



SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

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Property Address:

128 Riveredge Dr. Chatham,
NJ 07928

Seller:

John Budd

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

Built in 1993 - 19 years old

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?

2004

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, if known

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:

Small leak near gutter in attic - has been repaired

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:

Use dehumidifier in summer

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



111				tion 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	[]	<input checked="" type="checkbox"/>		34. Do you have a softener, filter, or other water purification system? <input type="checkbox"/> Leased <input type="checkbox"/> Owned
115				35. What is the type of sewage system?
116				<input checked="" type="checkbox"/> Public Sewer <input type="checkbox"/> Private Sewer <input type="checkbox"/> Septic System <input type="checkbox"/> Cesspool <input type="checkbox"/> 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			[]	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	[]	<input checked="" type="checkbox"/>	[]	39a. If "yes," is the closure in accordance with the municipality's ordinance? (explain): _____
123	[]	[]	[]	
124				
125	[]	<input checked="" type="checkbox"/>		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?
126				If "yes," explain: _____
127				
128				
129	[]	<input checked="" type="checkbox"/>		41. Are you aware of any shut off, disconnected, or abandoned wells, underground water or sewage tanks, or dry wells on the property?
130				42. Is either the private water or sewage system shared? If "yes," explain: _____
131	[]	<input checked="" type="checkbox"/>	[]	
132				43. Water Heater: <input type="checkbox"/> Electric <input type="checkbox"/> Fuel Oil <input checked="" type="checkbox"/> Gas
133				Age of Water Heater <u>6 1/2 years - installed 12/26/15</u>
134			[]	43a. Are you aware of any problems with the water heater?
135	[]	<input checked="" type="checkbox"/>		44. Explain any "yes" answers that you give in this section: _____
136				
137				
138				
139				

HEATING AND AIR CONDITIONING

Yes No Unknown

140				45. Type of Air Conditioning:
141				<input checked="" type="checkbox"/> Central one zone <input type="checkbox"/> Central multiple zone <input type="checkbox"/> Wall/Window Unit <input type="checkbox"/> None
142				46. List any areas of the house that are not air conditioned: _____
143				
144				47. What is the age of Air Conditioning System? <u>5 years - installed 5/25/17</u>
145				48. Type of heat: <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Fuel Oil <input checked="" type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input type="checkbox"/> Unheated <input type="checkbox"/> Other
146				49. What is the type of heating system? (for example, forced air, hot water or base board, radiator, steam heat) <u>forced air and baseboard in basement (Electric)</u>
147				50. If it is a centralized heating system, is it one zone or multiple zones?
148				<u>ONE ZONE</u>
149				51. Age of furnace <u>same as AC</u> Date of last service: _____
150				52. List any areas of the house that are not heated: _____
151				
152				
153				
154				
155	[]	[]	<input checked="" type="checkbox"/>	53. Are you aware of any tanks on the property, either above or underground, used to store fuel or other substances?
156				54. If tank is not in use, do you have a closure certificate?
157	[]	[]		55. Are you aware of any problems with any items in this section? If "yes," explain: _____
158	[]	[]		
159				

WOODBURNING STOVE OR FIREPLACE

Yes No Unknown

160				56. Do you have <input type="checkbox"/> wood burning stove? <input checked="" type="checkbox"/> fireplace? <input type="checkbox"/> insert? <input type="checkbox"/> other
161				56a. Is it presently usable? _____
162				57. If you have a fireplace, when was the flue last cleaned? <u>May '22</u>
163	<input checked="" type="checkbox"/>	[]		57a. Was the flue cleaned by a professional or non-professional? <u>professional - McPuff</u>
164	<input checked="" type="checkbox"/>	[]	[]	58. Have you obtained any required permits for any such item?
165	<input checked="" type="checkbox"/>	[]	[]	59. Are you aware of any problems with any of these items? If "yes," please explain: _____
166	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	[]	
167	[]	<input checked="" type="checkbox"/>	[]	
168	[]	<input checked="" type="checkbox"/>		
169				
170				Fireplace and all associated components will convey strictly in AS-IS condition.

