EW JERSEY EALTORS	8	S	ELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT © 2018, New Jersey REALTORS*		
Property	Addro	ess: <u>133 B</u>	lackburn Road Summit	L	07901
Seller:	Penn	y Pincus			
forth belo addressed are cautio affect the to inspect If your p	w. The in this ned to Property the Pro	Seller is awar printed form. carefully inspo ty. Moreover, t operty. v consists of n	e Statement is to disclose, to the best of Seller's knowledge, the condition of the e that he or she is under an obligation to disclose any known material defects Seller alone is the source of all information contained in this form. All prospec ect the Property and to carefully inspect the surrounding area for any off-site co his Disclosure Statement is not intended to be a substitute for prospective buyer nultiple units, systems and/or features, please provide complete answers on all phrased in the singular, such as if a duplex has multiple furnaces, water heater	in the Prope ctive buyers o nditions that 's hiring of qu such units, sy	rty even if no f the Propert may adverse talified exper ystems and/o
leatures e	ven n t	ne question is	pin ased in the singular, such as in a duplex has multiple furnaces, water nearer	s and mepiad	
OCCUP	ANCY				
Yes	No	Unknown	1054		
x [x]	[]	[]	<ol> <li>Age of House, if known <u>1954</u></li> <li>Does the Seller currently occupy this property?</li> </ol>		
Ι <b>Χ</b> 1	LJ		If not, how long has it been since Seller occupied the property?		
53			3. What year did the seller buy the property? 1976		
X	[]		3a. Do you have in your possession the original or a copy of the deed evider property? If "yes," please attach a copy of it to this form.	icing your ow	mership of t
DOOF					
ROOF Yes	No	Unknown			
X		[]	4. Age of roof march 2022		
<b>[X</b> ]	[]		5. Has roof been replaced or repaired since seller bought the property?		
[]	<b>[X</b> ]		<ul><li>6. Are you aware of any roof leaks?</li><li>7. Explain any "yes" answers that you give in this section: <u>new roof</u></li></ul>		
ATTIC	RASEN	AENTS AND	CRAWL SPACES (Complete only if applicable)		
Yes	No	Unknown			
[]	X		8. Does the property have one or more sump pumps?		
[]	[X] [X]		<ul><li>8a. Are there any problems with the operation of any sump pump?</li><li>9. Are you aware of any water leakage, accumulation or dampness within th</li></ul>	e hasement c	or crawl space
L J	1XI		or any other areas within any of the structures on the property?	ie pasement (	n crawi spac
[]	X		9a. Are you aware of the presence of any mold or similar natural substance w	vithin the base	ement or cra
ГЛ	м		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	r dompross -	moblem in t
[]	X		10. Are you aware of any repairs or other attempts to control any water of basement or crawl space? If "yes," describe the location, nature and dat		
			paseinen of crawi space. If ves. describe inclocation, nature and the		
			basement of clawr space. If yes, describe the location, nature and dat		
[]	X		11. Are you aware of any cracks or bulges in the basement floor or founda		

