



SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

© 2010, New Jersey REALTORS®

24 Hobart Avenue Short Hills, NJ 07078

Property Address:

Seller: McNulty, Kevin & Fran R. Schumer

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
[]

1927

1. Age of House, if known

[X] []

2. Does the Seller currently occupy this property?

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

[X] []

3. What year did the seller buy the property? 1999

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 20

[X] []

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

[] [X]

6. Are you aware of any roof leaks?

7. Explain any "yes" answers that you give in this section: Replaced sheathing + shingles (early 2000s)

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

Yes No Unknown

[X] []

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

[] [X]

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

[] [X]

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?

[] [X]

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?

[X] []

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: Installed French drains + sump pump ~ 20 yrs ago

Basement completely dry even in hurricane

[] [X]

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 Ordinary door on 3d floor - no steps
- 58 15. Explain any "yes" answers that you give in this section:
- 59 _____
- 60 _____

TERMITES/WOOD DESTROYING INSECTS, DRY ROT, PESTS

- | 63 | Yes | No | Unknown | |
|----|-------------------------------------|-------------------------------------|---------|---|
| 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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input 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>North Jersey Termites & Pest Control Inc.</u> |
| 69 | | | | <u>PO Box 348 Pompton Lakes NJ 07442</u> |
| 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 | | | | <u>Inspection/warranty annually. Damage repaired when purchased.</u> |
| 75 | | | | <u>(NW corner and adjacent)</u> |

STRUCTURAL ITEMS

- | 78 | Yes | No | Unknown | |
|----|-------------------------------------|-------------------------------------|---------|--|
| 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 | <input checked="" type="checkbox"/> | <input 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? |
| 82 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | 24. Are you aware of any fire retardant plywood used in the construction? |
| 83 | | | | |
| 84 | <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? |
| 85 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | |
| 86 | | | | |
| 87 | <input checked="" type="checkbox"/> | <input 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 | | | | <u>Fire in kitchen area long before purchased. Kitchen</u> |
| 91 | | | | <u>completely redone and all damage repaired.</u> |

ADDITIONS/REMODELS

- | 95 | Yes | No | Unknown | |
|-----|-------------------------------------|--------------------------|--------------------------|---|
| 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>Old deck/porch removed, New deck/patio built.</u> |
| 100 | | | | <u>Kitchen remodeled.</u> |

PLUMBING, WATER AND SEWAGE

- | 104 | Yes | No | Unknown | |
|-----|--------------------------|--------------------------|---------|---|
| 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. |

- 111 [] [] 32. Does the wastewater from any clothes washer, dishwasher, or other appliance discharge to any location other than the sewer, septic, or other system that services the rest of the property?
- 112 [] [] [] 33. When was well installed? _____
- 113 [] [] [] Location of well? _____
- 114 [] [] 34. Do you have a softener, filter, or other water purification system? Leased Owned
- 115 [] [] [] 35. What is the type of sewage system?
- 116 [] [] [] Public Sewer Private Sewer Septic System Cesspool Other (explain): _____
- 117 [] [] [] 36. If you answered "septic system," have you ever had the system inspected to confirm that it is a true septic system and not a cesspool?
- 118 [] [] [] 37. If Septic System, when was it installed? _____
- 119 N/A [] Location? _____
- 120 [] [] [] 38. When was the Septic System or Cesspool last cleaned and/or serviced? _____
- 121 [] [] 39. Are you aware of any abandoned Septic Systems or Cesspools on your property?
- 122 [] [] [] 39a. If "yes," is the closure in accordance with the municipality's ordinance? (explain): _____
- 123 [] [] 40. Are you aware of any leaks, backups, or other problems relating to any of the plumbing systems and fixtures (including pipes, sinks, tubs and showers), or of any other water or sewage related problems?
- 124 [] [] [] If "yes," explain: _____
- 125 [] [] 41. Are you aware of any shut off, disconnected, or abandoned wells, underground water or sewage tanks, or dry wells on the property?
- 126 [] [] 42. Is either the private water or sewage system shared? If "yes," explain: _____
- 127 [] [] [] 43. Water Heater: Electric Fuel Oil Gas
- 128 [] [] Age of Water Heater 2009
- 129 [] [] 43a. Are you aware of any problems with the water heater?
- 130 [] [] 44. Explain any "yes" answers that you give in this section:
- 131 _____
- 132 _____
- 133 _____
- 134 _____
- 135 _____
- 136 _____
- 137 _____
- 138 _____
- 139 _____

