



SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

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Property Address: 4 Church Lane
Montville NJ 07045 ("Property").

Seller: Roberta Patterson
 ("Seller").

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 | |
|-------------------------------------|--------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1. Age of House, if known <u>61 years 1963</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 2. Does the Seller currently occupy this Property?
If not, how long has it been since Seller occupied the Property? _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 3. What year did the Seller buy the Property? <u>2002</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 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 | |
|-------------------------------------|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 4. Age of roof _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 5. Has roof been replaced or repaired since Seller bought the Property? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 6. Are you aware of any roof leaks? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 7. Explain any "yes" answers that you give in this section: _____ |

Per the engineers recommendation 3 beams added in the attic and 2 piers added in the basement for additional roof support.

ATTIC, BASEMENTS AND CRAWL SPACES (Complete only if applicable)

- | Yes | No | Unknown | |
|-------------------------------------|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 8. Does the Property have one or more sump pumps? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 8a. Are there any problems with the operation of any sump pump? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 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? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 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: _____
French Drains installed in the crawlspace in approximately 2005. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 11. Are you aware of any cracks or bulges in the basement floor or foundation walls? If "yes," specify location: Non-structural crack on the basement floor opposite side of the load bearing wall. |



- 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 **13). Contractor installed large, circular holes in the soffits to naturally ventilate the attic.**
- 60 **9). During flash rains some water intrudes into the crawlspace. Seller is conducting some water remediation.**
- 61 **Invoice to be provided.**

TERMITES/WOOD DESTROYING INSECTS, DRY ROT, PESTS

- | | Yes | No | Unknown | |
|----|--------------------------|-------------------------------------|---------|--|
| 63 | | | | |
| 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 |
| 66 | | | | rot, or pests? |
| 67 | <input type="checkbox"/> | <input type="checkbox"/> | | 18. If "yes," has work been performed to repair the damage? |
| 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 |
| 69 | | | | address of the licensed pest control company: _____ |
| 70 | | | | _____ |
| 71 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | 20. Are you aware of any termite/pest control inspections or treatments performed on the Property |
| 72 | | | | in the past? |
| 73 | | | | 21. Explain any "yes" answers that you give in this section: _____ |
| 74 | | | | _____ |
| 75 | | | | _____ |

STRUCTURAL ITEMS

- | | Yes | No | Unknown | |
|----|--------------------------|-------------------------------------|---------|---|
| 77 | | | | |
| 78 | | | | |
| 79 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | 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 |
| 81 | | | | of the manner in which it was constructed? |
| 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, |
| 83 | | | | smoke, wind or flood? |
| 84 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | 24. Are you aware of any fire retardant plywood used in the construction? |
| 85 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | 25. Are you aware of any current or past problems with driveways, walkways, patios, sinkholes, or |
| 86 | | | | retaining walls on the Property? |
| 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 |
| 88 | | | | section? |
| 89 | | | | 27. Explain any "yes" answers that you give in this section. Please describe the location and nature of |
| 90 | | | | the problem: _____ |
| 91 | | | | _____ |
| 92 | | | | _____ |

ADDITIONS/REMODELS

- | | Yes | No | Unknown | |
|-----|--------------------------|-------------------------------------|---------|--|
| 94 | | | | |
| 95 | | | | |
| 96 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | 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 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | 29. Were the proper building permits and approvals obtained? Explain any "yes" answers you give |
| 99 | | | | in this section: _____ |
| 100 | | | | _____ |
| 101 | | | | _____ |

PLUMBING, WATER AND SEWAGE

- | | Yes | No | Unknown | |
|-----|-------------------------------------|--------------------------|---------|---|
| 103 | | | | |
| 104 | | | | |
| 105 | | | | 30. What is the source of your drinking water? |
| 106 | | | | <input type="checkbox"/> Public <input type="checkbox"/> Community System <input checked="" type="checkbox"/> Well on Property <input type="checkbox"/> Other (explain) _____ |
| 107 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | 31. If your drinking water source is not public, have you performed any tests on the water? |
| 108 | | | | If so, when? 3/1/22 and no issues |
| 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 x 33. When was well installed? 1963 and the pump was replaced in approximately 2017.
- 114 Location of well? back yard
- 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
- 119 true 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 the presence of any lead piping, including but not limited to any service line,
- 131 piping materials, fixtures, and solder. If "yes," explain: _____
- 132 _____
- 133 42. Are you aware of any shut off, disconnected, or abandoned wells, underground water or sewage
- 134 tanks, or dry wells on the Property?
- 135 43. Is either the private water or sewage system shared? If "yes," explain: _____
- 136 _____
- 137 44. Water Heater: Electric Fuel Oil Gas
- 138 Age of Water Heater 7 years
- 139 44a. Are you aware of any problems with the water heater?
- 140 45. Explain any "yes" answers that you give in this section: _____
- 141 _____
- 142 _____
- 143 _____

