est  
 Winterize Est

**WORK HISTORY:**

5/18/20 VIC L .....  
 SPRING START UP  
 ESTIMATE: STRAIGHTEN HEAD ZN 3  
 \$30 BURY HEAD ZONE 3 \$30 RAISE 25.00  
 11/04/19 MIGUEL .....  
 WINTERIZATION  
 3% CONVENIENCE FEE  
 6/03/19 JAYSON .....  
 TECHNICIAN VISIT - NO CHARGE  
 WENT THROUGH EVERY ZONE & ADJUSTD  
 EVERY HEAD W/CUSTOMER. ALL HEADS  
 5/21/19 JAYSON .....

**WORK REQUESTED:**

SERVICE CALL ( \$0)  
 STRAIGHTEN HEAD ZN 3  
 REPLACE A HEAD AND RAISE HEAD  
 CHECK LEAK BY PVB; CLIENT SAYS  
 STARTED AFTER S/U

**TIMER SETTINGS:**

	SPRING	SUMMER
TIMER SET AT:	AM PM	
SYSTEM WILL WATER:	EVEN ODD EVERY	
TIMER IS:	ON OFF	When ready to water, turn dial to run

**CONTRACT START UP TECH VISIT WINTER**

- ① ADDED 1 spray 6" with 15 van nozzle to reach over walkway to corner GRASS & shrubs
- ② ADJUSTED RPZ, ABLE to get it where there is NO leak.
- ③ checked other heads with owner everything else ok!

*125.00*  
*check # 4*  
*58*  
*Paid*

TIME ARRIVED: 942 TIME COMPLETED: 1101

I hereby acknowledge the satisfactory completion of the above described work.

Signature: *R Coatt Pollock*

Date: 5-19-20

Terms: DUE UPON RECEIPT  
 PAYMENT METHOD: CASH CHECK  
 CREDIT: VISA M/C AMEX  
 # \_\_\_\_\_  
 Exp Date \_\_\_\_\_ CVC \_\_\_\_\_

Sub-Total  
 Tax  
 Total w/Tax  
 Surcharge  
 Grand Total