



**SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT**

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Property Address: 9 Bridge Avenue

Chatham Township NJ 07928

Seller: Tommaso Fondi

Junko Fondi

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 1980s
- 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? 2021
- 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 \_\_\_\_\_
- 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:  
\_\_\_\_\_
- 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 \_\_\_\_\_

**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 |                                     |                                     |         | 18. If "yes," has work been performed to repair the damage?  |
| 67 | <input type="checkbox"/>            | <input type="checkbox"/>            |         |  |
| 68 | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |         | 19. Is your property under contract by a licensed pest control company? If "yes," state the name and address of the licensed pest control company: _____ |
| 69 |                                     |                                     |         | _____  |
| 70 |                                     |                                     |         |  |
| 71 | <input 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?   |
| 72 |                                     |                                     |         |  |
| 73 |                                     |                                     |         | 21. Explain any "yes" answers that you give in this section:   |
| 74 |                                     |                                     |         | <u>Termite check performed when house was bought. Came out negative</u>  |
| 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 |                          |                                     |         |  |
| 81 |                          |                                     |         |  |
| 82 | <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?   |
| 83 |                          |                                     |         |  |
| 84 | <input type="checkbox"/> | <input type="checkbox"/>            | x       | 24. Are you aware of any fire retardant plywood used in the construction?  |
| 85 | <input type="checkbox"/> | <input type="checkbox"/>            | x       | 25. Are you aware of any current or past problems with driveways, walkways, patios, sinkholes, or retaining walls on the property?   |
| 86 |                          |                                     |         |  |
| 87 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |         | 26. Are you aware of any present or past efforts made to repair any problems with the items in this section?   |
| 88 |                          |                                     |         |  |
| 89 |                          |                                     |         | 27. Explain any "yes" answers that you give in this section. Please describe the location and nature of the problem.   |
| 90 |                          |                                     |         | _____  |
| 91 |                          |                                     |         | _____  |
| 92 |                          |                                     |         |  |
| 93 |                          |                                     |         |  |

**ADDITIONS/REMODELS**

- | 95  | Yes                                 | No                       | Unknown                  |   |
|-----|-------------------------------------|--------------------------|--------------------------|---|
| 96  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |                          | 28. Are you aware of any additions, structural changes or other alterations to the structures on the property made by any present or past owners? |
| 97  |                                     |                          |                          |   |
| 98  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 29. Were the proper building permits and approvals obtained? Explain any "yes" answers you give in this section:                                  |
| 99  |                                     |                          |                          | <u>Remodeled the first floor in 2022.</u>   |
| 100 |                                     |                          |                          | _____   |
| 101 |                                     |                          |                          | _____   |

**PLUMBING, WATER AND SEWAGE**

- | 104 | Yes                      | No                       | Unknown |   |
|-----|--------------------------|--------------------------|---------|---|
| 105 |                          |                          | x       | 30. What is the source of your drinking water?  |
| 106 |                          |                          |         | <input checked="" type="checkbox"/> Public <input type="checkbox"/> Community System <input type="checkbox"/> Well on Property <input type="checkbox"/> Other (explain) _____ |
| 107 | <input type="checkbox"/> | <input type="checkbox"/> |         | 31. If your drinking water source is not public, have you performed any tests on the water? If so, when? _____  |
| 108 |                          |                          |         | Attach a copy of or describe the results.   |
| 109 |                          |                          |         |   |
| 110 |                          |                          |         |   |