HEATING AND AIR CONDITIONING

- 144 Yes No Unknown
- 145
- 146 46. Type of Air Conditioning:
- 147 Central one zone Central multiple zone Wall/Window Unit None
- 148 x 47. List any areas of the house that are not air conditioned: _____
- 149 garage, attic, basement
- 150 x 48. What is the age of Air Conditioning System? 5 years
- 151 49. Type of heat: Electric Fuel Oil Natural Gas Propane Unheated Other
- 152 x 50. What is the type of heating system? (for example, forced air, hot water or base board, radiator,
- 153 steam heat) forced air
- 154 x 51. If it is a centralized heating system, is it one zone or multiple zones? _____
- 155 1 zone
- 156 x 52. Age of furnace 5 years Date of last service: 2023
- 157 x 53. List any areas of the house that are not heated: _____
- 158 garage, attic, basement
- 159 54. Are you aware of any tanks on the Property, either above or underground, used to store fuel or
- 160 other substances?
- 161 x 55. If tank is not in use, do you have a closure certificate?
- 162 56. Are you aware of any problems with any items in this section? If "yes," explain: _____
- 163 _____
- 164 _____

WOODBURNING STOVE OR FIREPLACE

- 165 Yes No Unknown
- 166
- 167 57. Do you have wood burning stove? fireplace? insert? other
- 168 57a. Is it presently usable?
- 169 58. If you have a fireplace, when was the flue last cleaned? 2020
- 170 58a. Was the flue cleaned by a professional or non-professional? _____

171	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	59.	Have you obtained any required permits for any such item?
172	<input type="checkbox"/>	<input checked="" type="checkbox"/>		60.	Are you aware of any problems with any of these items? If "yes," please explain: _____
173					<u>The chimney, fireplaces, flues, and all associated components will be conveyed in AS-IS condition.</u>
174	ELECTRICAL SYSTEM				
175	Yes	No	Unknown		
176				61.	What type of wiring is in this structure? <input type="checkbox"/> Copper <input type="checkbox"/> Aluminum <input type="checkbox"/> Other <input checked="" type="checkbox"/> Unknown
177				62.	What amp service does the Property have? <input type="checkbox"/> 60 <input type="checkbox"/> 100 <input type="checkbox"/> 150 <input checked="" type="checkbox"/> 200 <input type="checkbox"/> Other <input type="checkbox"/> Unknown
178	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	63.	Does it have 240 volt service? Which are present <input type="checkbox"/> Circuit Breakers, <input type="checkbox"/> Fuses or <input type="checkbox"/> Both?
179	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	64.	Are you aware of any additions to the original service?
180					If "yes," were the additions done by a licensed electrician? Name and address: _____
181					_____
182					_____
183	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	65.	If "yes," were proper building permits and approvals obtained?
184	<input type="checkbox"/>	<input checked="" type="checkbox"/>		66.	Are you aware of any wall switches, light fixtures or electrical outlets in need of repair?
185				67.	Explain any "yes" answers that you give in this section: _____
186					_____
187					_____
188					
189	LAND (SOILS, DRAINAGE AND BOUNDARIES)				
190	Yes	No	Unknown		
191	<input type="checkbox"/>	<input checked="" type="checkbox"/>		68.	Are you aware of any fill or expansive soil on the Property?
192	<input type="checkbox"/>	<input checked="" type="checkbox"/>		69.	Are you aware of any past or present mining operations in the area in which the Property is located?
193					
194	<input checked="" type="checkbox"/>	<input type="checkbox"/>		70.	Is the Property located in a flood hazard zone?
195	<input type="checkbox"/>	<input checked="" type="checkbox"/>		71.	Are you aware of any drainage or flood problems affecting the Property?
196	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	72.	Are there any areas on the Property which are designated as protected wetlands?
197	<input type="checkbox"/>	<input checked="" type="checkbox"/>		73.	Are you aware of any encroachments, utility easements, boundary line disputes, or drainage or other easements affecting the Property?
198					
199	<input type="checkbox"/>	<input checked="" type="checkbox"/>		74.	Are there any water retention basins on the Property or the adjacent properties?
200	<input type="checkbox"/>	<input checked="" type="checkbox"/>		75.	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: _____
201					_____
202					_____
203					
204	<input type="checkbox"/>	<input checked="" type="checkbox"/>		76.	Are you aware of any shared or common areas (for example, driveways, bridges, docks, walls, bulkheads, etc.) or maintenance agreements regarding the Property?
205				77.	Explain any "yes" answers to the preceding questions in this section: _____
206					_____
207					_____
208					
209	<input type="checkbox"/>	<input checked="" type="checkbox"/>		78.	Do you have a survey of the Property?
210					
211	ENVIRONMENTAL HAZARDS				
212	Yes	No	Unknown		
213	<input type="checkbox"/>	<input checked="" type="checkbox"/>		79.	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.
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216					
217	<input type="checkbox"/>	<input checked="" type="checkbox"/>		79a.	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: _____
218					_____
219					
220					
221	<input checked="" type="checkbox"/>	<input type="checkbox"/>		80.	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: _____
222					<u>Underground oil tank was removed in approximately 2007. See attached documentation.</u>
223					
224					
225					
226	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	81.	Are you aware if any underground storage tank has been tested? (Attach a copy of each test report or closure certificate if available.)
227					
228	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	82.	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.)
229					
230					

