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SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

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Property Address: 20 Brookside Drive Millburn, NJ 07041

Seller: Sefcik Inc.

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 1927

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? 2000

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: LEAK IN UP STAIRS Bedroom

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

Yes No Unknown

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

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

9. Are you aware of any water leakage, accumulation or dampness within the basement or crawl spaces or any other areas within any of the structures on the property?

9a. Are you aware of the presence of any mold or similar natural substance within the basement or crawl spaces or any other areas within any of the structures on the property?

10. Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawl space? If "yes," describe the location, nature and date of the repairs:

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



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No Attic

- 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 No Attic or crawl space
- 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:

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:
Dormer installed by previous owner

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: SINK ON FIRST FLOOR bathroom
- 129 clozes sometimes t up stairs sink
- 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 byrs. About 2016
- 136 43a. Are you aware of any problems with the water heater?
- 137 44. Explain any "yes" answers that you give in this section:
- 138 _____
- 139 _____
- 140 _____

HEATING AND AIR CONDITIONING

Yes No Unknown

- 141 45. Type of Air Conditioning:
- 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 No air conditioning except one bedroom and living room
- 145 47. What is the age of Air Conditioning System? a window
- 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
- 148 heat) BASE BOARD AND 1 Radiator
- 149 50. If it is a centralized heating system, is it one zone or multiple zones?
- 150 ONE ZONE
- 151 51. Age of furnace _____ Date of last service: PSEFC 2022
- 152 52. List any areas of the house that are not heated:
- 153 UPSTAIRS Bed Rooms
- 154 53. Are you aware of any tanks on the property, either above or underground, used to store fuel or other
- 155 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 _____
- 160 _____
- 161 _____

WOODBURNING STOVE OR FIREPLACE

Yes No Unknown

- 162 56. Do you have wood burning stove? fireplace? insert? other
- 163
- 164 56a. Is it presently usable?
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- 166 57. If you have a fireplace, when was the flue last cleaned? _____
- 167 57a. Was the flue cleaned by a professional or non-professional? _____
- 168 58. Have you obtained any required permits for any such item?
- 169 59. Are you aware of any problems with any of these items? If "yes," please explain: _____
- 170 _____

ELECTRICAL SYSTEM

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172 Yes No Unknown
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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:

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:

LAND (SOILS, DRAINAGE AND BOUNDARIES)

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187 Yes No Unknown
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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:
Per FEMA flood map, rear part of property is in a flood zone.

77. Do you have a survey of the property?

ENVIRONMENTAL HAZARDS

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208 Yes No Unknown
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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 _____

DEED RESTRICTIONS, SPECIAL DESIGNATIONS, HOMEOWNERS ASSOCIATION/CONDOMINIUMS 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 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 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 of a condominium or other form of common interest ownership?
- 245 _____
- 246 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 86a. If so, what is the Association's name and telephone number?

- 248 _____
- 249 86b. If so, are there any dues or assessments involved?
If "yes," how much? _____
- 250 _____
- 251 87. Are you aware of any defect, damage, or problem with any common elements or common areas that materially affects the property?
- 252 _____
- 253 88. Are you aware of any condition or claim which may result in an increase in assessments or fees?
- 254 _____
- 255 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 _____
- 260 _____

MISCELLANEOUS

- 262 Yes No Unknown
- 263 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 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 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 _____
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- 271 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 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 clear title?
- 276 _____
- 277 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 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?
- 282 _____
- 283 _____
- 284 _____
- 285 98. Explain any other "yes" answers you give in this section:

- 286 _____
- 287 _____
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- 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 N/A
 102. Electric Garage Door Opener
 102a. If "yes," are they reversible? Number of Transmitters _____
 103. Smoke Detectors
 Battery Electric Both How many 10
 Carbon Monoxide Detectors How many _____
Location _____
 104. With regard to the above items, are you aware that any item is not in working order?
104a. If "yes," identify each item that is not in working order or defective and explain the nature of the problem: Per Millburn Fire Department, smoke certificate will only be required if the house is not demolished or fully renovated and will not be occupied until such time.
 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 No
 Dishwasher No
 Trash Compactor No
 Garbage Disposal No
 In-Ground Sprinkler System No
 Central Vacuum System No
 Security System No
 Washer
 Dryer YES
 Intercom No
 Other
 107. Of those that may be included, is each in working order?
If "no," identify each item not in working order, explain the nature of the problem:

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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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- _____ (c) Purchaser has (check one below):
 - Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
 - Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

VII. PURCHASER'S CERTIFICATION OF ACCURACY

Purchaser(s) have reviewed the Purchaser's Acknowledgment in Section VI and certify, to the best of his/her/their knowledge, that the information they have provided is true and accurate.

Purchaser _____ Date / / Purchaser _____ Date / /

Purchaser _____ Date / / Purchaser _____ Date / /

VIII. SELLING/BUYER'S AGENT'S CERTIFICATION OF ACCURACY

Selling/Buyer's Agent certifies that the purchaser has received the information in section VI (a) and (b).

Selling/Buyer's Agent _____ Date / /

20 Brookside Drive, Millburn NJ 07041

Addendum to Contract of Sale for: _____

The following items are to be INCLUDED in the sale:

Basement Refrigerator
2 window A/C units

The following items are to be EXCLUDED from the sale:

Washing machine

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

Entire property and house will convey strictly in AS-IS condition, this to include the rear retaining wall

Seller: *Janet Sepul* (date) Buyer: _____ (date)

Seller: _____ (date) Buyer: _____ (date)