



SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

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Property Address: 11 Gleneagles Drive,
New Vernon, NJ 07976

Seller: Ron Lysek + Rosa Gomez

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 41 yrs

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? 2010

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 12 yrs

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: _____

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:

July 2023 - We had french drain + sump pump put in along one wall where we had some water seepage. No water since.

11. Are you aware of any cracks or bulges in the basement floor or foundation walls? If "yes," specify location. Basement floor cracks repaired pre-purchase.



- 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? New well pump installed 2022
- 114 Location of well? Side of house by driveway. East side
- 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? Side of house - west side
- 122 38. When was the Septic System or Cesspool last cleaned and/or serviced? 9/2022
- 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 2012
- 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

Yes No Unknown

- 142 45. Type of Air Conditioning:
- 143 Central one zone Central multiple zone Wall/Window Unit None
- 144 46. List any areas of the house that are not air conditioned: _____
- 145 _____
- 146 47. What is the age of Air Conditioning System? _____
- 147 48. Type of heat: Electric Fuel Oil Natural Gas Propane Unheated Other
- 148 49. What is the type of heating system? (for example, forced air, hot water or base board, radiator, steam
- 149 heat) forced air
- 150 50. If it is a centralized heating system, is it one zone or multiple zones?
- 151 multiple
- 152 51. Age of furnace 5 yrs Date of last service: 11/23
- 153 52. List any areas of the house that are not heated: _____
- 154 _____
- 155 53. Are you aware of any tanks on the property, either above or underground, used to store fuel or other
- 156 substances?
- 157 54. If tank is not in use, do you have a closure certificate?
- 158 55. Are you aware of any problems with any items in this section? If "yes," explain: _____
- 159 _____
- 160 _____

WOODBURNING STOVE OR FIREPLACE

Yes No Unknown

- 162 56. Do you have wood burning stove? fireplace? insert? other
- 163 56a. Is it presently usable? _____
- 164 57. If you have a fireplace, when was the flue last cleaned? 11/2023
- 165 57a. Was the flue cleaned by a professional or non-professional? professional
- 166 58. Have you obtained any required permits for any such item?
- 167 59. Are you aware of any problems with any of these items? If "yes," please explain: _____
- 168 _____
- 169 _____
- 170 _____

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

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 | <input type="checkbox"/> | <input type="checkbox"/> | | 18. If "yes," has work been performed to repair the damage? |
| 67 | <input checked="" type="checkbox"/> | <input 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: <u>Drone Termite + Pest Control</u> |
| 68 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | <u>P.O. Box 1487, Summit, NJ 07902</u> |
| 69 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | 20. Are you aware of any termite/pest control inspections or treatments performed on the property in the past? |
| 70 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | 21. Explain any "yes" answers that you give in this section: |
| 71 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | <u>We get house inspected every year.</u> |
| 72 | | | | _____ |
| 73 | | | | _____ |
| 74 | | | | |
| 75 | | | | |
| 76 | | | | |

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 | <input type="checkbox"/> | <input checked="" 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? |
| 81 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | 24. Are you aware of any fire retardant plywood used in the construction? |
| 82 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | 25. Are you aware of any current or past problems with driveways, walkways, patios, sinkholes, or retaining walls on the property? |
| 83 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | 26. Are you aware of any present or past efforts made to repair any problems with the items in this section? |
| 84 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | 27. Explain any "yes" answers that you give in this section. Please describe the location and nature of the problem. |
| 85 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | <u>We patched driveway in 2023</u> |
| 86 | | | | _____ |
| 87 | | | | _____ |
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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 | <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: |
| 98 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <u>2013 - Added family room, deck, and full basement safe room.</u> |
| 99 | | | | _____ |
| 100 | | | | _____ |
| 101 | | | | |
| 102 | | | | |