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仓

[]	X		12. Are you aware of any restrictions on how the attic may be used as a result of the manner in whic
			the attic or roof was constructed?
[]	X		13. Is the attic or house ventilated by: $\Box$ a whole house fan? $\Box$ 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?
			$\Box$ staircase $\Box$ pull down stairs $\Box$ crawl space with aid of ladder or other device
			other
			15. Explain any "yes" answers that you give in this section:
			ROYING INSECTS, DRY ROT, PESTS
Yes	No	Unknown	
[]	X		16. Are you aware of any termites/wood destroying insects, dry rot, or pests affecting the property?
[]	X		17. Are you aware of any damage to the property caused by termites/wood destroying insects, dry ro
F 3	ГЛ		or pests?
[]	[]		18. If "yes," has work been performed to repair the damage?
<b>[X</b> ]	[]		19. Is your property under contract by a licensed pest control company? If "yes," state the name an address of the licensed pest control company: <u>Mantis. North Plainfield NJ</u>
F 3	<b>F</b> 3		
<b>k</b> ]	[]		20. Are you aware of any termite/pest control inspections or treatments performed on the property i
			the past? 21. Explain any "yes" answers that you give in this section:
			<u>inspected yearly</u>
STRUC	FURAI	ITEMS	
Yes	No	Unknown	
[]	X		22. Are you aware of any movement, shifting, or other problems with walls, floors, or foundation
LJ	N		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?
[]	X		23. Are you aware if the property or any of the structures on it have ever been damaged by fire, smoke
LJ	N		wind or flood?
[]	X		24. Are you aware of any fire retardant plywood used in the construction?
[]	X		25. Are you aware of any current or past problems with driveways, walkways, patios, sinkholes, o
LJ	E G		retaining walls on the property?
[]	X		26. Are you aware of any present or past efforts made to repair any problems with the items in th section?
			27. Explain any "yes" answers that you give in this section. Please describe the location and nature of the
			problem.
ADDITI	ONS/R	EMODELS	
Yes	No	Unknown	
X	[]		28. Are you aware of any additions, structural changes or other alterations to the structures on th
			property made by any present or past owners?
X	[]	[]	29. Were the proper building permits and approvals obtained? Explain any "yes" answers you give in th
			section:
			All COfO were issued by City
		ATER AND	SEWAGE
Yes	No	Unknown	
			30. What is the source of your drinking water?
			$\blacksquare$ Public $\square$ Community System $\square$ Well on Property $\square$ Other (explain)
[]	[]		31. If your drinking water source is not public, have you performed any tests on the water
			If so, when? <u>NA</u>
			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			53	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	[]	X]		34. Do you have a softener, filter, or other water purification system? $\Box$ Leased $\Box$ Owned
116				35. What is the type of sewage system?
117				Depuis Sewer Depuis Sever Cesspool Cess
118	[]	[]		36. If you answered "septic system," have you ever had the system inspected to confirm that it is a true
119			ГЛ	septic system and not a cesspool?
120			[]	37. If Septic System, when was it installed?
121			ГI	Location?38. When was the Septic System or Cesspool last cleaned and/or serviced?
122 123	Г Т Г Т	63	[]	39. Are you aware of any abandoned Septic Systems or Cesspools on your property?
123	[]	X	[]	39a. If "yes," is the closure in accordance with the municipality's ordinance? (explain):
124		X	LJ	59a. If yes, is the closure in accordance with the municipality's ordinance: (explain).
125		X		40. Are you aware of any leaks, backups, or other problems relating to any of the plumbing systems and
120		63		fixtures (including pipes, sinks, tubs and showers), or of any other water or sewage related problems?
127				If "yes," explain:
120				11 ycs, explain
130	[]	X		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	[]	X	[]	42. Is either the private water or sewage system shared? If "yes," explain:
133	LJ		[]	
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		23		44. Explain any "yes" answers that you give in this section:
138				
139				
140				
141	HEATIN	IG ANI	) AIR CON	DITIONING
142	Yes	No	Unknown	
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			L.J	52. List any areas of the house that are not heated:
155				
156	[]	X	[]	53. Are you aware of any tanks on the property, either above or underground, used to store fuel or other
157			L J	substances?
158	[]	X		54. If tank is not in use, do you have a closure certificate?
159		k		55. Are you aware of any problems with any items in this section? If "yes," explain:
160	L.J	KU.		
161				
162	WOODI	BURNI	NG STOVE	OR FIREPLACE
163	Yes	No	Unknown	
164	[]	[]		56. Do you have 🗖 wood burning stove? 📓 fireplace? 🗖 insert? 🗖 other
165	κ.	[]		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	[]	[]	<b>x</b> ]	58. Have you obtained any required permits for any such item?
169	[]	<b>x</b> ]	/ · · ·	59. Are you aware of any problems with any of these items? If "yes," please explain:
170				