- 231 83. If "yes" to any of the above, explain: _____
- 232 _____
- 233 _____
- 234 83a. If "yes" to any of the above, were any actions taken to correct the problem? Explain: _____
- 235 _____
- 236 _____
- 237 84. Is the Property in a designated Airport Safety Zone?
- 238

DEED RESTRICTIONS, SPECIAL DESIGNATIONS, HOMEOWNERS ASSOCIATION/CONDOMINIUMS AND CO-OPS

- | 241 | Yes | No | Unknown | |
|-----|--------------------------|-------------------------------------|--------------------------|--|
| 242 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | 85. 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 Pinelands, or its being subject to similar legal authorities other than typical local zoning ordinances? |
| 243 | | | | |
| 244 | | | | |
| 245 | | | | |
| 246 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | 86. Is the Property part of a condominium or other common interest ownership plan? |
| 247 | <input type="checkbox"/> | <input type="checkbox"/> | | 86a. 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? |
| 248 | | | | |
| 249 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | 87. 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? |
| 250 | | | | |
| 251 | <input type="checkbox"/> | <input type="checkbox"/> | | 87a. If so, what is the Association's name and telephone number? _____ |
| 252 | | | | |
| 253 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 87b. If so, are there any dues or assessments involved? |
| 254 | | | | If "yes," how much? _____ |
| 255 | <input type="checkbox"/> | <input type="checkbox"/> | | 88. Are you aware of any defect, damage, or problem with any common elements or common areas that materially affects the Property? |
| 256 | | | | |
| 257 | | <input type="checkbox"/> | <input type="checkbox"/> | 89. Are you aware of any condition or claim which may result in an increase in assessments or fees? |
| 258 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 90. Since you purchased the Property, have there been any changes to the rules or by-laws of the Association that impact the Property? |
| 259 | | | | |
| 260 | | | | 91. Explain any "yes" answers you give in this section: _____ |
| 261 | | | | _____ |
| 262 | | | | _____ |
| 263 | | | | |

MISCELLANEOUS

- | 265 | Yes | No | Unknown | |
|-----|--------------------------|-------------------------------------|--------------------------|---|
| 266 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | 92. 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? |
| 267 | | | | |
| 268 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | 93. Are you aware of any violations of Federal, State or local laws or regulations relating to this Property? |
| 269 | | | | |
| 270 | <input type="checkbox"/> | <input type="checkbox"/> | | 94. 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. _____ |
| 271 | | | | |
| 272 | | | | |
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| 274 | | | | |
| 275 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | 95. 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? |
| 276 | | | | |
| 277 | | | | |
| 278 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 96. Are there mortgages, encumbrances or liens on this Property? |
| 279 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | 96a. Are you aware of any reason, including a defect in title, that would prevent you from conveying clear title? |
| 280 | | | | |
| 281 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | 97. 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.) |
| 282 | | | | If "yes," explain: _____ |
| 283 | | | | _____ |
| 284 | | | | |
| 285 | | | | |
| 286 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | 98. 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? |
| 287 | | | | |
| 288 | | | | |
| 289 | | | | 99. Explain any other "yes" answers you give in this section: _____ |
| 290 | | | | _____ |

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RADON GAS Instructions to Owners

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 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 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 owners may waive, in writing, this right of confidentiality. As the owner(s) of this Property, do you wish to waive this right?

