



SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

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Property Address: 11 Overhill Road New Providence, NJ 07901

Seller: Andrea Schlather & Mark Schott

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                  |   |
|                                     |                          | <input type="checkbox"/> | 1. Age of House, if known <u>1933</u>   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> |                          | 2. Does the Seller currently occupy this property?<br>If not, how long has it been since Seller occupied the property? _____  |
|                                     |                          |                          | 3. What year did the seller buy the property? <u>2018</u>   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> |                          | 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                  |   |
|                          |                                     | <input type="checkbox"/> | 4. Age of roof <u>16 years</u>  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> |                          | 5. Has roof been replaced or repaired since seller bought the property? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> |                          | 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 |  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> |         | 8. Does the property have one or more sump pumps?  |
| <input type="checkbox"/> | <input type="checkbox"/>            |         | 8a. Are there any problems with the operation of any sump pump?  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> |         | 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?   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> |         | 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?                                |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> |         | 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:<br>_____<br>_____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> |         | 11. Are you aware of any cracks or bulges in the basement floor or foundation walls? If "yes," specify location. _____   |





- 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 5 years 8 months
- 136    43a. Are you aware of any problems with the water heater?
- 137 44. Explain any "yes" answers that you give in this section:
- 138 \_\_\_\_\_
- 139 \_\_\_\_\_

**HEATING AND AIR CONDITIONING**

- 141 Yes No Unknown
- 142
- 143 45. Type of Air Conditioning:
- 144  Central one zone  Central multiple zone  Wall/Window Unit  None
- 145 46. List any areas of the house that are not air conditioned:
- 146 NA
- 147   47. What is the age of Air Conditioning System? 11 years
- 148 48. Type of heat:  Electric  Fuel Oil  Natural Gas  Propane  Unheated  Other
- 149 49. What is the type of heating system? (for example, forced air, hot water or base board, radiator, steam
- 150 heat) Radiator steam heat
- 151 50. If it is a centralized heating system, is it one zone or multiple zones?
- 152 \_\_\_\_\_
- 153   51. Age of furnace 4 year 1 month Date of last service: 2018
- 154 52. List any areas of the house that are not heated:
- 155 NA
- 156    53. Are you aware of any tanks on the property, either above or underground, used to store fuel or other
- 157 substances?
- 158   54. If tank is not in use, do you have a closure certificate?
- 159   55. Are you aware of any problems with any items in this section? If "yes," explain:
- 160 \_\_\_\_\_

**WOODBURNING STOVE OR FIREPLACE**

- 162 Yes No Unknown
- 163
- 164   56. Do you have  wood burning stove?  fireplace?  insert?  other
- 165   56a. Is it presently usable?
- 166    57. If you have a fireplace, when was the flue last cleaned? 2018
- 167    57a. Was the flue cleaned by a professional or non-professional? Professional
- 168    58. Have you obtained any required permits for any such item?
- 169   59. Are you aware of any problems with any of these items? If "yes," please explain: \_\_\_\_\_
- 170 \_\_\_\_\_

**171 ELECTRICAL SYSTEM**

172 Yes No Unknown

- 173 60. What type of wiring is in this structure?  Copper  Aluminum  Other  Unknown  
 174 61. What amp service does the property have?  60  100  150  200  Other  Unknown  
 175    62. Does it have 240 volt service? Which are present  Circuit Breakers,  Fuses or  Both?  
 176   63. Are you aware of any additions to the original service?

177 If "yes," were the additions done by a licensed electrician? Name and address:  
 178 \_\_\_\_\_  
 179 \_\_\_\_\_

- 180    64. If "yes," were proper building permits and approvals obtained?  
 181   65. Are you aware of any wall switches, light fixtures or electrical outlets in need of repair?  
 182 66. Explain any "yes" answers you give in this section:  
 183 \_\_\_\_\_  
 184 \_\_\_\_\_

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

187 Yes No Unknown

- 188   67. Are you aware of any fill or expansive soil on the property?  
 189   68. Are you aware of any past or present mining operations in the area in which the property is located?  
 190   69. Is the property located in a flood hazard zone?  
 191   70. Are you aware of any drainage or flood problems affecting the property?  
 192    71. Are there any areas on the property which are designated as protected wetlands?  
 193   72. Are you aware of any encroachments, utility easements, boundary line disputes, or drainage or  
 194 other easements affecting the property?  
 195   73. Are there any water retention basins on the property or the adjacent properties?  
 196   74. Are you aware if any part of the property is being claimed by the State of New Jersey as land  
 197 presently or formerly covered by tidal water (Riparian claim or lease grant)? Explain:  
 198 \_\_\_\_\_  
 199 \_\_\_\_\_  
 200   75. Are you aware of any shared or common areas (for example, driveways, bridges, docks, walls,  
 201 bulkheads, etc.) or maintenance agreements regarding the property?  
 202 76. Explain any "yes" answers to the preceding questions in this section:  
 203 \_\_\_\_\_  
 204 \_\_\_\_\_  
 205   77. Do you have a survey of the property?