171 **ELECTRICAL SYSTEM**
172 Yes No Unknown

- 173 60. What type of wiring is in this structure? Copper Aluminum Other ☒ Unknown
174 61. What amp service does the property have? 60 100 150 200 Other ☒ Unknown
175 62. Does it have 240 volt service? Which are present ☒ Circuit Breakers, Fuses or Both?
176 63. Are you aware of any additions to the original service?
177 If "yes," were the additions done by a licensed electrician? Name and address:
178 _____
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 one of kitchen track lights is out
184 _____
185 _____

186 **LAND (SOILS, DRAINAGE AND BOUNDARIES)**

187 Yes No Unknown

- 188 67. Are you aware of any fill or expansive soil on the property?
189 68. Are you aware of any past or present mining operations in the area in which the property is located?
190 69. Is the property located in a flood hazard zone?
191 70. Are you aware of any drainage or flood problems affecting the property?
192 71. Are there any areas on the property which are designated as protected wetlands?
193 72. Are you aware of any encroachments, utility easements, boundary line disputes, or drainage or other easements affecting the property?
194 73. Are there any water retention basins on the property or the adjacent properties?
195 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:
196 _____
197 _____
198 _____
199 _____

- 200 75. Are you aware of any shared or common areas (for example, driveways, bridges, docks, walls, bulkheads, etc.) or maintenance agreements regarding the property?
201 76. Explain any "yes" answers to the preceding questions in this section:
202 _____
203 _____
204 _____

- 205 77. Do you have a survey of the property? Condo
206 _____
207 _____

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 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.
210 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:
211 _____
212 _____
213 _____
214 _____
215 _____
216 _____

- 217 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:
218 _____
219 _____
220 _____
221 _____
222 _____

- 223 80. Are you aware if any underground storage tank has been tested?
(Attach a copy of each test report or closure certificate if available).
224 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).
225 82. If "yes" to any of the above, explain:
226 _____
227 _____
228 _____
229 _____
230 _____

231	[]	[]	82a. If "yes" to any of the above, were any actions taken to correct the problem? Explain:
232			
233			
234	[]	[X]	83. Is the property in a designated Airport Safety Zone?
235			
236	DEED RESTRICTIONS, SPECIAL DESIGNATIONS, HOMEOWNERS ASSOCIATION/CONDOMINIUMS AND CO-OPS		
237	Yes	No	Unknown
238	[]	[X]	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?
239			
240			
241			
242	[X]	[]	85. Is the property part of a condominium or other common interest ownership plan?
243	[X]	[]	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?
244			
245	[X]	[]	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?
246			
247	[]	[]	86a. If so, what is the Association's name and telephone number?
248			<u>Sutton Woods Condo Assoc. - Taylor Nugent 973-532-8177</u>
249	[X]	[]	86b. If so, are there any dues or assessments involved?
250			If "yes," how much? <u>\$447.09 / mo.</u>
251	[]	[X]	87. Are you aware of any defect, damage, or problem with any common elements or common areas that materially affects the property?
252			
253	[]	[X]	88. Are you aware of any condition or claim which may result in an increase in assessments or fees?
254	[]	[X]	89. Since you purchased the property, have there been any changes to the rules or by-laws of the Association that impact the property?
255			
256			90. Explain any "yes" answers you give in this section:
257			
258			
259			
260	MISCELLANEOUS		
261	Yes	No	Unknown
262	[]	[X]	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?
263			
264	[]	[X]	92. Are you aware of any violations of Federal, State or local laws or regulations relating to this property?
265			
266	[]	[X]	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	[]	[X]	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	[]	[X]	95. Are there mortgages, encumbrances or liens on this property?
275	[]	[X]	95a. Are you aware of any reason, including a defect in title, that would prevent you from conveying clear title?
276			
277	[]	[X]	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	[]	[X]	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			

RADON GAS Instructions to Owners

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

Yes No
[] ☒

(Initials)

(Initials)

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

Yes No Unknown

[] []

99. Are you aware if the property has been tested for radon gas? (Attach a copy of each test report if available.)

[] []

100. Are you aware if the property has been treated in an effort to mitigate the presence of radon gas? (If "yes," attach a copy of any evidence of such mitigation or treatment.)

[] []

101. Is radon remediation equipment now present in the property?

[] []

101a. If "yes," is such equipment in good working order?

MAJOR APPLIANCES AND OTHER ITEMS

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

Yes No Unknown NA

☒ [] [] []

102. Electric Garage Door Opener

☒ [] [] []

102a. If "yes," are they reversible? Number of Transmitters 2

☒ [] [] []

103. Smoke Detectors

___ Battery ___ Electric ☒ Both How many 2

___ Carbon Monoxide Detectors How many 1

___ Location Hallway

[] ☒ [] []

104. With regard to the above items, are you aware that any item is not in working order?

104a. If "yes," identify each item that is not in working order or defective and explain the nature of the problem:

☒ [] [] []

105. ☒ In-ground pool ___ Above-ground pool ___ Pool Heater ___ Spa/Hot Tub ___

[] [] [] []

105a. Were proper permits and approvals obtained?