Yes No
 RP _____
(Initials) (Initials)

If you responded "yes," answer the following questions. If you responded "no," proceed to the next section.

Yes No Unknown
 100. Are you aware if the Property has been tested for radon gas? (Attach a copy of each test report if available.)
 101. Are you aware if the Property has been treated in an effort to mitigate the presence of radon gas? (If "yes," attach a copy of any evidence of such mitigation or treatment.)
 102. Is radon remediation equipment now present in the Property?
 102a. If "yes," is such equipment in good working order?

MAJOR APPLIANCES AND OTHER ITEMS

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 in the sale of the Property. Which of the following items are present in the Property? (For items that are not present, indicate "not applicable.")

Yes No Unknown N/A
 103. Electric Garage Door Opener
 103a. If "yes," are they reversible? Number of Transmitters 2 (Two)
 104. Smoke Detectors
 Battery Electric Both How many 3 battery; 1 electric
 Carbon Monoxide Detectors How many _____
Location _____
 105. With regard to the above items, are you aware that any item is not in working order?
105a. If "yes," identify each item that is not in working order or defective and explain the nature of the problem: _____
 106. In-ground pool Above-ground pool Pool Heater Spa/Hot Tub
 106a. Were proper permits and approvals obtained?
 106b. Are you aware of any leaks or other defects with the filter or the walls or other structural or mechanical components of the pool or spa/hot tub?
 106c. If an in-ground pool, are you aware of any water seeping behind the walls of the pool?
107. Indicate which of the following may be included in the sale? (Indicate Y for yes N for no.)
 Refrigerator
 Range
 Microwave Oven
 Dishwasher
 Trash Compactor
 Garbage Disposal
 In-Ground Sprinkler System
 Central Vacuum System
 Security System
 Washer
 Dryer
 Intercom
 Other
 108. Of those that may be included, is each in working order?
If "no," identify each item not in working order, explain the nature of the problem: _____

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410**SOLAR PANEL SYSTEMS**

By completing this section, Seller is acknowledging that the Property is serviced by a Solar Panel System, which means a system of solar panels designed to absorb the sunlight as a source of energy for generating electricity or heating, any and all inverters, net meter, wiring, roof supports and any other equipment pertaining to the Solar Panels (collectively, the "Solar Panel System"). This information may be used, among other purposes, to prepare a Solar Panel Addendum to be affixed to and made a part of a contract of sale for the Property.

Yes No Unknown

109. When was the Solar Panel System Installed? _____

109a. What is the name and contact information of the business that installed the Solar Panel System? _____

109b. Do you have documents and/or contracts relating to the Solar Panel System? If "yes," please attach copies to this form.

110. Are SRECs available from the Solar Panel System?

110a. If SRECs are available, when will the SRECs expire? _____

111. Is there any storage capacity on the Property for the Solar Panel System?

112. Are you aware of any defects in or damage to any component of the Solar Panel System? If yes, explain: _____

Choose one of the following three options:113a. 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.113b. The Solar Panel System is the subject of a lease agreement. If yes, proceed to **Section B** below.

113c. 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

114. What is the current periodic payment amount? \$ _____

115. What is the frequency of the periodic payments (check one)? Monthly Quarterly

116. What is the expiration date of the PPA, which is when you will become the owner of the Solar Panel System? _____ ("PPA Expiration Date")

117. Is there a balloon payment that will become due on or before the PPA Expiration Date?

118. If there is a balloon payment, what is the amount? \$ _____

Choose one of the following three options:

119a. Buyer will assume my/our obligations under the PPA at Closing.

119b. 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.

119c. 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

120. What is the current periodic lease payment amount? \$ _____

121. What is the frequency of the periodic lease payments (check one)? Monthly Quarterly

122. What is the expiration date of the lease? _____

Choose one of the following two options:

123a. Buyer will assume our obligations under the lease at Closing.

