



SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

© 2018, New Jersey REALTORS®

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48  
49  
50

Property Address: 91 West Rd.  
Short Hills, NJ 07078

Seller: Peter L. Simmons & Corinne Simmons

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 2001
- 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? 2002
- 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 2001
- 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: The flat section was replaced in 2020.  
**Routine modest repairs elsewhere as needed.**

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 Xstaircase  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   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   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 \_\_\_\_\_

**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 \_\_\_\_\_

**ADDITIONS/REMODELS**

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

**PLUMBING, WATER AND SEWAGE**

- 104 Yes No Unknown
- 105 30. What is the source of your drinking water?
- 106 XPublic q Community System q Well on Property q Other (explain) \_\_\_\_\_
- 107   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? \_\_\_\_\_
- 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 XPublic 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: **One faucet handle on the bathtub in the primary is broken.**
- 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 **2x 75 gl. - Replaced in 1/2023.**
- 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? **Various units replaced between 2019 - 2023.**
- 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 Hot Air.**
- 151 50. If it is a centralized heating system, is it one zone or multiple zones?
- 152 **4 Zones.**
- 153    51. Age of furnace \_\_\_\_\_ Date of last service: **Nov. 2023**
- 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," please 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? **Never used with wood, only gas.**
- 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 **2 gas fireplaces need routine maintenance.**

**The chimney, fireplaces, and flues will all be conveyed in AS-IS condition.**

**171 ELECTRICAL SYSTEM**

172 Yes No Unknown

- 173 60. What type of wiring is in this structure?  Copper  Aluminum  Other  Unknown
- 174 61. What amp service does the property have?  60  100  150  200  Other  Unknown
- 175    62. Does it have 240 volt service? Which are present  Circuit Breakers,  Fuses or  Both?
- 176   63. Are you aware of any additions to the original service?
- 177 If "yes," were the additions done by a licensed electrician? Name and address:
- 178 \_\_\_\_\_
- 179 \_\_\_\_\_
- 180    64. If "yes," were proper building permits and approvals obtained?
- 181   65. Are you aware of any wall switches, light fixtures or electrical outlets in need of repair?
- 182 66. Explain any "yes" answers you give in this section:
- 183 \_\_\_\_\_
- 184 \_\_\_\_\_

**186 LAND (SOILS, DRAINAGE AND BOUNDARIES)**

187 Yes No Unknown

- 188   67. Are you aware of any fill or expansive soil on the property?
- 189   68. Are you aware of any past or present mining operations in the area in which the property is located?
- 190   69. Is the property located in a flood hazard zone?
- 191   70. Are you aware of any drainage or flood problems affecting the property?
- 192    71. Are there any areas on the property which are designated as protected wetlands?
- 193   72. Are you aware of any encroachments, utility easements, boundary line disputes, or drainage or other easements affecting the property?
- 194
- 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:
- 197 \_\_\_\_\_
- 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?
- 201 76. Explain any "yes" answers to the preceding questions in this section:
- 202 \_\_\_\_\_
- 203 \_\_\_\_\_
- 204
- 205   77. Do you have a survey of the property?

**207 ENVIRONMENTAL HAZARDS**

208 Yes No Unknown

- 209   78. Have you received any written notification from any public agency or private concern informing you that 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.
- 210
- 211   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:
- 212 \_\_\_\_\_
- 213 \_\_\_\_\_
- 214
- 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:
- 218 \_\_\_\_\_
- 219 \_\_\_\_\_
- 220
- 221
- 222
- 223   N/A 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?
- 226 as lead-based paint, urea-formaldehyde foam insulation, asbestos-containing materials, or others?
- 227 (Attach copy of each test report if available).
- 228 82. If "yes" to any of the above, explain:
- 229 \_\_\_\_\_
- 230 \_\_\_\_\_

231   82a. If "yes" to any of the above, were any actions taken to correct the problem? Explain:  
 232 \_\_\_\_\_  
 233 \_\_\_\_\_

234    83. Is the property in a designated Airport Safety Zone?  
 235  
 236 **DEED RESTRICTIONS, SPECIAL DESIGNATIONS, HOMEOWNERS ASSOCIATION/CONDOMINIUMS**  
 237 **AND CO-OPS**

238 Yes No Unknown  
 239   84. Are you aware if the property is subject to any deed restrictions or other limitations on how it may  
 240 be used due to its being situated within a designated historic district, or a protected area like the  
 241 New Jersey Pinelands, or its being subject to similar legal authorities other than typical local zoning  
 242 ordinances?  
 243   85. Is the property part of a condominium or other common interest ownership plan?  
 244   85a. If so, is the property subject to any covenants, conditions, or restrictions as a result of its being part  
 245 of a condominium or other form of common interest ownership?  
 246   86. As the owner of the property, are you required to belong to a condominium association or homeowners  
 247 association, or other similar organization or property owners?  
 248   86a. If so, what is the Association's name and telephone number?  
 249 \_\_\_\_\_  
 250    86b. If so, are there any dues or assessments involved?  
 251 If "yes," how much? \_\_\_\_\_  
 252   87. Are you aware of any defect, damage, or problem with any common elements or common areas that  
 253 materially affects the property?  
 254   88. Are you aware of any condition or claim which may result in an increase in assessments or fees?  
 255    89. Since you purchased the property, have there been any changes to the rules or by-laws of the  
 256 Association that impact the property?  
 257 90. Explain any "yes" answers you give in this section:  
 258 \_\_\_\_\_  
 259 \_\_\_\_\_

