



SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

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Property Address: 29 Claremont Drive Short Hills, NJ 07078

Seller: Ellen and Lyle Gesner

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>1938</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | 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? <u>December 15, 2003</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>15 years</u> |
| <input checked="" type="checkbox"/> | <input 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: <u>Roof was replaced in 2007</u> |

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

- | | | | |
|-------------------------------------|-------------------------------------|---------|--|
| Yes | No | Unknown | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | 8. Does the property have one or more sump pumps? |
| <input type="checkbox"/> | <input checked="" 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:

_____ |
| <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. _____ |



- 51
- 52 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?
- 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 _____
- 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 type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input type="checkbox"/> | | 18. If "yes," has work been performed to repair the damage? |
| 68 | <input type="checkbox"/> | <input checked="" 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: _____ |
| 69 | | | | |
| 70 | | | | |
| 71 | <input type="checkbox"/> | <input checked="" 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 | | | | _____ |
| 75 | | | | _____ |

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 | | | | |
| 82 | <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? |
| 83 | | | | |
| 84 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | 24. Are you aware of any fire retardant plywood used in the construction? |
| 85 | <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? |
| 86 | | | | |
| 87 | <input type="checkbox"/> | <input checked="" 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>Minimal water intrusion during Hurricane Irene due to sump pump failure. The sump</u> |
| 91 | | | | <u>pump was replaced and there haven't been any issues since then.</u> |
| 92 | | | | _____ |

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>We added an addition to the kitchen, widened the driveway, added a bathroom, remodeled all</u> |
| 100 | | | | <u>bathrooms, finished the attic and basement. All plumbing and electrical was replaced.</u> |
| 101 | | | | _____ |

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. |
| 109 | | | | |
| 110 | | | | |

- 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 April 6, 2018
- 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 n/a
- 147 47. What is the age of Air Conditioning System? 2006
- 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) Forced air
- 151 50. If it is a centralized heating system, is it one zone or multiple zones?
- 152 Two zone- bathroom & kitchen have radiant heat
- 153 51. Age of furnace 2007 Date of last service: 10/2021
- 154 52. List any areas of the house that are not heated:
- 155 Attic Side porch is electric heat
- 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 _____
- 161 _____

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? _____
- 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 _____

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?
 178 If "yes," were the additions done by a licensed electrician? Name and address:
 179 Robert Marcellians Lic #14326

- 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 Increased the electricity to 200 Amps. Had a sub panel installed to accommodate a
 184 240 volt line in the garage

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
 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?

206
 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

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
- 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 materially affects the property?
- 253
- 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 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 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
- 269 _____
- 270 _____
- 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.)
- 278 If "yes," explain: _____
- 279 _____
- 280
- 281
- 282 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 EG IRM
297 (Initials) (Initials)
298
299

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

301
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.)
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 101a. If "yes," is such equipment in good working order?
309
310

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.")

315 Yes No Unknown N/A
316 102. Electric Garage Door Opener 1
317 102a. If "yes," are they reversible? Number of Transmitters _____
318 103. Smoke Detectors
319 Battery Electric Both How many _____
320 Carbon Monoxide Detectors How many _____
321 Location Per town code
322
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: _____
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

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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.

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

- 123. Are Solar Transition Renewable Energy Certificates ("TREC(s)") available from the Solar Panel System?
- 123a. If TREC(s) are available, when will the TREC(s) expire? _____
- 124. Are Solar Renewable Energy Certificate IIs ("SREC IIs") available from the Solar Panel System?
- 124a. If SREC IIs are available, when will the SREC IIs expire? _____

LEAD PLUMBING

Yes No Unknown

- 125. Are you aware of the presence of any lead plumbing, including but not limited to any service line, piping materials, fixtures, and solder. If "yes," explain: _____

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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.