171	ELECTI	RICAL	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? $\Box$ 60 $\Box$ 100 $\Box$ 150 $\Box$ 200 $\Box$ Other $\Box$ Unknown
175	[¥	[]	[]	62. Does it have 240 volt service? Which are present 🖾 Circuit Breakers, 🗆 Fuses or 🗅 Both?
176	[¥		LJ	63. Are you aware of any additions to the original service?
	LT	[]		
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	[]	X		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				
185				
186				
				C AND BOUNDARIES)
187	Yes	No	Unknown	
188	[]	X		67. Are you aware of any fill or expansive soil on the property?
189	[]	X		68. Are you aware of any past or present mining operations in the area in which the property is located?
190	[]	X		69. Is the property located in a flood hazard zone?
191	[]	X		70. Are you aware of any drainage or flood problems affecting the property?
192	[]	X	[]	71. Are there any areas on the property which are designated as protected wetlands?
193		X	11	72. Are you aware of any encroachments, utility easements, boundary line disputes, or drainage or
194	LJ	63		other easements affecting the property?
	гэ	5/1		
195	[]	<b>X</b>		73. Are there any water retention basins on the property or the adjacent properties?
196	[]	X		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	[]	X		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				······································
203				
	Γ.¥	гэ		77 De veu hous e sumur of the mercente?
205	[¥]			77. Do you have a survey of the property?
206				
207			NTAL HAZA	IRDS
208	Yes		Unknown	
209	[]	x		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	[]	X		78a. Are you aware of any condition that exists on any property in the vicinity which adversely affects,
213		LJ		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:
				of physical structures present on this property. If yes, explain.
215				
216		5.3		
217	[]	X		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	ГЛ	L3		80. Are you aware if any underground storage tank has been tested?
	[]	X		
224			F 7	(Attach a copy of each test report or closure certificate if available).
225	[]	<b>[X</b> ]	[]	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				

231 232	[]	[]		82a. If "yes" to any of the above, were any actions taken to correct the problem? Explain:
233 234	[]	X	[]	83. Is the property in a designated Airport Safety Zone?
235	DEED D	ECTD		
236 237	AND CC		ICTIONS, SI	PECIAL DESIGNATIONS, HOMEOWNERS ASSOCIATION/CONDOMINIUMS
237	Yes	No	Unknown	
239	[]	X	Chidiowii	84. Are you aware if the property is subject to any deed restrictions or other limitations on how it may
240	LJ	[]		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	[]	X		85. Is the property part of a condominium or other common interest ownership plan?
244	[]	x		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	[]	X		86. As the owner of the property, are you required to belong to a condominium association or homeowners
247	F 1	F 3		association, or other similar organization or property owners?
248	[]	X		86a. If so, what is the Association's name and telephone number?
249 250	[]	X	[]	86b. If so, are there any dues or assessments involved?
250	LJ	Ŋ	LJ	If "yes," how much?
252	[]	x		87. Are you aware of any defect, damage, or problem with any common elements or common areas that
253	LJ	M.		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	[]	X	[]	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				
259 260				
200 261	MISCEI	LANE	OUS	
262	Yes	No	Unknown	
263	[]	X		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	[]	[ <b>X</b> ]		92. Are you aware of any violations of Federal, State or local laws or regulations relating to this property?
266	[]	X		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-
268 269				existing non-conformance to present day zoning or a violation to zoning and/or land use laws.
209 270				
271	[]	X		94. Are you aware of any public improvement, condominium or homeowner association assessments
272	LJ	E 3		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	[]	X	[]	95. Are there mortgages, encumbrances or liens on this property?
275	[]	x		95a. Are you aware of any reason, including a defect in title, that would prevent you from conveying
276				clear title?
277	[]	X		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 to its existence or non-existence in deciding whether or how to proceed in the transaction.)
279 280				If "yes," explain:
281				n yes, explain.
282	[]	<b>X</b> ]		97. Other than water and sewer charges, utility and cable tv fees, your local property taxes, any special
283	LJ	1.1		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				
289 200				
290				