HEATING AND AIR CONDITIONING

Yes No Unknown

- 141 [] [] 45. Type of Air Conditioning:
- 142 Central one zone Central multiple zone Wall/Window Unit None
- 143 [] [] [] 46. List any areas of the house that are not air conditioned:
- 144 Basement
- 145 [] [] [] 47. What is the age of Air Conditioning System? 18 yrs
- 146 [] [] [] 48. Type of heat: Electric Fuel Oil Natural Gas Propane Unheated Other
- 147 [] [] [] 49. What is the type of heating system? (for example, forced air, hot water or base board, radiator, steam heat) Steam heat radiators
- 148 [] [] 50. If it is a centralized heating system, is it one zone or multiple zones?
- 149 One zone
- 150 [] [] [] 51. Age of furnace 2003 (PSEG installed) Date of last service: 2020
- 151 [] [] [] 52. List any areas of the house that are not heated:
- 152 [] [] 53. Are you aware of any tanks on the property, either above or underground, used to store fuel or other substances?
- 153 [] [] [] 54. If tank is not in use, do you have a closure certificate?
- 154 [] [] 55. Are you aware of any problems with any items in this section? If "yes," explain:
- 155 _____
- 156 _____
- 157 _____

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? _____
- 165 [] [] [] 57a. Was the flue cleaned by a professional or non-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 literally never used
- 169 _____
- 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

177 63. Are you aware of any additions to the original service?
 If "yes," were the additions done by a licensed electrician? Name and address:
 178 Trasente Electric 21 Fred Terrace Dover NJ 07801

- 179
 180 64. If "yes," were proper building permits and approvals obtained?
 181

182 65. Are you aware of any wall switches, light fixtures or electrical outlets in need of repair?
 183 66. Explain any "yes" answers you give in this section:
 184 Complete panel upgrade to 200A. Subpanel added
 185 All LN 2002

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
 190 68. Are you aware of any past or present mining operations in the area in which the property is located?
 191
 192 69. Is the property located in a flood hazard zone?
 193
 194 70. Are you aware of any drainage or flood problems affecting the property?
 195
 196 71. Are there any areas on the property which are designated as protected wetlands?
 197
 198 72. Are you aware of any encroachments, utility easements, boundary line disputes, or drainage or
 199 other easements affecting the property?
 200
 201 73. Are there any water retention basins on the property or the adjacent properties?
 202
 203 74. Are you aware if any part of the property is being claimed by the State of New Jersey as land
 204 presently or formerly covered by tidal water (Riparian claim or lease grant)? Explain:
 205 _____
 206 _____

- 207 75. Are you aware of any shared or common areas (for example, driveways, bridges, docks, walls,
 208 bulkheads, etc.) or maintenance agreements regarding the property?
 209
 210 76. Explain any "yes" answers to the preceding questions in this section:
 211 _____
 212 _____

- 213 77. Do you have a survey of the property?
 214

215 **ENVIRONMENTAL HAZARDS**

216 Yes No Unknown

- 217 78. Have you received any written notification from any public agency or private concern informing you that
 218 the property is adversely affected, or may be adversely affected, by a condition that exists on a property in
 219 the vicinity of this property? If "yes," attach a copy of any such notice currently in your possession.
 220
 221 78a. Are you aware of any condition that exists on any property in the vicinity which adversely affects,
 222 or has been identified as possibly adversely affecting, the quality or safety of the air, soil, water, and/
 223 or physical structures present on this property? If "yes," explain:
 224 _____
 225 _____

- 226 79. Are you aware of any underground storage tanks (UST) or toxic substances now or previously
 227 present on this property or adjacent property (structure or soil), such as polychlorinated biphenyl
 228 (PCB), solvents, hydraulic fluid, petro-chemicals, hazardous wastes, pesticides, chromium, thorium,
 229 lead or other hazardous substances in the soil? If "yes," explain:
 230 _____
 231 _____