- 111    32. Does the wastewater from any clothes washer, dishwasher, or other appliance discharge to any
- 112 location other than the sewer, septic, or other system that services the rest of the property?
- 113    33. When was well installed? \_\_\_\_\_
- 114 Location of well? \_\_\_\_\_
- 115    34. Do you have a softener, filter, or other water purification system?  Leased  Owned
- 116 35. What is the type of sewage system?
- 117  Public Sewer  Private Sewer  Septic System  Cesspool  Other (explain): \_\_\_\_\_
- 118    36. If you answered "septic system," have you ever had the system inspected to confirm that it is a true
- 119 septic system and not a cesspool?
- 120    37. If Septic System, when was it installed? \_\_\_\_\_
- 121 Location? \_\_\_\_\_
- 122    38. When was the Septic System or Cesspool last cleaned and/or serviced? \_\_\_\_\_
- 123    39. Are you aware of any abandoned Septic Systems or Cesspools on your property?
- 124    39a. If "yes," is the closure in accordance with the municipality's ordinance? (explain):
- 125 \_\_\_\_\_
- 126    40. Are you aware of any leaks, backups, or other problems relating to any of the plumbing systems and
- 127 fixtures (including pipes, sinks, tubs and showers), or of any other water or sewage related problems?
- 128 If "yes," explain: \_\_\_\_\_
- 129 \_\_\_\_\_
- 130    41. Are you aware of any shut off, disconnected, or abandoned wells, underground water or sewage
- 131 tanks, or dry wells on the property?
- 132    42. Is either the private water or sewage system shared? If "yes," explain: \_\_\_\_\_
- 133 \_\_\_\_\_
- 134    43. Water Heater:  Electric  Fuel Oil  Gas
- 135 Age of Water Heater 5 \_\_\_\_\_
- 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, attic \_\_\_\_\_
- 147 47. What is the age of Air Conditioning System? unknown \_\_\_\_\_
- 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 11 \_\_\_\_\_ Date of last service: 11/3/23 \_\_\_\_\_
- 154 52. List any areas of the house that are not heated:
- 155  attic, crawl space \_\_\_\_\_
- 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 \_\_\_\_\_

**WOODBURNING STOVE OR FIREPLACE**

- 161 Yes No Unknown
- 162
- 163 56. Do you have  wood burning stove?  fireplace?  insert?  other
- 164    56a. Is it presently usable?
- 165    57. If you have a fireplace, when was the flue last cleaned? 11/23/22 \_\_\_\_\_
- 166    57a. Was the flue cleaned by a professional or non-professional? professional \_\_\_\_\_
- 167    58. Have you obtained any required permits for any such item?
- 168    59. Are you aware of any problems with any of these items? If "yes," please explain: \_\_\_\_\_
- 169 The fireplace, flue, and all associated components will convey in AS-IS condition.
- 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 Transform Electric, 6 Onka St. Manville, NJ 08835179   

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 Various electrical upgrades. See attached.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?194    73. Are there any water retention basins on the property or the adjacent properties?195    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:196   197  198   75. Are you aware of any shared or common areas (for example, driveways, bridges, docks, walls, bulkheads, etc.) or maintenance agreements regarding the property?

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

200  201   202   203   204   205   206   207  208  209  210  211  212  213  214  215  216  217  218  219  220  221  222  223  224  225   226   227   228   229   230   **ENVIRONMENTAL HAZARDS**

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:213  214  215  216  217  218  219  220  221  222  223  224  225   226   227   228   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 \_\_\_\_\_  
 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:**

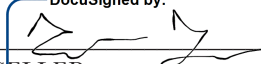
- 122a. Buyer will assume our obligations under the lease at Closing.
- 122b. I/we will obtain an early termination of the lease and will remove the Solar Panel System prior to Closing.

**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.

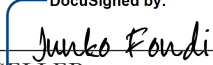
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SELLER

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SELLER

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**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

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

PROSPECTIVE BUYER

DATE

PROSPECTIVE BUYER

DATE

PROSPECTIVE BUYER

DATE

PROSPECTIVE BUYER

DATE





100  
01/17

45



**Village Sweep**

Village Sweep  
1812 Front Street  
Scotch Plains, NJ 07076  
(908) 756-1807  
www.villagesweepnj.com

**Village Sweep Chimney Service**  
Since 1979

Chimneys Cleaned, Relined & Repaired  
Caps, Dampers, Custom Chase Covers, Masonry Repairs



Member, NJ & National Chimney Sweep Guilds  
NJ License/Registration #13VH08153300  
CSIA Certification #9067

**CUSTOMER**

9 Bridge Ave  
Chatham NJ

11/5/23

**NOTES**

sweep gas & replace  
Installed new cap 195

I acknowledge that the services below were rendered and that I have also been advised of the condition of my chimney.

x \_\_\_\_\_  
Customer's Signature

Services Rendered

Cleaned fireplace, damper, smoke shelf, smoke chamber and flue.

