



SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

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Property Address: 133 Blackburn Road
Summit NJ 07901

Seller: Penny Pincus

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 1954
- 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? 1976
- 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 march 2022
- 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: new roof

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. _____



- 51 12. Are you aware of any restrictions on how the attic may be used as a result of the manner in which
 52 the attic or roof was constructed?
 53 13. Is the attic or house ventilated by: a whole house fan? an attic fan?
 54 13a. Are you aware of any problems with the operation of such a fan?
 55 14. In what manner is access to the attic space provided?
 56 staircase pull down stairs crawl space with aid of ladder or other device
 57 other _____
 58 15. Explain any "yes" answers that you give in this section:
 59 _____
 60 _____

61
 62 **TERMITES/WOOD DESTROYING INSECTS, DRY ROT, PESTS**

- 63 Yes No Unknown
 64 16. Are you aware of any termites/wood destroying insects, dry rot, or pests affecting the property?
 65 17. Are you aware of any damage to the property caused by termites/wood destroying insects, dry rot,
 66 or pests?
 67 18. If "yes," has work been performed to repair the damage?
 68 19. Is your property under contract by a licensed pest control company? If "yes," state the name and
 69 address of the licensed pest control company: Mantis. North Plainfield NJ
 70 _____
 71 20. Are you aware of any termite/pest control inspections or treatments performed on the property in
 72 the past?
 73 21. Explain any "yes" answers that you give in this section:
 74 inspected yearly
 75 _____
 76 _____

77 **STRUCTURAL ITEMS**

- 78 Yes No Unknown
 79 22. Are you aware of any movement, shifting, or other problems with walls, floors, or foundations,
 80 including any restrictions on how any space, other than the attic or roof, may be used as a result of
 81 the manner in which it was constructed?
 82 23. Are you aware if the property or any of the structures on it have ever been damaged by fire, smoke,
 83 wind or flood?
 84 24. Are you aware of any fire retardant plywood used in the construction?
 85 25. Are you aware of any current or past problems with driveways, walkways, patios, sinkholes, or
 86 retaining walls on the property?
 87 26. Are you aware of any present or past efforts made to repair any problems with the items in this
 88 section?
 89 27. Explain any "yes" answers that you give in this section. Please describe the location and nature of the
 90 problem.
 91 _____
 92 _____

93
 94 **ADDITIONS/REMODELS**

- 95 Yes No Unknown
 96 28. Are you aware of any additions, structural changes or other alterations to the structures on the
 97 property made by any present or past owners?
 98 29. Were the proper building permits and approvals obtained? Explain any "yes" answers you give in this
 99 section:
 100 All Cofo were issued by City
 101 _____
 102 _____

103 **PLUMBING, WATER AND SEWAGE**

- 104 Yes No Unknown
 105 30. What is the source of your drinking water?
 106 Public Community System Well on Property Other (explain) _____
 107 31. If your drinking water source is not public, have you performed any tests on the water?
 108 If so, when? NA
 109 Attach a copy of or describe the results.
 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 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 garage
- 147 47. What is the age of Air Conditioning System? 2021
- 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 one zone
- 153 51. Age of furnace 2021 Date of last service: November 2022
- 154 52. List any areas of the house that are not heated:
- 155 _____
- 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 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 licensed with city permits
-
- 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/or
- 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 _____

MISCELLANEOUS

261 Yes No Unknown
 262 91. Are you aware of any existing or threatened legal action affecting the property or any condominium
 263 or homeowners association to which you, as an owner, belong?
 264 92. Are you aware of any violations of Federal, State or local laws or regulations relating to this property?
 265 93. Are you aware of any zoning violations, encroachments on adjacent properties, non-conforming
 266 uses, or set-back violations relating to this property? If so, please state whether the condition is pre-
 267 existing non-conformance to present day zoning or a violation to zoning and/or land use laws.
 268 _____
 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 _____

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410**SOLAR PANEL SYSTEMS**

By completing this section, Seller is acknowledging that the Property is serviced by a Solar Panel System, which means a system of solar panels designed to absorb the sunlight as a source of energy for generating electricity or heating, any and all inverters, net meter, wiring, roof supports and any other equipment pertaining to the Solar Panels (collectively, the "Solar Panel System"). This information may be used, among other purposes, to prepare a Solar Panel Addendum to be affixed to and made a part of a contract of sale for the Property.

Yes	No	Unknown	
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	108. When was the Solar Panel System Installed? _____
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<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	109. Are SRECs available from the Solar Panel System?
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<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	109a. If SRECs are available, when will the SRECs expire? _____
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<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	110. Is there any storage capacity on your Property for the Solar Panel System?
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<input type="checkbox"/>	<input checked="" type="checkbox"/>		111. Are you aware of any defects in or damage to any component of the Solar Panel System? If yes, explain: _____
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112. Choose one of the following three options:

<input type="checkbox"/>			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.
--------------------------	--	--	--

<input type="checkbox"/>			112b. The Solar Panel System is the subject of a lease agreement. If yes, proceed to Section B below.
--------------------------	--	--	--

<input type="checkbox"/>			112c. I/we own the Solar Panel System outright. If yes, you do not have to answer any further questions.
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SECTION A - THE SOLAR PANEL SYSTEM IS SUBJECT TO A PPA

		<input type="checkbox"/>	113. What is the current periodic payment amount? \$_____
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		<input type="checkbox"/>	114. What is the frequency of the periodic payments (check one)? <input type="checkbox"/> Monthly <input type="checkbox"/> Quarterly
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		<input type="checkbox"/>	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")
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<input type="checkbox"/>	<input type="checkbox"/>		116. Is there a balloon payment that will become due on or before the PPA Expiration Date?
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		<input type="checkbox"/>	117. If there is a balloon payment, what is the amount? \$_____
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118. Choose one of the following three options:

<input type="checkbox"/>			118a. Buyer will assume my/our obligations under the PPA at Closing.
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<input type="checkbox"/>			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.
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<input type="checkbox"/>			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.
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SECTION B - THE SOLAR PANEL SYSTEM IS SUBJECT TO A LEASE

		<input type="checkbox"/>	119. What is the current periodic lease payment amount? \$_____
--	--	--------------------------	---

		<input type="checkbox"/>	120. What is the frequency of the periodic lease payments (check one)? <input type="checkbox"/> Monthly <input type="checkbox"/> Quarterly
--	--	--------------------------	--

		<input type="checkbox"/>	121. What is the expiration date of the lease? _____
--	--	--------------------------	--

122. Choose one of the following two options:

<input type="checkbox"/>			122a. Buyer will assume our obligations under the lease at Closing.
--------------------------	--	--	---

<input type="checkbox"/>			122b. I/we will obtain an early termination of the lease and will remove the Solar Panel System prior to Closing.
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SECTION C - THE SOLAR PANEL SYSTEM IS SUBJECT TO ENERGY CERTIFICATE(S)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	123. Are Solar Transition Renewable Energy Certificates ("TREC") available from the Solar Panel System?
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		<input type="checkbox"/>	123a. If TREC are available, when will the TREC expire? _____
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	124. Are Solar Renewable Energy Certificates IIs ("SREC IIs") available from the Solar Panel System?
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		<input type="checkbox"/>	124a. If SREC IIs are available, when will the SREC IIs expire? _____
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LEAD PLUMBING

Yes	No	Unknown	
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<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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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