- 232 80. Are you aware if any underground storage tank has been tested?
 233 (Attach a copy of each test report or closure certificate if available).
 234
 235 81. Are you aware if the property has been tested for the presence of any other toxic substances, such
 236 as lead-based paint, urea-formaldehyde foam insulation, asbestos-containing materials, or others?
 237 (Attach copy of each test report if available).
 238

239 82. If "yes" to any of the above, explain:
 240 Lead paint noted when bought house. Mostly around windows

- 231 82a. If "yes" to any of the above, were any actions taken to correct the problem? Explain:
Encapsulated
- 232 _____
- 233 _____
- 234 83. Is the property in a designated Airport Safety Zone?
- 235 _____

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

- | 238 | Yes | No | Unknown | |
|-----|--------------------------|-------------------------------------|--------------------------|--|
| 239 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | 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? |
| 240 | | | | |
| 241 | | | | |
| 242 | | | | |
| 243 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | 85. Is the property part of a condominium or other common interest ownership plan? |
| 244 | <input type="checkbox"/> | <input type="checkbox"/> | | 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? |
| 245 | | | | |
| 246 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | 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? |
| 247 | | | | |
| 248 | <input type="checkbox"/> | <input type="checkbox"/> | | 86a. If so, what is the Association's name and telephone number?
_____ |
| 249 | | | | |
| 250 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 86b. If so, are there any dues or assessments involved?
If "yes," how much? _____ |
| 251 | | | | |
| 252 | <input type="checkbox"/> | <input type="checkbox"/> | | 87. Are you aware of any defect, damage, or problem with any common elements or common areas that materially affects the property? |
| 253 | | | | |
| 254 | <input type="checkbox"/> | <input type="checkbox"/> | | 88. Are you aware of any condition or claim which may result in an increase in assessments or fees? |
| 255 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 89. Since you purchased the property, have there been any changes to the rules or by-laws of the Association that impact the property? |
| 256 | | | | |
| 257 | | | | 90. Explain any "yes" answers you give in this section:

_____ |
| 258 | | | | |
| 259 | | | | |

MISCELLANEOUS

- | 262 | Yes | No | Unknown | |
|-----|--------------------------|-------------------------------------|--------------------------|--|
| 263 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | 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? |
| 264 | | | | |
| 265 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | 92. Are you aware of any violations of Federal, State or local laws or regulations relating to this property? |
| 266 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | 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.

_____ |
| 267 | | | | |
| 268 | | | | |
| 269 | | | | |
| 270 | | | | |
| 271 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | 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? |
| 272 | | | | |
| 273 | | | | |
| 274 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 95. Are there mortgages, encumbrances or liens on this property? |
| 275 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | 95a. Are you aware of any reason, including a defect in title, that would prevent you from conveying clear title? |
| 276 | | | | |
| 277 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | 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: _____
_____ |
| 278 | | | | |
| 279 | | | | |
| 280 | | | | |
| 281 | | | | |
| 282 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | 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? |
| 283 | | | | |
| 284 | | | | |
| 285 | | | | 98. Explain any other "yes" answers you give in this section:

_____ |
| 286 | | | | |
| 287 | | | | |
| 288 | | | | |
| 289 | | | | |
| 290 | | | | |

291 RADON GAS Instructions to Owners

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

296 Yes No
 297 KM PS
 298 (Initials) (Initials)

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

302 Yes No Unknown
 303 99. Are you aware if the property has been tested for radon gas? (Attach a copy of each test report if
 304 available.) Tested when bought house - OK but don't have report.
 305 100. Are you aware if the property has been treated in an effort to mitigate the presence of radon gas?
 306 (If "yes," attach a copy of any evidence of such mitigation or treatment.)
 307 101. Is radon remediation equipment now present in the property?
 308 N/A 101a. If "yes," is such equipment in good working order?