Cleaned:  Oil flue & connector pipes  
 Gas flue & connector pipes

Inspected: Fireplace / Oil Flue / Gas Flue  
No significant buildup of soot or creosote.

Installed stainless steel cap(s)

Other Services/Products:

TAX

450

25.8

TOTAL AMOUNT DUE

475.80



NAME: Mr Fondi  
 STREET: 9 Bridge Ave  
 CITY: Chatham  
 TECHNICIAN: Tom Jr

DATE: 11/3/23  
 PHONE: Mr. Cell 718-501-5030

**BERKELEY**  
**HEATING & AIR CONDITIONING CO.**  
 360 Valley Rd.  
 Gillette, NJ 07933  
 Since 1955  
 908-464-1833 or 908-647-2111  
 Electrical License #11462  
 NJ Home Improvement License #13VH00648800  
 Master HVACR License #19HC00262000

1-400  
 5030

REGULAR  WARRANTY  MAINTENANCE AGREEMENT   
 1 Furn Maint

COD  
 PREPAID **105905**

**FURNACE MAINTENANCE**

QTY	MATERIAL & SERVICES	UNIT PRICE	AMOUNT
1	Furn Maint Oliver		\$200.00

- INSPECT HEAT EXCHANGERS ✓
- CLEAN BURNERS ✓
- CHECK PILOT ✓
- CHECK THERMOCOUPLE ✓
- INSPECT FLUE ✓
- CHECK DRAFT ✓
- CHECK FILTERS ~~Has filter~~
- CHECK SAFETY CONTROLS ✓
- CHEK BLOWER MOTOR ✓
- CHECK BELT ✓
- CHECK BLOWER ✓
- CHECK FURNACE OPERATION ✓

System operating now  
 changed filter  
 vacuumed inside  
 of furnace  
 cleaned flame sensor  
 checked temps  
 and safeties  
 inspected flue pipe

**AIR CONDITIONING MAINTENANCE**

- CHECK FILTER
- OIL BLOWER MOTOR
- CHECK BELT
- CHECK BLOWER
- CHECK DRAIN
- OIL FAN MOTOR
- CHECK FAN BLADE
- CHECK ELEC. CONNECTIONS
- CHECK CONTACTOR
- CHECK COIL
- CHECK VOLTAGE
- CHECK CHARGE

Thank You  
 Paid # 130

TAX  
 TOTAL 200

In the event full payment is not made within thirty days after invoicing a finance charge will be added to the unpaid balance. If a finance charge appears on the statement, it was computed by a periodic rate of 1 1/2% per month which is an annual rate of 18% added to the previous balance after deducting current payments, and/or credits appearing on the statement. In the event collection of this account becomes necessary the customer agrees to pay all costs of collection, including, but not limited to, court costs, attorney fees up to and including one third of the amount of the balance, and interest.

Customer Signature

Date: 11/3/23

Limited Warranty: All materials, parts and equipment are warranted by the manufacturer or supplier, written warranty only. All labor performed by the above named company is warranted for 30 days or as otherwise indicated in writing. The above named company makes no other warranties, express or implied, and its agents and employees are not authorized to make any such warranties on behalf of above named company.