**207 ENVIRONMENTAL HAZARDS**

208 Yes No Unknown

- 209   78. Have you received any written notification from any public agency or private concern informing you that  
 210 the property is adversely affected, or may be adversely affected, by a condition that exists on a property in  
 211 the vicinity of this property? If "yes," attach a copy of any such notice currently in your possession.  
 212   78a. Are you aware of any condition that exists on any property in the vicinity which adversely affects,  
 213 or has been identified as possibly adversely affecting, the quality or safety of the air, soil, water, and/  
 214 or physical structures present on this property? If "yes," explain:  
 215 \_\_\_\_\_  
 216 \_\_\_\_\_  
 217   79. Are you aware of any underground storage tanks (UST) or toxic substances now or previously  
 218 present on this property or adjacent property (structure or soil), such as polychlorinated biphenyl  
 219 (PCB), solvents, hydraulic fluid, petro-chemicals, hazardous wastes, pesticides, chromium, thorium,  
 220 lead or other hazardous substances in the soil? If "yes," explain:  
 221 \_\_\_\_\_  
 222 \_\_\_\_\_  
 223   80. Are you aware if any underground storage tank has been tested?  
 224 (Attach a copy of each test report or closure certificate if available).  
 225    81. Are you aware if the property has been tested for the presence of any other toxic substances, such  
 226 as lead-based paint, urea-formaldehyde foam insulation, asbestos-containing materials, or others?  
 227 (Attach copy of each test report if available).  
 228 82. If "yes" to any of the above, explain:  
 229 \_\_\_\_\_  
 230 \_\_\_\_\_

231   82a. If "yes" to any of the above, were any actions taken to correct the problem? Explain:  
 232 \_\_\_\_\_  
 233 \_\_\_\_\_

234    83. Is the property in a designated Airport Safety Zone?  
 235

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

238 Yes No Unknown

239   84. Are you aware if the property is subject to any deed restrictions or other limitations on how it may  
 240 be used due to its being situated within a designated historic district, or a protected area like the  
 241 New Jersey Pinelands, or its being subject to similar legal authorities other than typical local zoning  
 242 ordinances?

243   85. Is the property part of a condominium or other common interest ownership plan?

244   85a. If so, is the property subject to any covenants, conditions, or restrictions as a result of its being part  
 245 of a condominium or other form of common interest ownership?

246   86. As the owner of the property, are you required to belong to a condominium association or homeowners  
 247 association, or other similar organization or property owners?

248   86a. If so, what is the Association's name and telephone number?  
 249 \_\_\_\_\_

250    86b. If so, are there any dues or assessments involved?  
 251 If "yes," how much? \_\_\_\_\_

252   87. Are you aware of any defect, damage, or problem with any common elements or common areas that  
 253 materially affects the property?

254   88. Are you aware of any condition or claim which may result in an increase in assessments or fees?

255    89. Since you purchased the property, have there been any changes to the rules or by-laws of the  
 256 Association that impact the property?

257 90. Explain any "yes" answers you give in this section:  
 258 \_\_\_\_\_  
 259 \_\_\_\_\_

261 **MISCELLANEOUS**

262 Yes No Unknown

263   91. Are you aware of any existing or threatened legal action affecting the property or any condominium  
 264 or homeowners association to which you, as an owner, belong?

265   92. Are you aware of any violations of Federal, State or local laws or regulations relating to this property?

266   93. Are you aware of any zoning violations, encroachments on adjacent properties, non-conforming  
 267 uses, or set-back violations relating to this property? If so, please state whether the condition is pre-  
 268 existing non-conformance to present day zoning or a violation to zoning and/or land use laws.  
 269 \_\_\_\_\_

270 \_\_\_\_\_

271   94. Are you aware of any public improvement, condominium or homeowner association assessments  
 272 against the property that remain unpaid? Are you aware of any violations of zoning, housing,  
 273 building, safety or fire ordinances that remain uncorrected?

274    95. Are there mortgages, encumbrances or liens on this property?

275   95a. Are you aware of any reason, including a defect in title, that would prevent you from conveying  
 276 clear title?

277   96. Are you aware of any material defects to the property, dwelling, or fixtures which are not disclosed  
 278 elsewhere on this form? (A defect is "material," if a reasonable person would attach importance  
 279 to its existence or non-existence in deciding whether or how to proceed in the transaction.)  
 280 If "yes," explain: \_\_\_\_\_

281 \_\_\_\_\_

282   97. Other than water and sewer charges, utility and cable tv fees, your local property taxes, any special  
 283 assessments and any association dues or membership fees, are there any other fees that you pay on  
 284 an ongoing basis with respect to this property, such as garbage collection fees?