311 MAJOR APPLIANCES AND OTHER ITEMS

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

316 Yes No Unknown N/A
 317 102. Electric Garage Door Opener
 318 102a. If "yes," are they reversible? Number of Transmitters _____
 319 103. Smoke Detectors
 320 Battery Electric Both How many 4
 321 Carbon Monoxide Detectors How many 2
 322 Location All 3 floors, basement, and near bedrooms
 323 104. With regard to the above items, are you aware that any item is not in working order?
 324 104a. If "yes," identify each item that is not in working order or defective and explain the nature
 325 of the problem: 2 garage door openers - one malfunctions,
 326 other doesn't work. Prob need to replace electronics
 327
 328 105. In-ground pool Above-ground pool Pool Heater Spa/Hot Tub
 329 105a. Were proper permits and approvals obtained?
 330 105b. Are you aware of any leaks or other defects with the filter or the walls or other structural or
 331 mechanical components of the pool or spa/hot tub?
 332 105c. If an in-ground pool, are you aware of any water seeping behind the walls of the pool?
 333 106. Indicate which of the following may be included in the sale? (Indicate Y for yes N for no.)
 334 Refrigerator
 335 Range
 336 Microwave Oven
 337 Dishwasher
 338 Trash Compactor
 339 Garbage Disposal
 340 In-Ground Sprinkler System
 341 Central Vacuum System
 342 Security System - **Excluded**
 343 Washer
 344 Dryer
 345 Intercom
 346 Other
 347 107. Of those that may be included, is each in working order?
 348 If "no," identify each item not in working order, explain the nature of the problem:
 349 Range - some burners do not light reliably
 350

351
352
353
354
355
356
357
358
359
360
361
362
363
364
365
366
367
368
369
370
371
372
373
374
375
376
377
378
379
380
381
382
383
384
385
386
387
388
389
390
391
392
393
394
395
396
397
398
399
400
401
402
403
404
405
406
407
408
409
410

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

N/A

- 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.

411
412
413
414
415
416
417
418
419
420
421
422
423
424
425
426
427
428
429
430
431
432
433
434
435
436
437
438
439
440
441
442
443
444
445
446
447
448
449
450
451
452
453
454
455
456
457
458
459
460
461
462
463
464
465
466
467
468
469
470

Keri M. Swartz
SELLER

6/3/2022
DATE

Frank S. B.
SELLER

6/3/2022
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

DATE

PROSPECTIVE BUYER

DATE

471
472
473
474
475
476
477
478
479
480
481
482
483
484
485
486
487
488
489
490
491
492
493
494
495
496
497
498
499
500
501
502
503
504
505
506
507
508
509
510
511
512
513
514
515
516
517
518
519
520
521
522
523
524
525
526
527
528
529
530

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.

Declassified 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: 24 Hobart Avenue Short Hills, NJ 07078

The following items are to be INCLUDED in the sale:

Storm/screen door to deck. window screens. 2 refrigerators
(one in basement)

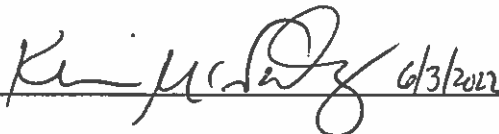
The following items are to be EXCLUDED from the sale:

Security System.

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

Entire house conveyed as-is

Acknowledged by:

Seller:  6/3/2022 Buyer: _____

Seller:  6/3/2022 Buyer: _____
(date) (date)



Millburn Township
 Millburn Town Hall – 1st Floor
 375 Millburn Avenue
 Millburn, New Jersey 07041

Date Issued 4/24/2018
 Control Number C-18-0585
 Permit Number 18-0366
 Permit Issue Date 4/6/2018
 Certificate Number 18-0366

Certificate
 Construction Code Division
 (Certificate of Approval)

Identification

Work Site Location: 24 HOBART AVENUE Millburn Township, NJ Block: 1201 Lot: 5 Qual: _____
 Owner in Fee: MCNULTY, KEVIN & FRAN R. SCHUMER
 Owner Address: 24 HOBART AVENUE SHORT HILLS NJ 07078
 Telephone: (973) 747-8693
 Contractor ERC ENVIRONMENTAL INC
 Address 286 HOUSES CORNER ROAD SPARTA NJ 07410
 Telephone: (877) 440-8265 Fax: _____
 License Number or Builders Registration Number: _____ Federal Emp. Number: 46-5675019