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 \_\_\_\_\_

**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**   PLS LS  
**298** (Initials) (Initials)  
**299**

**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? **Vent pipe (passive).**  
**308**   101a. If “yes,” is such equipment in good working order?  
**309**  
**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 3)Three  
**319**     103. Smoke Detectors  
**320**  Battery  Electric XBoth How many      Approximately 14.  
**321**  Carbon Monoxide Detectors How many 4  
**322** Location Various locations throughout the house.  
**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**

351 **SOLAR PANEL SYSTEMS** N/A

352 By completing this section, Seller is acknowledging that the Property is serviced by a Solar Panel System, which means a system of solar  
 353 panels designed to absorb the sunlight as a source of energy for generating electricity or heating, any and all inverters, net meter, wiring,  
 354 roof supports and any other equipment pertaining to the Solar Panels (collectively, the "Solar Panel System"). This information may be  
 355 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.  
 356

- |     |                          |                          |                          |                                                                                                                          |
|-----|--------------------------|--------------------------|--------------------------|--------------------------------------------------------------------------------------------------------------------------|
| 357 | Yes                      | No                       | Unknown                  |                                                                                                                          |
| 358 |                          |                          | <input type="checkbox"/> | 108. When was the Solar Panel System Installed? _____                                                                    |
| 359 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 109. Are SRECs available from the Solar Panel System?                                                                    |
| 360 |                          |                          | <input type="checkbox"/> | 109a. If SRECs are available, when will the SRECs expire? _____                                                          |
| 361 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 110. Is there any storage capacity on your Property for the Solar Panel System?                                          |
| 362 | <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,<br>363 explain: _____ |

364  
 365 **112. Choose one of the following three options:**

- |     |                          |  |  |                                                                                                                                                                                                                                                                                                                                   |
|-----|--------------------------|--|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 366 | <input type="checkbox"/> |  |  | 112a. The Solar Panel System is financed under a power purchase agreement or other type of financing<br>367 arrangement which requires me/us to make periodic payments to a Solar Panel System provider<br>368 in order to acquire ownership of the Solar Panel System ("PPA")? If yes, proceed to <b>Section A</b><br>369 below. |
| 370 | <input type="checkbox"/> |  |  | 112b. The Solar Panel System is the subject of a lease agreement. If yes, proceed to <b>Section B</b> below.                                                                                                                                                                                                                      |
| 371 | <input type="checkbox"/> |  |  | 112c. I/we own the Solar Panel System outright. If yes, you do not have to answer any further questions.                                                                                                                                                                                                                          |

372  
 373 **SECTION A - THE SOLAR PANEL SYSTEM IS SUBJECT TO A PPA**

- |     |                          |                          |                          |                                                                                                                                                      |
|-----|--------------------------|--------------------------|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| 374 |                          |                          | <input type="checkbox"/> | 113. What is the current periodic payment amount? \$_____                                                                                            |
| 375 |                          |                          | <input type="checkbox"/> | 114. What is the frequency of the periodic payments (check one)? <input type="checkbox"/> Monthly <input type="checkbox"/> Quarterly                 |
| 376 |                          |                          | <input type="checkbox"/> | 115. What is the expiration date of the PPA, which is when you will become the owner of the Solar Panel<br>377 System? _____ ("PPA Expiration Date") |
| 378 | <input type="checkbox"/> | <input type="checkbox"/> |                          | 116. Is there a balloon payment that will become due on or before the PPA Expiration Date?                                                           |
| 379 |                          |                          | <input type="checkbox"/> | 117. If there is a balloon payment, what is the amount? \$_____                                                                                      |

380  
 381 **118. Choose one of the following three options:**

- |     |                          |  |  |                                                                                                                                                                         |
|-----|--------------------------|--|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 382 | <input type="checkbox"/> |  |  | 118a. Buyer will assume my/our obligations under the PPA at Closing.                                                                                                    |
| 383 | <input type="checkbox"/> |  |  | 118b. I/we will pay off or otherwise obtain cancellation of the PPA as of the Closing so that the Solar<br>384 Panel System can be included in the sale free and clear. |
| 385 | <input type="checkbox"/> |  |  | 118c. I/we will remove the Solar Panel System from the Property and pay off or otherwise obtain<br>386 cancellation of the PPA as of the Closing.                       |