DocuSigned by:
Ellen Gesner
55D751A7ED38482...
SELLER
9/20/2022 | 10:29 AM PDT
DATE

DocuSigned by:
Lyle Gesner
8AD69EED685D436...
SELLER
9/20/2022 | 10:33 AM MST
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



Addendum to Contract of Sale for: 29 Claremont Drive Short Hills, NJ 07078

The following items are to be INCLUDED in the sale:

- Wood burning stove insert and tools
- All wall mounted TVs
- Security Cameras
- Outside gas grill
- Safe in basement crawl space
- Safe in primary bedroom closet

The following items are to be EXCLUDED from the sale:

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

- Garage window
- Viking hood
- Wear and tear on kitchen floor and 4th bedroom floor

DocuSigned by:
 Seller: Ellen Geaner 9/20/2022 | 10:29 AM PDT Buyer: _____
55D751A7ED38982... (date) (date)

DocuSigned by:
 Seller: Lyle Geaner 9/20/2022 | 10:33 AM MST Buyer: _____
8AD69EED6B5D436... (date) (date)





DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT ABOUT LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS

I. LEAD PAINT WARNING

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

II. PROPERTY ADDRESS: 29 Claremont Drive Short Hills 07078

III. SELLER'S DISCLOSURE (initial) (To be completed and signed at time of listing)

eg IRK

Presence of lead-based paint and/or lead-based paint hazards (check one below):

Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

eg IRK

Records and Reports available to the seller (check one below):

Seller has no reports or records pertaining to lead-based paint and/or lead-based hazards in the housing.

Seller has the following reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing, all of which seller has provided to its listing agent, and has directed its listing agent to provide purchaser or purchaser's agent with these records and reports prior to seller accepting any offer to purchase (list documents below):

eg IRK

If there is any change in the above information prior to seller accepting an offer from the purchaser to purchase, seller will disclose all changes to the purchaser prior to accepting the offer.

IV. SELLER'S CERTIFICATION OF ACCURACY

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

Seller Ellen Gesner Date 9/20/2022 | 10:29 AM PDT

Seller Kyle Gesner Date 9/20/2022 | 10:33 AM MST

V. LISTING AGENT'S CERTIFICATION OF ACCURACY

Listing Agent certifies that he/she has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Listing Agent Sue Adler Date 9/20/2022 | 6:16 PM EDT

VI. PURCHASER'S ACKNOWLEDGMENT (initial) (The Seller's Disclosure in Section III and Certification in Section IV and the Listing Agent's Certification in Section V to be completed and signed prior to purchaser signing this Disclosure.)

(a) Purchaser has received copies of all information listed in Section III above.

(b) Purchaser has received the pamphlet Protect Your Family From Lead in Your Home.



57 _____ (c) Purchaser has (check one below):

58 Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection
59 for the presence of lead-based paint and/or lead-based paint hazards; or

60 Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or
61 lead-based paint hazards.

62
63 **VII. PURCHASER'S CERTIFICATION OF ACCURACY**

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

66
67 Purchaser _____ Date / / Purchaser _____ Date / /

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69 Purchaser _____ Date / / Purchaser _____ Date / /

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

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

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74 Selling/Buyer's Agent _____ Date / /

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All Wet Irrigation LLC
 85 Franklin Road, Unit 1C
 Dover, NJ 07801
 (973) 366-8754

Invoice 106575725
Invoice Date 11/4/2021
Completed Date 11/4/2021
Customer PO
Payment Term Due Upon Receipt
Due Date 11/4/2021

Billing Address
 Gesner, Ellen & Lyle
 29 Claremont Drive
 Short Hills, NJ 07078 USA

Job Address
 Gesner, Ellen & Lyle
 29 Claremont Drive
 Short Hills, NJ 07078 USA

Description of Work

Winterized irrigation system.

Task #	Description	Quantity	Your Price	Your Total
NONMEMBER-START	NONMEMBER-SRVC	1.00	\$104.90	\$104.90

Paid On	Type	Memo	Amount
11/4/2021	AMEX		\$111.85

Potential Savings	\$0.00
Sub-Total	\$104.90
Tax	\$6.95
Total Due	\$111.85
Payment	\$111.85
Balance Due	\$0.00

Thank you for choosing All Wet Irrigation

This invoice is agreed and acknowledged. Payment is due upon receipt. A service fee will be charged for any returned checks, and a financing charge of 1% per month shall be applied for overdue amounts.