Transform Electric LLC  
6 Onka st  
Manville, NJ 08835  
9089387255

PAID Z E L L R  
12/28/21

# INVOICE

## BILL TO

Tommaso Fondi  
9 Bridge Ave  
Chatham, NJ

INVOICE # 1585

DATE 12/27/2021

DUE DATE 12/27/2021

TERMS Due on receipt

ACTIVITY	AMOUNT
<b>Sales</b> 200 amp service and panel upgrade. Bring electrical grounding up to code. Circuit Breaker labeling included. Square d 200 amp 30 space 60 circuit panel and new breakers included.	2,400.00
<b>Sales</b> 1- 30 portable generator hook up on back of garage. interlock mechanism will be installed on main panel and give you emergency power to any non 240volt breaker in the house.	800.00
<b>Sales</b> Add 2- garage door opener outlets . Ceiling for attic access will be cut and screwed back into place after we are done. Spackling not included.	350.00
<b>Sales</b> Supply and Install 2- 4ft 2 bulb led strip lights.	300.00
<b>Sales</b> Install new outlets and switches in dining room, family room, and foyer. Dimmer switch for dining room- supplied.	300.00
<b>Sales</b> Add 4- keyless lights with switch in crawlspace	265.00
<b>Sales</b> Add 1- dedicated 20 amp circuit for dehumidifier in crawlspace.	275.00
<b>Sales</b> Install timer and power up wire for front column lights	240.00
<b>Sales</b> Add wiring for 4 bedroom fans and attach to switches. Ceiling fan install by customer as requested. Permit fee to be paid for by the customer. Customer is required to be present for township inspection. Sheetrock repair not included in this estimate unless otherwise noted.	650.00
<b>Sales</b> First Payment- 540.00 made October 2021.	-540.00

BALANCE DUE

\$5,040.00

Transform Electric LLC  
6 Onka st  
Manville, NJ 08835  
9089387255

# INVOICE

**BILL TO**

Tommaso Fondi  
9 Bridge Ave  
Chatham, NJ

**INVOICE # 1584****DATE 12/27/2021****DUE DATE 12/27/2021****TERMS Due on receipt**

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ACTIVITY	AMOUNT
Invoice #2	
Living Room	
<b>Sales</b>	200.00
Add 1- cable tv line	
<b>Sales</b>	200.00
Add 1- ethernet line off router in Family Room	
Disconnect doorbell chime and transformer - no charge	
Foyer	
<b>Sales</b>	120.00
Add outlet in closet off living room power.	
<b>Sales</b>	100.00
Install new Intermatic timer for front sconces.	
2nd Floor Hallway	
<b>Sales</b>	75.00
Install 1- new 4 way switch and 1- 3way switch	
Attic	
<b>Sales</b>	200.00
Add switch with 2 keyless lights. Fix improper wiring going to whole house fan	
Front Corner Bedroom	
<b>Sales</b>	150.00
Install 4 new outlets and 1 switch	
Front Middle Bedroom	
<b>Sales</b>	150.00
Install 4 new outlets and 1 switch	
Back Bedroom	



ACTIVITY	AMOUNT
<b>Sales</b>	<b>150.00</b>
Install 4 new outlets and 1 switch	
 <b>Master Bedroom</b>	
<b>Sales</b>	<b>260.00</b>
Install 5 new outlets, 2 switches, and 1 gfci outlet	
<b>Sales</b>	<b>120.00</b>
Add 1- new outlet in closet	
 <b>Garage</b>	
<b>Sales</b>	<b>125.00</b>
Install new Intermatic timer for exterior sconce and new switch for garage lights	
<hr/>	
<b>BALANCE DUE</b>	<b>\$1,850.00</b>



*pd 8-4-22*

INVOICE	#8174-4
SERVICE DATE	Aug 04, 2022
INVOICE DATE	Aug 04, 2022
DUE	Upon receipt
<b>AMOUNT DUE</b>	<b>\$324.62</b>

### Curcio Plumbing, Heating & Cooling

Lark Building & Remodeling LLC  
 Lark Building & Remodeling LLC  
 9 Bridge Ave  
 Chatham Township, NJ 07928

☎ (908) 801-0416  
 ✉ david.smith7367@gmail.com

#### CONTACT US

524 Lyons Rd  
 Basking Ridge, NJ 07920

☎ (908) 647-9172  
 ✉ curcioplumbing@gmail.com

Service completed by: Kenny Murphy

### INVOICE

Services	qty	unit price	amount
Shower drain repair			
By The Hour - Hourly Rate One Man	1.25	\$228.00	\$285.00
Hourly Rate for Plumbing and HVAC Work with One Technician			
Put lead in Oakum Around drain Pipe and strainer for master shower, told him not to use it for a couple of days. Also explain that There is no warranty. If problem will need to replace pan.			
Materials	qty	unit price	amount
Materials - Miscellaneous	1.0	\$10.74	\$10.74
2" No-hub Coupling			
Led oakum	1.0	\$10.00	\$10.00
Subtotal			\$305.74
Tax (NJ State Tax 6.625%)			\$18.88
<b>Total</b>			<b>\$324.62</b>

# Wood Destroying Insect Inspection Report

Notice: Please read important consumer information on page 2.