Home Warranty Number: _____
 Type of Warranty Plan: State Private
 Use Group: U Construction Classification: _____
 Maximum Live Load: 0 Maximum Occupancy Load: 0
 Description of Work/Use: REMOVAL OF 550 TANK PREVIOUSLY ABANDONED

Certificate Comments:

- Certificate of Occupancy**
 This serves notice that said building or structure has been constructed in accordance with the New Jersey Uniform Construction Code and is approved for occupancy.
- Certificate of Approval**
 This serves notice that the work completed has been constructed or installed in accordance with the New Jersey Uniform Construction Code and is approved. If the permit was issued for minor work, this certificate was based upon what was visible at the time of inspection.
- Certificate of Continued Occupancy**
 This serves notice that based on a general inspection of the visible parts of the building there are no imminent hazards and the building is approved for continued occupancy.
- Temporary Certificate of Compliance**
 The following conditions must be met no later than or the owner will be subject to fine or order to vacate:
 This certificate has an expiration date of:
 Conditions to be met:

- Certificate of Clearance - Lead Abatement 5:17**
 This serves notice that based on written certification, lead abatement was performed as per NJACS:17 to the following extent.
 - Total removal of lead-based paint hazards in scope of work
 - Partial or limited time period () years; see file
- Certificate of Clearance - Asbestos Abatement**
 This serves notice that based on written certification, asbestos abatement was performed to the following extent.
 - Total removal of asbestos hazards in scope of work
 - Partial or limited time period () years; see file
- Certificate of Compliance**
 This serves notice that said potentially hazardous equipment has been installed and/or maintained in accordance with the New Jersey Uniform Construction Code and is approved for use until
- Temporary Certificate of Occupancy**
 The following conditions must be met no later than: or the owner will be subject to fine or order to vacate:
 This certificate has an expiration date of:
 Conditions to be met:

 Construction Official

Fee: \$0.00
 Check Number: _____
 Collected By: _____

CERTIFICATE OF RECYCLING

License Holder:

C&M METALS RECYCLING, LLC
160 RICHARDS AVE.
PO BOX 969
DOVER, NJ 07802

This certifies that Donjon Marine Co., Inc. / C&M Metals Recycling, LLC received

1 oil tanks totaling 1000 lbs of scrap metal for recycling

on 4/25/18

Scale Ticket # 319736

All scrap metal shall be destroyed and recycled in compliance with all federal, state, county and local regulations.


Jason Forgione / Facility Manager

Donjon Marine Co., Inc. DBA Donjon Recycling / C&M Metals Recycling, LLC is dedicated to responsible and environmentally safe operating procedures and practices through compliance with all applicable local, state and federal environmental law and regulations. Our commitment to maintaining an environmentally sound workplace is demonstrated by our adoption of industry developed comprehensive environmental operation guidelines. Donjon Recycling supports Design for Recycling, a national policy to promote the design and manufacture of goods that, at the end of their useful life, can be recycled safely and efficiently.



286 Houses Corner Road, Sparta, NJ 07871
Tel: 877-440-8265 Fax: 888-269-4200

CERTIFICATE OF REMOVAL

This certificate issued on 4/11/2018 to certify that ERC Environmental performed the removal of a 1,000 gallon Underground Storage Tank (UST) from the property owned by:

Fran Schumer

Located at:

24 Hobart Avenue, Millburn, NJ 07078

All work was done in accordance with NJDEP, API, OSHA, and EPA regulations and standards.

Thanks,

A handwritten signature in black ink, appearing to read 'Hugh Tat', with a long horizontal flourish extending to the right.

