



## SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

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1 **Property Address:** 108 Howell Drive2  
3 Branchburg

NJ 08876

4  
5 **Seller:** Leirion Sorensen

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7  
8  
9 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  
10 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  
11 addressed in this printed form. Seller alone is the source of all information contained in this form. All prospective buyers of the Property  
12 are cautioned to carefully inspect the Property and to carefully inspect the surrounding area for any off-site conditions that may adversely  
13 affect the Property. Moreover, this Disclosure Statement is not intended to be a substitute for prospective buyer's hiring of qualified experts  
14 to inspect the Property.

15  
16 If your property consists of multiple units, systems and/or features, please provide complete answers on all such units, systems and/or  
17 features even if the question is phrased in the singular, such as if a duplex has multiple furnaces, water heaters and fireplaces.

18  
19  
20 **OCCUPANCY**

21 Yes No Unknown

22   

23 1. Age of House, if known \_\_\_\_\_

24   

25 2. Does the Seller currently occupy this property?

If not, how long has it been since Seller occupied the property? March, 202326   

27 3. What year did the seller buy the property? \_\_\_\_\_

28 3a. Do you have in your possession the original or a copy of the deed evidencing your ownership of the  
29 property? If "yes," please attach a copy of it to this form.30  
31 **ROOF**

32 Yes No Unknown

33   

34 4. Age of roof \_\_\_\_\_

35   

36 5. Has roof been replaced or repaired since seller bought the property?

37   

38 6. Are you aware of any roof leaks?

39 7. Explain any "yes" answers that you give in this section: \_\_\_\_\_

40  
41  
42 **ATTIC, BASEMENTS AND CRAWL SPACES** (Complete only if applicable)

43 Yes No Unknown

44   

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

46   

47 8a. Are there any problems with the operation of any sump pump?

48   49 9. Are you aware of any water leakage, accumulation or dampness within the basement or crawl spaces  
50 or any other areas within any of the structures on the property?51   52 9a. Are you aware of the presence of any mold or similar natural substance within the basement or crawl  
53 spaces or any other areas within any of the structures on the property?54   55 10. Are you aware of any repairs or other attempts to control any water or dampness problem in the  
56 basement or crawl space? If "yes," describe the location, nature and date of the repairs:Front hose bib leaked and repaired57   58 11. Are you aware of any cracks or bulges in the basement floor or foundation walls? If "yes," specify  
59 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   X 13. Is the attic or house ventilated by:  a whole house fan?  an attic fan?  
 54   X 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: \_\_\_\_\_  
 70 \_\_\_\_\_  
 71   X 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 \_\_\_\_\_  
 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   X 29. Were the proper building permits and approvals obtained? Explain any "yes" answers you give in this  
 99 section:  
 100 \_\_\_\_\_  
 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   X 31. If your drinking water source is not public, have you performed any tests on the water?  
 108 If so, when? \_\_\_\_\_  
 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? Rear of house (under fake rock)
- 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: Sewer drain pipe had poor drainage due to pitch.
- 129 Complete replacement of sewer pipe was completed.
- 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 \_\_\_\_\_
- 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 \_\_\_\_\_
- 147    47. What is the age of Air Conditioning System? \_\_\_\_\_
- 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) \_\_\_\_\_
- 151 50. If it is a centralized heating system, is it one zone or multiple zones?
- 152 \_\_\_\_\_
- 153    51. Age of furnace \_\_\_\_\_ Date of last service: \_\_\_\_\_
- 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  Unknown174 61. What amp service does the property have?  60  100  150  200  Other  Unknown175    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

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 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 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, bulkheads, etc.) or maintenance agreements regarding the property?

202 76. Explain any "yes" answers to the preceding questions in this section:

203 **Runoff mitigation completed in early 2000's. Drains to rear of**204 **property. No current issues.**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 the property is adversely affected, or may be adversely affected, by a condition that exists on a property in the vicinity of this property? If "yes," attach a copy of any such notice currently in your possession.212   78a. Are you aware of any condition that exists on any property in the vicinity which adversely affects, or has been identified as possibly adversely affecting, the quality or safety of the air, soil, water, and/or physical structures present on this property? If "yes," explain:

215

216

217   79. Are you aware of any underground storage tanks (UST) or toxic substances now or previously present on this property or adjacent property (structure or soil), such as polychlorinated biphenyl (PCB), solvents, hydraulic fluid, petro-chemicals, hazardous wastes, pesticides, chromium, thorium, lead or other hazardous substances in the soil? If "yes," explain:

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 as lead-based paint, urea-formaldehyde foam insulation, asbestos-containing materials, or others? (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 **Garbage collection fees.**  
 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   DS [Signature]  
298 (Initials) (Initials)

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?

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	109. Are SRECs available from the Solar Panel System?
--------------------------	--------------------------	--------------------------	---

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	109a. If SRECs are available, when will the SRECs expire? _____
--------------------------	--------------------------	--------------------------	---

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	110. Is there any storage capacity on your Property for the Solar Panel System?
--------------------------	--------------------------	--------------------------	---

<input type="checkbox"/>	<input 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 <b>Section A</b> below.
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<input type="checkbox"/>			112b. The Solar Panel System is the subject of a lease agreement. If yes, proceed to <b>Section B</b> below.
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<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? \$_____
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		<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's") available from the Solar Panel System?
--------------------------	--------------------------	--------------------------	---

		<input type="checkbox"/>	123a. If TREC's are available, when will the TREC's 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 type="checkbox"/>	<input checked="" 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: _____
--------------------------	--------------------------	-------------------------------------	--