PLUMBING, WATER AND SEWAGE

- | 104 | Yes | No | Unknown | |
|-----|--------------------------|-------------------------------------|---------|---|
| 105 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | 30. What is the source of your drinking water? |
| 106 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | <input type="checkbox"/> Public <input type="checkbox"/> Community System <input checked="" type="checkbox"/> Well on Property <input type="checkbox"/> Other (explain) _____ |
| 107 | <input type="checkbox"/> | <input checked="" 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 | | | | |

171 ELECTRICAL SYSTEM

172	Yes	No	Unknown
173			
174			<input checked="" type="checkbox"/>
175	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
176	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
177			
178			
179			
180	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
181	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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185			

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

If "yes," were the additions done by a licensed electrician? Name and address:
Hi Lite Electric - 1905C Vauxhall Rd Union NJ 07083

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

186 LAND (SOILS, DRAINAGE AND BOUNDARIES)

187	Yes	No	Unknown
188	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
189	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
190	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
191	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
192	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
193	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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195	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
196	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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200	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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205	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
206			

67. Are you aware of any fill or expansive soil on the property?
68. Are you aware of any past or present mining operations in the area in which the property is located?
69. Is the property located in a flood hazard zone?
70. Are you aware of any drainage or flood problems affecting the property?
71. Are there any areas on the property which are designated as protected wetlands?
72. Are you aware of any encroachments, utility easements, boundary line disputes, or drainage or other easements affecting the property?
73. Are there any water retention basins on the property or the adjacent properties?
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:
-
-
75. Are you aware of any shared or common areas (for example, driveways, bridges, docks, walls, bulkheads, etc.) or maintenance agreements regarding the property?
76. Explain any "yes" answers to the preceding questions in this section:
-
-
77. Do you have a survey of the property?

207 ENVIRONMENTAL HAZARDS

208	Yes	No	Unknown
209	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
210			
211			
212	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
213			
214			
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217	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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223	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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225	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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230			

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.
- 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:
-
-
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:
-
-
80. Are you aware if any underground storage tank has been tested?
 (Attach a copy of each test report or closure certificate if available).
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).
82. If "yes" to any of the above, explain:
-
-

- 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

- 236
- 237
- 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 Pinclands, 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 Heather Hills Association - Glenn Gutjahr - President
- 250 86b. If so, are there any dues or assessments involved?
- 251 If "yes," how much? \$500 less
- 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 Bylaws recently rewritten + updated.
- 259 _____
- 260

MISCELLANEOUS

- 261
- 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 _____
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- 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 garbage collection \$53/month
- 287 _____
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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 Certificates 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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WATER INTRUSION

Yes No Unknown

126. Are you aware of any water leakage, accumulation or dampness, the presence of mold or other similar natural substance, or repairs or other attempts to control any water or dampness problem on the property? If yes, please describe the nature of the issue and any attempts to repair or control it: _____

Put in french drain + sump pump along 9 ft East wall of basement - July 2023. No water since.

If yes, pursuant to New Jersey law, the **buyer** of the real property is advised to refer to the 'Mold Guidelines for New Jersey Residents' pamphlet issued by the New Jersey Department of Health (www.njrealtor.com/mold-guidelines-pamphlet) and has the right to request a physical copy of the pamphlet from the real estate broker, broker-salesperson, or salesperson.

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.

SELLER DATE

SELLER 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: 11 Gleneagles Drive New Vernon, NJ 07976

The following items are to be INCLUDED in the sale:

2 freezers in garage.
Sheds
Rabbit + Chicken enclosures

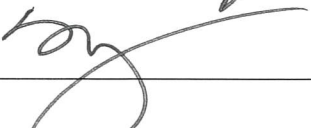
The following items are to be EXCLUDED from the sale:

Workbenches in garage, basement + safe room,
Shelving units + ~~with pens~~ for storage racks around perimeter
of safe room.

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

Deck + patio.
Fireplace, chimney + flues.
Back bedroom bathroom window
Sheds
Rabbit + Chicken enclosures

Seller:  (date) Buyer: _____ (date)

Seller:  (date) Buyer: _____ (date)