291			Instructions to		
292					owner who has had his or her property tested or treated for radon gas may require that information
293	about suc	h testin	ig and treatme	ent be ke	pt 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	t results and ev	vidence o	of any subsequent mitigation or treatment shall be provided to the buyer. The law also provides that
295					t of confidentiality. As the owner(s) of this property, do you wish to waive this right?
296	Yes	No		DS	
297	K	[]	p	p	
		LJ		tials)	(Initials)
298			(1111)	uais)	(muais)
299	TC	,	1		
300	If you res	pondeo	d "yes," answe	er the fol	lowing questions. If you responded "no," proceed to the next section.
301					
302	Yes	No	Unknown		
303	[]	X		99. A	re you aware if the property has been tested for radon gas? (Attach a copy of each test report if
304				a	vailable.)
305	[]	X		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	[]	X			Is radon remediation equipment now present in the property?
308	[]	[]			If "yes," is such equipment in good working order?
	LJ	LJ		1014	in yes, is such equipment in good working order.
309					
310	MARON				
311			IANCES AN		
312					ted by the seller shall be controlling as to what appliances or other items, if any, shall be included
313			ie property. V	Vhich of	' the following items are present in the property? (For items that are not present, indicate "not
314	applicable	e.")			
315					
316	Yes	No	Unknown	N/A	
317	X	[]		[]	102. Electric Garage Door Opener
318	[]	[]		[]	102a. If "yes," are they reversible? Number of Transmitters <u>1</u>
319	X	[]	[]	[]	103. Smoke Detectors
320	63	LJ	LJ	LJ	■ Battery ■ Electric ■ Both How many <u>7</u>
321					Carbon Monoxide Detectors How many
					Location 1Second floor
322	E 3	<b>F</b> 3		F 3	
323	[]	X		[]	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	[]	[]	[]	X	105a. Were proper permits and approvals obtained?
330	[]	[]		k	105b. Are you aware of any leaks or other defects with the filter or the walls or other structural or
331				<i>P</i> C	mechanical components of the pool or spa/hot tub?
332	[]	[]		x	105c. If an in-ground pool, are you aware of any water seeping behind the walls of the pool?
333	LJ	LJ		N.	106. Indicate which of the following may be included in the sale? (Indicate Y for yes N for no.)
334					[ <b>x</b> ] Refrigerator
335					[x] Range
336					[ <b>x</b> ] Microwave Oven
337					[X] Dishwasher
338					[] Trash Compactor
339					[X] Garbage Disposal
340					[X] In-Ground Sprinkler System
341					[ ] Central Vacuum System
342					[x] Security System
343					[x] Washer
344					[X] Dryer
345					[] Intercom
346					[] Other
347	ы	[]	[]		107. Of those that may be included, is each in working order?
	X	LJ	LJ		
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. Sel

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354

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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	
	х	[]	108. When was the Solar Panel System Installed?
[]	X	[]	109. Are SRECs available from the Solar Panel System?
	Х	[]	109a. If SRECs are available, when will the SRECs expire?
[]	X	[]	110. Is there any storage capacity on your Property for the Solar Panel System?
[]	X		111. Are you aware of any defects in or damage to any component of the Solar Panel System? If y 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 finance
			arrangement which requires me/us to make periodic payments to a Solar Panel System provi in order to acquire ownership of the Solar Panel System ("PPA")? If yes, proceed to <u>Section</u> below.
[]			112b. The Solar Panel System is the subject of a lease agreement. If yes, proceed to <u>Section B</u> below
[]			112c. I/we own the Solar Panel System outright. If yes, you do not have to answer any further question
			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)?
		[]	115. What is the expiration date of the PPA, which is when you will become the owner of the Solar Pa System? ("PPA Expiration Date")
[]	[]		116. Is there a balloon payment that will become due on or before the PPA Expiration Date?
ΓŢ	ΓŢ	[]	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 Se
			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 ob 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)? $\Box$ Monthly $\Box$ Quarterly
		[]	121. What is the expiration date of the lease?
ГЛ			<b>122. Choose one of the following two options:</b> 122a. Buyer will assume our obligations under the lease at Closing.
[]			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 price
LJ			Closing.
			Section C - The Solar Panel System Is Subject To Energy Certificate(s)
[]	[]	[]	123. Are Solar Transition Renewable Energy Certifiates ("TRECs") available from the Solar Pa System?
		[]	123a. If TRECs are available, when will the TRECs expire?
[]	[]	[]	124. Are Solar Renewable Energy Certifiates IIs ("SREC IIs") available from the Solar Panel Syste
		[]	124a. If SREC IIs are available, when will the SREC IIs expire?
EAD PI	LUMB	ING	
Yes	No	Unknown	
[]	X	[]	125. Are you aware of the presence of any lead plumbing, including but not limited to any service l piping materials, fixtures, and solder. If "yes," explain:

Yes No [] X			
	Unknown []	natural substance, or i	tter leakage, accumulation or dampness, the presence of mold or other simila repairs or other attempts to control any water or dampness problem on th describe the nature of the issue and any attempts to repair or control it:
		Guidelines for New Je ( <u>www.njrealtor.com/m</u>	w Jersey law, the <b>buyer</b> of the real property is advised to refer to the 'Mol- rsey Residents' pamphlet issued by the New Jersey Department of Healt <u>nold-guidelines-pamphlet</u> ) <b>and</b> has the right to request a physical copy of e real estate broker, broker-salesperson, or salesperson.
ACKNOWLED			in this Disclosure Statement is accurate and complete to the best of Seller's
or assisting the se alone is the sour Seller should stat	eller to provid ce of all infor te the name(s)	e this Disclosure Statement to a mation contained in this stater of the person(s) who made the	
DocuSigned by:			1/13/2023   3:01 PM EST
_ PUNNY PIN SEIFBORTAE8D654A			DATE
SELLER			DATE
SELLER			DATE
			DATE
SELLER			
SELLER SELLER SELLER			DATE
SELLER			DATE
SELLER			DATE
SELLER SELLER EXECUTOR, 4 (If applicable) T		RATOR, TRUSTEE ed has never occupied the prope	DATE DATE
SELLER SELLER			DATE
SELLER SELLER EXECUTOR, A (If applicable) T			DATE DATE DATE

### 471 RECEIPT AND ACKNOWLEDGMENT BY PROSPECTIVE BUYER

The undersigned Prospective Buyer acknowledges receipt of this Disclosure Statement prior to signing a Contract of Sale pertaining to 472 473 this Property. Prospective Buyer acknowledges that this Disclosure Statement is not a warranty by Seller and that it is Prospective Buyer's 474 responsibility to satisfy himself or herself as to the condition of the Property. Prospective Buyer acknowledges that the Property may be 475 inspected by qualified professionals, at Prospective Buyer's expense, to determine the actual condition of the Property. Prospective Buyer 476 further acknowledges that this form is intended to provide information relating to the condition of the land, structures, major systems and 477 amenities, if any, included in the sale. This form does not address local conditions which may affect a purchaser's use and enjoyment of 478 the property such as noise, odors, traffic volume, etc. Prospective Buyer acknowledges that they may independently investigate such local 479 conditions before entering into a binding contract to purchase the property. Prospective Buyer acknowledges that he or she understands 480 that the visual inspection performed by the Seller's real estate broker/broker-salesperson/salesperson does not constitute a professional 481 home inspection as performed by a licensed home inspector.

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185	PROSPECTIVE BUYER	DATE
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192 193	PROSPECTIVE BUYER	DATE
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497	PROSPECTIVE BUYER	DATE
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500	ACKNOWLEDGMENT OF REAL ESTATE BROKER/BROD	ZED CALECDEDCON/CALECDEDCON
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502	о С	lesperson acknowledges receipt of the Property Disclosure Statement
503	form and that the information contained in the form was provided	by the Seller.
504	The Seller's real estate broker/broker-salesperson/salesperson also	confirms that he or she visually inspected the property with reasonable
505	diligence to ascertain the accuracy of the information disclosed by the	he seller, prior to providing a copy of the property disclosure statement
506	to the buyer.	
507	The Prospective Buyer's real estate broker/broker-salesperson/salespective	person also acknowledges receipt of the Property Disclosure Statement

**508** form for the purpose of providing it to the Prospective Buyer.

509 510	Sue Adler	1/13/2023	
511	SELLER'S REAL ESTATE BROKER/	DATE	
512	BROKER-SALESPERSON/SALESPERSON:		
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516	PROSPECTIVE BUYER'S REAL ESTATE BROKER/	DATE	
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