387  
 388 **SECTION B - THE SOLAR PANEL SYSTEM IS SUBJECT TO A LEASE**

- |     |  |  |                          |                                                                                                                                            |
|-----|--|--|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| 389 |  |  | <input type="checkbox"/> | 119. What is the current periodic lease payment amount? \$_____                                                                            |
| 390 |  |  | <input type="checkbox"/> | 120. What is the frequency of the periodic lease payments (check one)? <input type="checkbox"/> Monthly <input type="checkbox"/> Quarterly |
| 391 |  |  | <input type="checkbox"/> | 121. What is the expiration date of the lease? _____                                                                                       |

392  
 393 **122. Choose one of the following two options:**

- |     |                          |  |  |                                                                                                                          |
|-----|--------------------------|--|--|--------------------------------------------------------------------------------------------------------------------------|
| 394 | <input type="checkbox"/> |  |  | 122a. Buyer will assume our obligations under the lease at Closing.                                                      |
| 395 | <input type="checkbox"/> |  |  | 122b. I/we will obtain an early termination of the lease and will remove the Solar Panel System prior to<br>396 Closing. |

397  
 398 **SECTION C - THE SOLAR PANEL SYSTEM IS SUBJECT TO ENERGY CERTIFICATE(S)**

- |     |                          |                          |                          |                                                                                                                |
|-----|--------------------------|--------------------------|--------------------------|----------------------------------------------------------------------------------------------------------------|
| 399 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 123. Are Solar Transition Renewable Energy Certificates ("TREC") available from the Solar Panel<br>400 System? |
| 401 |                          |                          | <input type="checkbox"/> | 123a. If TREC are available, when will the TREC expire? _____                                                  |
| 402 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 124. Are Solar Renewable Energy Certificates IIs ("SREC IIs") available from the Solar Panel System?           |
| 403 |                          |                          | <input type="checkbox"/> | 124a. If SREC IIs are available, when will the SREC IIs expire? _____                                          |

404  
 405  
 406 **LEAD PLUMBING**

- |     |                          |                                     |                          |                                                                                                                                                                                 |
|-----|--------------------------|-------------------------------------|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 407 | Yes                      | No                                  | Unknown                  |                                                                                                                                                                                 |
| 408 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 125. Are you aware of the presence of any lead plumbing, including but not limited to any service line,<br>409 piping materials, fixtures, and solder. If "yes," explain: _____ |

411  
412  
413  
414  
415  
416  
417  
418  
419  
420  
421  
422  
423  
424  
425  
426  
427  
428  
429  
430  
431  
432  
433  
434  
435  
436  
437  
438  
439  
440  
441  
442  
443  
444  
445  
446  
447  
448  
449  
450  
451  
452  
453  
454  
455  
456  
457  
458  
459  
460  
461  
462  
463  
464  
465  
466  
467  
468  
469  
470

**WATER INTRUSION**

Yes No Unknown

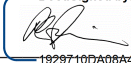
126. Are you aware of any water leakage, accumulation or dampness, the presence of mold or other similar natural substance, or repairs or other attempts to control any water or dampness problem on the property? If yes, please describe the nature of the issue and any attempts to repair or control it: \_\_\_\_\_  
A small amount of mold was remediated in the attic in 2023.

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](http://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.

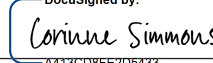
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DocuSigned by:  
  
1929710DA08A411...

2/28/2024 | 8:23 PST

SELLER

DATE

DocuSigned by:  
  
A413C08FE2D5433...

2/28/2024 | 3:43 PST

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 the Seller's Property Condition Disclosure Statement for: 91 West Rd., Short Hills, NJ 07078**

The following items are to be INCLUDED in the sale:


- Spare tiles for the kitchen & bath.
- Spare roof shingles.
- Windowscreens (stored in the attic).
- Wall mounted TV in the basement.

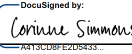
The following items are to be EXCLUDED from the sale:

- The additional refrigerator located in the utility room.

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

- The chimney, fireplaces, flues, and all associated components.
- The bathtub faucet in the primary bathroom needs replacing.
- The 3 (three) cracked floor tiles located in the basement bathroom.

Seller:  2/28/2024 | 8:23 PST Buyer: \_\_\_\_\_  
 (date) (date)

Seller:  2/28/2024 | 3:43 PST Buyer: \_\_\_\_\_  
 (date) (date)





# P&M Mold Pro llc

---

18-20 Lackawanna Plaza, Suite 300, Montclair, NJ 07042  
Email: [info@pmmoldpro.com](mailto:info@pmmoldpro.com) Website [www.pmmoldpro.com](http://www.pmmoldpro.com)

Office: 973-863-3953 or cell: 609-977-1165

REG # 13VH09933000

## RESTORATION CERTIFICATE

We hereby certify that base on visual, procedural and analytical evaluation, the mold contamination identified in the Attic has been remediated as outlined in the restoration protocol.

**P&M Mold Pro** further certify with reasonable certainty that the cause or causes of the mold that were identified for this project in the mold restoration protocol have been remediated.

**FEBRUARY 25, 2023**

**PREMISES ADDRESS: 91 WEST ROAD SHORT HILLS, NJ 07078**

  
Mold Contractor