## Section I. General Information

Inspection Company, Address & Phone

Company's Pest Control Business Lic. No.

N/A

Date of Inspection

06/15/2021

Pillar To Post

511 Hopper Avenue

Wyckoff, NJ 07481

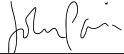
Address of Property Inspected

9 Bridge Avenue

Chatham Township, NJ 07928

Inspector's Name, Signature & Certification, Registration, or Lic. #

John Paris



Lic. # 60078B

Structure(s) Inspected

House and Garage Only

**Section II. Inspection Findings** This report is indicative of the condition of the above identified structure(s) on the date of inspection and is not to be construed as a guarantee or warranty against latent, concealed, or future infestations or wood destroying insect damage. **Based on a careful visual inspection of the readily accessible areas of the structure(s) inspected:**

- A. No visible** evidence of wood destroying insects was observed.  
 **B. Visible** evidence of wood destroying insects was observed as follows:

1. Live insects (description and location): \_\_\_\_\_

2. Dead insects, insect parts, frass, shelter tubes, exit holes, or staining (description and location): \_\_\_\_\_

3. **Visible** damage from wood destroying insects was noted as follows (description and location): \_\_\_\_\_

**NOTE: This is not a structural damage report.** If box B above is checked, it should be understood that some degree of damage, including hidden damage, may be present. If any questions arise regarding damage indicated by this report, it is recommended that the buyer or any interested parties contact a qualified structural professional to determine the extent of damage and the need for repairs.

## Section III. Recommendations

No action and/or treatment recommended: (Explain if Box B in Section II is checked) \_\_\_\_\_

Recommend action(s) and/or treatment(s) for the control of: \_\_\_\_\_

## Section IV. Obstructions and Inaccessible Areas

The following areas of the structure(s) inspected were obstructed or inaccessible:

- Basement \_\_\_\_\_  
 Crawlspace 5, 11, 24  
 Main Level 1, 3, 4, 6, 7, 8, 9, 11, 12, 13  
 Attic 4, 5, 11, 12, 13  
 Garage 1, 3, 6, 7, 9, 11, 12, 13, 14  
 Exterior 11, 12, 13, 17  
 Porch \_\_\_\_\_  
 Addition \_\_\_\_\_  
 Other \_\_\_\_\_

The inspector may write out obstructions or use the following optional key:

- |                         |  |
|-------------------------|--|
| 1. Fixed ceiling        | 15. Standing water                     |
| 2. Suspended ceiling    | 16. Dense vegetation                   |
| 3. Fixed wall covering  | 17. Exterior siding                    |
| 4. Floor covering       | 18. Window well covers                 |
| 5. Insulation           | 19. Wood pile                          |
| 6. Cabinets or shelving | 20. Snow                               |
| 7. Stored items         | 21. Unsafe conditions                  |
| 8. Furnishings          | 22. Rigid foam board                   |
| 9. Appliances           | 23. Synthetic stucco                   |
| 10. No access or entry  | 24. Duct work, wiring, and/or plumbing |
| 11. Limited access      | 25. Spray foam insulation              |
| 12. No access beneath   | 26. Equipment                          |
| 13. Only visual access  |  |
| 14. Cluttered condition |  |

**Section V. Additional Comments and Attachments** (these are an integral part of the report) \_\_\_\_\_

\*\*\*\*\*PLEASE READ THE ATTACHED COMMENTS ON PAGE 3 FOR ADDITIONAL GUIDANCE\*\*\*\*\*

Attachments \_\_\_\_\_

**Signature of Seller(s)** or Owner(s) if refinancing. Seller discloses to the buyer all information, to their knowledge, regarding W.D.I. infestation, damage, repair, and treatment history.

X

**Signature of Buyer.** The undersigned hereby acknowledges receipt of a copy of both page 1 and page 2 of this report and understands the information reported.

X

# Important Consumer Information Regarding the Scope and Limitations of the Inspection

Please read this entire page as it is part of this report. Please refer to the NPMA Suggested Guidelines for instructions on completing this report. This report is not a guarantee or warranty as to the absence of wood destroying insects nor is it a structural integrity report. The inspector's training and experience do not qualify the inspector in damage evaluation or any other building construction technology and/or repair.