11/4/2021

I find and agree that all work performed by All Wet Irrigation Service has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I either have no such concerns or have found no discrepancies or they have been addressed to my satisfaction. My signature here signifies my full and final acceptance of all work performed by the contractor.

11/4/2021

I authorize All Wet Irrigation Service to charge the agreed amount to my credit card provided herein. I agree that I will pay for this purchase in accordance with the issuing bank cardholder agreement.

11/4/2021



All Wet Irrigation LLC
85 Franklin Road, Unit 1C
Dover, NJ 07801
(973) 366-8754

Invoice 22091920
Invoice Date 9/13/2022
Completed Date
Customer PO
Payment Term Due Upon Receipt

Billing Address
Gesner, Ellen & Lyle
29 Claremont Drive
Short Hills, NJ 07078 USA

Job Address
Gesner, Ellen & Lyle
29 Claremont Drive
Short Hills, NJ 07078 USA

Description of Work

Winterization of irrigation system is complete, water and controller are off. Please do not turn on, thank you.

Task #	Description	Quantity	Your Price	Your Total
Imported Default Service	NONMEMBER-WINT	1.00	\$118.91	\$118.91
Imported Default Service	TEMP-FUEL-1	1.00	\$4.95	\$4.95
Potential Savings				\$6.19-\$12.39
Sub-Total				\$123.86
Tax				\$7.88
Total Due				\$131.74
Balance Due				\$131.74

Thank you for choosing All Wet Irrigation

This invoice is agreed and acknowledged. Payment is due upon receipt. A service fee will be charged for any returned checks, and a financing charge of 1% per month shall be applied for overdue amounts.

I find and agree that all work performed by All Wet Irrigation Service has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I either have no such concerns or have found no discrepancies or they have been addressed to my satisfaction. My signature here signifies my full and final acceptance of all work performed by the contractor.

Invoice 126310
Invoice Date 10/11/2019
Completed Date 10/11/2019
Customer PO
Payment Term Due Upon Receipt
Due Date 10/11/2019

Billing Address
 Gesner, Ellen & Lyle
 29 Claremont Drive
 Short Hills, NJ 07078 USA

Job Address
 Gesner, Ellen & Lyle
 29 Claremont Drive
 Short Hills, NJ 07078 USA

Description of Work

- Winterized Sprinkler system - please Do not turn on water to Sprinkler system, Thank you

Task #	Description	Quantity	Your Price	Your Total
Imported Default Service	No Description Provided	1.00	\$655.61	\$655.61

Paid On	Type	Memo	Amount
10/11/2019	Applied Payment for AR		\$754.57

Potential Savings	\$0.00
Sub-Total	\$655.61
Tax	\$98.96
Total Due	<u>\$754.57</u>
Payment	\$754.57
Balance Due	\$0.00

Invoice 99238
Invoice Date 6/12/2018
Completed Date 6/12/2018
Customer PO
Payment Term Due Upon Receipt
Due Date 6/12/2018

Billing Address
 Gesner, Ellen & Lyle
 29 Claremont Drive
 Short Hills, NJ 07078 USA

Job Address
 Gesner, Ellen & Lyle
 29 Claremont Drive
 Short Hills, NJ 07078 USA

Description of Work

CR 6/7 Mr approved \$486.50 for Replacing 7 Rotary heads and said to charge his amex after and send him a copy of the paid bill - Replaced 7 Rotary Heads on Zone #1,2, and 3

Task #	Description	Quantity	Your Price	Your Total
Imported Default Service	No Description Provided	1.00	\$3,223.06	\$3,223.06

Paid On	Type	Memo	Amount
6/12/2018	Applied Payment for AR		\$3,709.56

Potential Savings	\$0.00
Sub-Total	\$3,223.06
Tax	\$486.50
Total Due	\$3,709.56
Payment	\$3,709.56
Balance Due	\$0.00