123b. 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)

124. Are Solar Transition Renewable Energy Certificates ("TREC") available from the Solar Panel System?

124a. If TREC are available, when will the TREC expire? _____

125. Are Solar Renewable Energy Certificates IIs ("SREC IIs") available from the Solar Panel System?

125a. If SREC IIs are available, when will the SREC IIs expire? _____

411 WATER INTRUSION

412 Yes No Unknown

413 414 126. Are you aware of any water leakage, accumulation or dampness, the presence of mold or other similar
415 natural substance, or repairs or other attempts to control any water or dampness problem on the
416 Property? If yes, please describe the nature of the issue and any attempts to repair or control it: _____
417 water may enter the basement after extensive rain418 If yes, pursuant to New Jersey law, the **buyer** of the real Property is advised to refer to the 'Mold
419 Guidelines for New Jersey Residents' pamphlet issued by the New Jersey Department of Health
420 (njreal.to/mold-guidelines) and has the right to request a physical copy of the pamphlet from the
421 real estate broker, broker-salesperson, or salesperson.
422

423 FLOOD RISK

424 Flood risks in New Jersey are growing due to the effects of climate change. Coastal and inland areas may experience significant flooding
425 now and in the near future, including in places that were not previously known to flood. For example, by 2050, it is likely that sea-level
426 rise will meet or exceed 2.1 feet above 2000 levels, placing over 40,000 New Jersey properties at risk of permanent coastal flooding.
427 In addition, precipitation intensity in New Jersey is increasing at levels significantly above historic trends, placing inland properties at
428 greater risk of flash flooding. These and other coastal and inland flood risks are expected to increase within the life of a typical mortgage
429 originated in or after 2020.431 To learn more about these impacts, including the flood risk to the Property, visit njreal.to/flood-disclosure. To learn more about how to
432 prepare for a flood emergency, visit njreal.to/flood-planning.
433

434 Yes No Unknown

435 436 127. Is any or all of the Property located wholly or partially in the Special Flood Hazard Area ("100-
437 year floodplain") according to FEMA's current flood insurance rate maps for your area?438 439 128. Is any or all of the Property located wholly or partially in a Moderate Risk Flood Hazard Area
440 ("500-year floodplain") according to FEMA's current flood insurance rate maps for your area?441 442 129. Is the Property subject to any requirement under federal law to obtain and maintain flood
443 insurance on the Property?444 *Properties in the special flood hazard area, also known as high risk flood zones, on FEMA's flood insurance rate
445 maps with mortgages from federally regulated or insured lenders are required to obtain and maintain flood insurance.
446 Even when not required, FEMA encourages property owners in high risk, moderate risk, and low risk flood zones
447 to purchase flood insurance that covers the structure and the personal property within the structure. Also note that
448 properties in coastal and riverine areas may be subject to increased risk of flooding over time due to projected sea level
449 rise and increased extreme storms caused by climate change which may not be reflected in current flood insurance rate
450 maps.*451 452 130. Have you ever received assistance, or are you aware of any previous owners receiving assistance,
453 from FEMA, the U.S. Small Business Administration, or any other federal disaster flood assistance
454 for flood damage to the Property?455 *For properties that have received federal disaster assistance, the requirement to obtain flood insurance passes down
456 to all future owners. Failure to obtain and maintain flood insurance can result in an individual being ineligible for
457 future assistance.*458 459 131. Is there flood insurance on the Property?
460 *A standard homeowner's insurance policy typically does not cover flood damage. You are encouraged to examine your
461 policy to determine whether you are covered.*462 463 132. Is there a FEMA elevation certificate available for the Property? If so, the elevation certificate
464 must be shared with the buyer.465 *An elevation certificate is a FEMA form, completed by a licensed surveyor or engineer. The form provides critical
466 information about the flood risk of the Property and is used by flood insurance providers under the National Flood
467 Insurance Program to help determine the appropriate flood insurance rating for the Property. A buyer may be able to
468 use the elevation certificate from a previous owner for their flood insurance policy.*469 470 133. Have you ever filed a claim for flood damage to the Property with any insurance provider,
471 including the National Flood Insurance Program?

472 If the claim was approved, what was the amount received? \$ _____

473 474 134. Has the Property experienced any flood damage, water seepage, or pooled water due to a natural
475 flood event, such as heavy rainfall, coastal storm surge, tidal inundation, or river overflow?476 If so, how many times? occasionally

477 135. Explain any "yes" answers that you give in this section: _____

478 134). During flash rains some water intrudes into the crawl space.