Hugh Tat
ERC Environmental Inc

24 Hobart Ave. Short Hills
Oil tank removal
4/11/2018

24 Hobart.



For information Call: _____
Permit No. _____

18-306

APPROVAL FOR FIRE PROTECTION

TANK REMOVAL
Date Inspector

- Sprinklers _____
- Standpipes _____
- Special Supp. 4/13/18
- Alarm _____
- Mechanical _____
- Other NA.
- Final _____

1-YEAR TERMITE INSPECTION WARRANTY

For the sum of \$ 213.25 North Jersey Termite & Pest Control, Inc. (Contractor) has agreed with the owner named herein to provide Termite Control on the following described real property for Termites for a one year period. This Warranty is exclusively limited to Termite re-treatments for the warranty period.

OWNER KEVIN McNULTY and FRAN SCHUMER McNULTY

ADDRESS 24 Hobart Ave, Short Hills, New Jersey

DESCRIPTION OF REAL PROPERTY Single family home.


WARRANTY NUMBER 15087

North Jersey Termite and Pest Control, Inc., warranties that:

Any additional Termite Control treatment necessitated within one year from the date of this warranty will be performed without charge to the homeowner. In addition, the homeowner has the option to renew this warranty yearly, provided an annual Inspection is made and an annual renewal fee is paid. Annual Renewal Fee of \$ 213.25 applies.

Failure to pay the annual renewal fee within 30 days after the anniversary date shall void all warranties made by North Jersey Termite and Pest Control, Inc.

CONTRACTOR NORTH JERSEY TERMITE

BY 
Edward Assidio

DATE September 4, 2021



THIS WARRANTY IS NULL AND VOID IF NOT PAID

1-YEAR TERMITE INSPECTION WARRANTY

For the sum of \$ 213.25 North Jersey Termite & Pest Control, Inc. (Contractor) has agreed with the owner named herein to provide Termite Control on the following described real property for Termites for a one year period. This Warranty is exclusively limited to Termite re-treatments for the warranty period.

OWNER KEVIN McNULTY and FRAN SCHUMER McNULTY

ADDRESS 24 Hobart Ave, Short Hills, New Jersey

DESCRIPTION OF REAL PROPERTY Single family home.

WARRANTY NUMBER 15087

North Jersey Termite and Pest Control, Inc., warranties that:

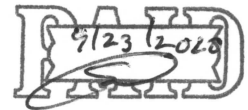
Any additional Termite Control treatment necessitated within one year from the date of this warranty will be performed without charge to the homeowner. In addition, the homeowner has the option to renew this warranty yearly, provided an annual Inspection is made and an annual renewal fee is paid. Annual Renewal Fee of \$ 213.25 applies.

Failure to pay the annual renewal fee within 30 days after the anniversary date shall void all warranties made by North Jersey Termite and Pest Control, Inc.

CONTRACTOR NORTH JERSEY TERMITE

BY 
Edward Assidic

DATE September 4, 2020



THIS WARRANTY IS NULL AND VOID IF NOT PAID



1 Prince Rd.
Whippany, NJ 07981
800-545-1020 / Fax: 973-887-2218
www.airgroupllc.com

QUOTE

Quote: Q45882
Quote Date: 4/23/2008
Account #: 07745-001
Plan Type: GOLD
Plan Term: 1 Year

Bill To:
MRS. F. MCNULTY
24 HOBART AVE.
SHORT HILLS, NJ 07078

Location Address:
MRS. F. MCNULTY
24 HOBART AVE.
SHORT HILLS, NJ 07078

PRIORITY PLUS SERVICE AGREEMENT QUOTE

Description	Qty	Price	Extended
--- COOLING MAINTENANCE PLAN	1.00	181.00	181.00

Gold Plan Benefits

- Includes a master system tune-up.
- 50 % off diagnostic fees.
- 15 % off repairs.
- Extended business hours.
- 2 year plans available.

Sub Total: 181.00
NJ Sales Tax: 12.67
Total: 193.67

**Monthly Payments on
your Amex, Visa, or
Mastercard** \$16.14



Invoice No: Q45882
Acct No: 07745-001
Amount Due: \$193.67

Payment Type: Check Visa
 Amex Master Card
 Bill/continue my credit card
@ \$16.14 per month

Credit Card #: _____
Exp. Date: _____
Name on Card _____

MRS. F. MCNULTY
24 HOBART AVE.
SHORT HILLS, NJ 07078

Invoice

Amt Paid

\$

Thank you