- 1. About the Inspection:** A visual inspection was conducted in the readily accessible areas of the structure(s) indicated (see Page 1) including attics and crawlspaces which permitted entry during the inspection. The inspection included probing and/or sounding of unobstructed and accessible areas to determine the presence or absence of visual evidence of wood destroying insects. The WDI inspection firm is not responsible to repair any damage or treat any infestation at the structure(s) inspected, except as may be provided by separate contract. Also, wood destroying insect infestation and/or damage may exist in concealed or inaccessible areas. The inspection firm cannot guarantee that any wood destroying insect infestation and/or damage disclosed by this inspection represents all of the wood destroying insect infestation and/or damage which may exist as of the date of the inspection. **For purposes of this inspection, wood destroying insects include: termites, carpenter ants, carpenter bees, and reinfesting wood boring beetles. This inspection does not include mold, mildew or noninsect wood destroying organisms.** This report shall be considered invalid for purposes of securing a mortgage and/or settlement of property transfer if not used within ninety (90) days from the date of inspection. **This shall not be construed as a 90-day warranty.** There is no warranty, express or implied, related to this report unless disclosed as required by state regulations or a written warranty or service agreement is attached.
- 2. Treatment Recommendation Guidelines Regarding Subterranean Termites:** Treatment or corrective action should be recommended if live termites are found. If no evidence of a previous treatment is documented and evidence of infestation is found, even if no live termites are observed, treatment or corrective action by a licensed pest control company should be recommended. Treatment or corrective action may be recommended if evidence of infestation is observed, and a documented treatment occurred previously, unless the structure is under warranty or covered by a service agreement with a licensed pest control company.  
**For other Wood Destroying Insects, please refer to the NPMA suggested guidelines for added guidance on actions and or treatment.**
- 3. Obstructions and Inaccessible Areas:** No inspection was made in areas which required the breaking apart or into, dismantling, removal of any object, including but not limited to: moldings, floor coverings, wall coverings, siding, fixed ceilings, insulation, furniture, appliances, and/or personal possessions; nor were areas inspected which were obstructed or inaccessible for physical access on the date of inspection. Your inspector may write out inaccessible areas or use the key in Section IV. Crawl spaces, attics, and/or other areas may be deemed inaccessible if the opening to the area is not large enough to provide physical access for the inspector or if a ladder was required for access. Crawl spaces (or portions thereof) may also be deemed inaccessible if there is less than 24 inches of clearance from the bottom of the floor joists to the surface below. If any area which has been reported as inaccessible is made accessible, the inspection company may be contacted for another inspection. An additional fee may apply.
- 4. Consumer Maintenance Advisory Regarding Integrated Pest Management for Prevention of Wood Destroying Insects.** Any structure can be attacked by wood destroying insects. Homeowners should be aware of and try to eliminate conditions which promote insect infestation in and around their structure(s). Factors which may lead to wood destroying insect infestation include: earth to wood contact, foam insulation at foundation in contact with soil, faulty grade, improper drainage, firewood against structure(s), insufficient ventilation, moisture, wood debris in crawlspace, wood mulch or ground cover in contact with the structure, tree branches touching structure(s), landscape timbers and wood decay. Should these or other conditions exist, corrective measures should be taken in order to reduce the chances of infestation of wood destroying insects and the need for treatment.
- 5. Neither the inspecting company nor the inspector has had, presently has, or contemplates having any interest in the property inspected.**

**Previously Treated Property**

This property has been previously treated for termites. Previously treated properties are at a high risk of reinfestation and may have hidden damage. You must obtain treatment, repair and warranty documentation from the owner. If there is no documentation available, you are strongly advised to have the property treated for termites.

**Finished Basement**

Due to the closed walls and ceilings in the lower level of this structure, there is extremely limited to no accessibility to wood framing for inspection. Many buildings have hidden termite and/or wood destroying insect infestation/damage that a competently performed wood destroying inspection may not disclose under these conditions. Have a qualified contractor incorporate a preventative maintenance program to prevent future infestation.