[] [] [] []

105b. Are you aware of any leaks or other defects with the filter or the walls or other structural or mechanical components of the pool or spa/hot tub?

[] [] [] []

105c. If an in-ground pool, are you aware of any water seeping behind the walls of the pool?

106. Indicate which of the following may be included in the sale? (Indicate Y for yes N for no.)

☒ Refrigerator

☒ Range

☒ Microwave Oven

☒ Dishwasher

[] Trash Compactor

[] Garbage Disposal

[] In-Ground Sprinkler System

[] Central Vacuum System

[] Security System

☒ Washer

☒ Dryer

[] Intercom

☒ Other - **Basement dehumidifier.**

☒ [] []

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:

351 **SOLAR PANEL SYSTEMS**

352 By completing this section, Seller is acknowledging that the Property is serviced by a Solar Panel System, which means a system of solar
353 panels designed to absorb the sunlight as a source of energy for generating electricity or heating, any and all inverters, net meter, wiring
354 roof supports and any other equipment pertaining to the Solar Panels (collectively, the "Solar Panel System"). This information may be
355 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.
356

357 Yes No Unknown

358 [] [] []

108. When was the Solar Panel System Installed? _____

359 [] [] []

109. Are SRECs available from the Solar Panel System?

360 [] [] []

109a. If SRECs are available, when will the SRECs expire? _____

361 [] [] []

110. Is there any storage capacity on your Property for the Solar Panel System?

362 [] [] []

111. Are you aware of any defects in or damage to any component of the Solar Panel System? If yes, explain: _____

366 []

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.

370 []

112b. The Solar Panel System is the subject of a lease agreement. If yes, proceed to Section B below.

372 []

112c. I/we own the Solar Panel System outright. If yes, you do not have to answer any further questions.

375 **SECTION A - THE SOLAR PANEL SYSTEM IS SUBJECT TO A PPA**

376 []

113. What is the current periodic payment amount? \$ _____

377 []

114. What is the frequency of the periodic payments (check one)? [] Monthly [] Quarterly

378 []

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")

380 [] []

116. Is there a balloon payment that will become due on or before the PPA Expiration Date?

382 []

117. If there is a balloon payment, what is the amount? \$ _____

384 []

118. **Choose one of the following three options:**

118a. Buyer will assume my/our obligations under the PPA at Closing.

385 []

118b. I/we will pay off or otherwise obtain cancellation of the PPA as of the Closing so the Solar Panel System can be included in the sale free and clear.

387 []

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.

390 **SECTION B - THE SOLAR PANEL SYSTEM IS SUBJECT TO A LEASE**

391 []

119. What is the current periodic lease payment amount? \$ _____

392 []

120. What is the frequency of the periodic lease payments (check one)? [] Monthly [] Quarterly

393 []

121. What is the expiration date of the lease? _____

396 []

122. **Choose one of the following two options:**

122a. Buyer will assume our obligations under the lease at Closing.

397 []

122b. I/we will obtain an early termination of the lease and will remove the Solar Panel System prior to Closing.

ACKNOWLEDGMENT OF SELLER

The undersigned Seller affirms that the information set forth in this Disclosure Statement is accurate and complete to the best of Seller's knowledge, but is not a warranty as to the condition of the Property. Seller hereby authorizes the real estate brokerage firm representing or assisting the Seller to provide this Disclosure Statement to all prospective buyers of the Property, and to other real estate agents. Seller alone is the source of all information contained in this statement. If the Seller relied upon any credible representations of another, the Seller should state the name(s) of the person(s) who made the representation(s) and describe the information that was relied upon.

SELLER

DATE

5/16/22

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

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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.

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

adle

team

ADDITIONAL DISCLOSURE re: 128 Riveredge Dr Chatham, NJ 07928

The following items are to be INCLUDED in the sale:

- > All Kitchen appliances (Refrigerator, Stove, Microwave Dishwasher)
- > Washing machine + dryer
- > Basement dehumidifier
- > Paint for touch-ups (new)

The following items are to be EXCLUDED from the sale:

- > Furniture, although we'd be willing to include some pieces if the potential buyer is interested in them.

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

Wall to wall carpeting.

Fireplace and all associated components

Acknowledged by:

Seller:



Buyer:

Seller:

Buyer:

KELLER WILLIAMS