Addendum to the Seller's Property Condition Disclosure Statement for:

4 Church Lane, Montville, NJ 07045

The following items are to be INCLUDED in the sale:

- Some extra paint, roof shingles, pickets for fence and tile.
- Screen for Pella storm door on the back porch.
- Clothes dryer.
- 2 new side light doors in attic match front door from Pella as replacement warranty to match new front door (never installed).

The following items are to be EXCLUDED from the sale:

- Mounted TV and bracket in living room.
- Ring Cameras, Ring doorbell, and Ring Solar panels.
- 2 refrigerators.
- Washing machine.
- Dining room chandelier.

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

- Blinds (some stick).
- The 2 back patios (some cosmetic cracks)
- The front driveway (cosmetic cracks).
- The fence in the yard (some areas of rot).
- Chimney, fireplace, flue, and all associated components.

DocuSigned by:

Roberta Patterson

3/28/2024 | 12:09 PDT

Seller: _____

Buyer: _____

(date)

(date)

Seller: _____

Buyer: _____

(date)

(date)



Construction Department
195 Changebridge Road
Montville, NJ 07045
(973) 331-3318



CERTIFICATE

Date Issued 02/13/2007
Permit # 07-00101

IDENTIFICATION

Block 76 Lot 10.1 Qualifier
Work Site Location 4 CHURCH LN (M)
NJ 07045
Owner in Fee/Occupant PATTERSON, ROBERTA
Address 4 CHURCH LN (M)
MONTVILLE, NJ 07045
Telephone Contractor LBR Services LLC
Address 5 Blueberry Lane
Mine Hill, NJ 07803
Telephone (973) 989-8801 FAX
Lic. No. or Bids. Reg. No. 0014635 Fed. Emp. No. 223639637
Home Impr. Reg No. / Exempt Reason -

Home Warranty No.
Type of Warranty Plan [] State [] Private
Use Group U
Maximum Live Load 0
Construction Class
Maximum Occupancy Load 0
Description of Work/Use
550 UST REMOVAL

CERTIFICATE OF OCCUPANCY

This serves notice that said building or structure has been constructed in accordance with the New Jersey Uniform Construction Code and is approved for occupancy.

CERTIFICATE OF APPROVAL

This serves notice that the work completed has been constructed or installed in accordance with the New Jersey Uniform Construction Code and is approved. If the permit was issued for minor work, this certificate was based upon what was visible at the time of the inspection.

TEMPORARY CERTIFICATE OF OCCUPANCY/COMPLIANCE

If this is a temporary Certificate of Occupancy or Compliance, the following conditions must be met no later than or will be subject to fine or order to vacate.

Reason for TCO:

CERTIFICATE OF CLEARANCE - LEAD ABATEMENT 5:17

This serves notice that based on written certification, lead abatement was performed as per NJAC 5:17, to the following extent:

- [] Total removal of lead-based paint hazards in scope of work
[] Partial or limited time period (0 years); see file

CERTIFICATE OF CONTINUED OCCUPANCY

This serves notice that based on a general inspection of the visible parts of the building there are no imminent hazards and the building is approved for continued occupancy.

CERTIFICATE OF COMPLIANCE

This serves notice that said potentially hazardous equipment has been installed and/or maintained in accordance with the New Jersey Uniform Construction Code and is approved for use until

Fee \$0.00

Paid [\$0.00]

Check No.

Collected by:

Brian A. [Signature]
CONSTRUCTION OFFICIAL



LBR SERVICES LLC

5 Blueberry Lane • Mine Hill, New Jersey 07803
973-989-8801 • Fax: 973-989-7705
DEP #US00924

MEMO

Feb. 19, 2007

To: Ms. Roberta Patterson
4 Church Lane
Montville, NJ 07045

Re: Manifest Paper and Associated Documentation for: 4 Church Ln. • Twp. of Montville • NJ
BL: 76 • Lot: 10 1 • Permit #07-101

Attached please find the Manifest Paper and Associated Documents for the Removal Of One (1) 550 Gal. #2 Underground Oil Tank that we completed at the above referenced site 2-13-07.

We have also sent this paperwork to the bldg. dept. and requested that they send a "Certificate of Approval" - Keep this important paperwork in a safe place.

Please don't hesitate to call us if you have any questions and we can discuss them.

Lou Riddick
Lou Riddick
LBR Services LLC

THANK YOU FOR YOUR BUSINESS . . . WE APPRECIATE IT!

HAVE A GREAT DAY!