**Slab Construction**

Due to the slab construction there is no accessibility to wood framing for inspection. Many buildings have hidden termite and/or wood destroying insect infestation/damage that a competently performed wood destroying inspection may not disclose under these conditions. Additionally, with slab construction there is an extremely high risk of termite infestation due to the close proximity of the underlying soil. Have a qualified contractor incorporate a preventative maintenance program to prevent future infestation.

**Crawl Space**

Due to the crawl space construction there is limited to no accessibility to wood framing for inspection. Many buildings have hidden termite and/or wood destroying insect infestation/damage that a competently performed wood destroying inspection may not disclose under these conditions. Additionally, with crawl space construction and the close proximity of the underlying soil there is a high risk for future infestation of wood destroying insects. Have a qualified contractor incorporate a preventative maintenance program to prevent future infestation.

**Wood/Soil Contact**

There is wood in contact with the soil. This condition is highly conducive to termite infestation. This condition should be corrected to reduce the risk of future termite infestation.

**No Ground Clearance**

There is no ground clearance along the exterior perimeter of the building. This is highly conducive to termite and carpenter ant infestation. Due to no ground clearance there is limited to no accessibility to foundation wall for inspection. Many buildings with no ground clearance have hidden termite and/or wood destroying insect infestation/damage that a competently performed wood destroying inspection may not disclose under these conditions. Have a qualified contractor correct these conditions to prevent future infestation.

**Cold Weather**

Wood destroying insects are dormant during cold weather. You are strongly advised to have the property checked for wood destroying insects during warmer weather. Termites will swarm as the weather turns warmer, usually during the month of April. If you see a swarm contact a pest control company for further evaluation, the swarm could be termites.

**Old House**

Properties over 20 years old are at risk for termite infestation. Have a qualified contractor incorporate a preventative maintenance program to prevent future infestation.

**Close Proximity**

Termites were discovered in close proximity to the building. Have a qualified contractor incorporate a preventative maintenance program to reduce the risk of future infestation.

# Invoice

Invoice No: 1273  
Invoice Date: Nov 4, 2023

## Softwash Ranger

244 Collignon Way Apt 3A  
River Vale, NJ 07675  
(844) 438-7638 Office  
<http://www.softwashranger.com>  
Ben@softwashranger.com



### Bill To:

Tommaso Fondi  
9 Bridge Avenue  
Chatham Township, NJ 07928

Job Date	Description	Qty	Each	Amount
Nov 4, 2023	Asphalt Roof Softwash Cleaning: <b>INCLUDES SOFTWASHING OF ALL ASPHALT ROOF SURFACES. INCLUDES 5 YEAR WARRANTY. MOSS, ALGAE AND LICHEN CAN TAKE UP TO A YEAR TO COMPLETELY DECOMPOSE AND DISAPPEAR. DOES NOT INCLUDE GUTTER CLEANING. YOUR GUTTERS MUST BE FREE AND CLEAR AND WORKING PROPERLY IN ORDER FOR US TO CLEAN YOUR ROOF. PLEASE SEE OUR 5 YEAR WARRANTY AND DISCLAIMERS TAB.</b>	1	\$950.00	\$950.00
	Exterior Siding Softwash Cleaning: <b>INCLUDES SPRAYING AND RINSING OF EXTERIOR SIDINGS OF BUILDING FROM GUTTER LINE TO GRADE LEVEL, INCLUDES DORMERS. DOES NOT INCLUDE REMOVAL OF NON-ORGANIC MATERIALS eg. ASPHALT RESIDUE, TAR, OXIDATION. IF YOU HAVE INORGANIC STAINING PLEASE INQUIRE ABOUT INORGANIC SERVICES. PLEASE PREPARE YOUR HOME FOR THE CLEANING BY INSURING ALL WINDOWS AND DOORS ARE CLOSED AND LOCKED, WATER SPIGOTS ARE ON AND ALL PERSONAL BELONGINGS ARE SECURED.</b>	1	\$850.00	\$850.00

SubTotal	\$1,800.00
Discount	-\$200.00
6.625% Tax	\$106.00



<b>Total</b>	\$1,706.00
<b>Paid (Credit Card ) (Nov 4, 2023)</b>	\$1,706.00
<b>Balance Due</b>	\$0.00

**Thank you for your Business!**