285 98. Explain any other "yes" answers you give in this section:  
 286 \_\_\_\_\_  
 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   NS AE  
298 (Initials) (Initials)

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

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

310 **MAJOR APPLIANCES AND OTHER ITEMS**

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

314 Yes No Unknown N/A  
315  
316     102. Electric Garage Door Opener  
317     102a. If "yes," are they reversible? Number of Transmitters 1  
318     103. Smoke Detectors  
319      Battery  Electric  Both How many \_\_\_\_\_  
320      Carbon Monoxide Detectors How many \_\_\_\_\_  
321 Location Per town code  
322     104. With regard to the above items, are you aware that any item is not in working order?  
323     104a. If "yes," identify each item that is not in working order or defective and explain the nature  
324 of the problem: \_\_\_\_\_  
325  
326  
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  
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 \_\_\_\_\_  
350



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,  
363 explain: \_\_\_\_\_

364 **112. Choose one of the following three options:**

- 365
- 366  112a. The Solar Panel System is financed under a power purchase agreement or other type of financing  
367 arrangement which requires me/us to make periodic payments to a Solar Panel System provider  
368 in order to acquire ownership of the Solar Panel System ("PPA")? If yes, proceed to **Section A**  
369 below.
- 370  112b. The Solar Panel System is the subject of a lease agreement. If yes, proceed to **Section B** below.
- 371  112c. I/we own the Solar Panel System outright. If yes, you do not have to answer any further questions.

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

- 373
- 374  113. What is the current periodic payment amount? \$ \_\_\_\_\_
- 375  114. What is the frequency of the periodic payments (check one)?  Monthly  Quarterly
- 376  115. What is the expiration date of the PPA, which is when you will become the owner of the Solar Panel  
377 System? \_\_\_\_\_ ("PPA Expiration Date")
- 378   116. Is there a balloon payment that will become due on or before the PPA Expiration Date?
- 379   117. If there is a balloon payment, what is the amount? \$ \_\_\_\_\_

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

- 381
- 382  118a. Buyer will assume my/our obligations under the PPA at Closing.
- 383  118b. I/we will pay off or otherwise obtain cancellation of the PPA as of the Closing so that the Solar  
384 Panel System can be included in the sale free and clear.
- 385  118c. I/we will remove the Solar Panel System from the Property and pay off or otherwise obtain  
386 cancellation of the PPA as of the Closing.

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

- 388
- 389  119. What is the current periodic lease payment amount? \$ \_\_\_\_\_
- 390  120. What is the frequency of the periodic lease payments (check one)?  Monthly  Quarterly
- 391  121. What is the expiration date of the lease? \_\_\_\_\_

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

- 393
- 394  122a. Buyer will assume our obligations under the lease at Closing.
- 395  122b. I/we will obtain an early termination of the lease and will remove the Solar Panel System prior to  
396 Closing.

397 **SECTION C - THE SOLAR PANEL SYSTEM IS SUBJECT TO ENERGY CERTIFICATE(S)**

- 398
- 399    123. Are Solar Transition Renewable Energy Certificates ("TREC(s)") available from the Solar Panel  
400 System?
- 401    123a. If TREC(s) are available, when will the TREC(s) expire? \_\_\_\_\_
- 402    124. Are Solar Renewable Energy Certificate IIs ("SREC IIs") available from the Solar Panel System?
- 403    124a. If SREC IIs are available, when will the SREC IIs expire? \_\_\_\_\_

404 **LEAD PLUMBING**

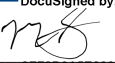
- 405
- 406 Yes No Unknown
- 407    125. Are you aware of the presence of any lead plumbing, including but not limited to any service line,  
408 piping materials, fixtures, and solder. If "yes," explain: \_\_\_\_\_
- 409 \_\_\_\_\_
- 410 \_\_\_\_\_

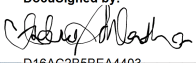
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**ACKNOWLEDGMENT OF SELLER**

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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SELLER  
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SELLER  
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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







**Addendum to Contract of Sale for:** 11 Overhill Road New Providence, NJ 07901

The following items are to be INCLUDED in the sale:

- Mounted television in living room
- Window treatments (Roman blinds & curtains)
- Rolling kitchen island
- Standing mirror in front hallway

The following items are to be EXCLUDED from the sale:

- Piano
- Outdoor furniture
- Grill

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

- Garage window
- Fireplace, chimney and all associated components (no known issues)

Seller:   
C7F2D8A5E00643F... 10/6/2022 | 9:27 AM PDT Buyer: \_\_\_\_\_  
 (date) (date)

Seller:   
D16AC2658BEA4403... 10/6/2022 | 9:40 AM PDT Buyer: \_\_\_\_\_  
 (date) (date)

