



SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

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Property Address: 110 Colonial Drive at Harding
Morristown, NJ 07960

Seller: Ken + Heidi Tevald

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

[] [] []

[X] [] []

[X] [] []

- 1. Age of House, if known 55 years old Built 1969
2. Does the Seller currently occupy this property?
If not, how long has it been since Seller occupied the property? 20
3. What year did the Seller buy the property? 2008
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

[X] [] []

[] [X] []

- 4. Age of Roof, if known 2017
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

[] [X] []

[] [X] []

[] [X] []

[] [X] []

[] [X] []

- 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 [] [✓]
52 [✓] []
53 [] [✓]
54 [] [✓]
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- 12. Are you aware of any restrictions on how the attic may be used as a result of the manner in which the attic or roof was constructed?
- 13. Is the attic or house ventilated by: ___ a whole house fan? ✓ an attic fan?
- 13a. Are you aware of any problems with the operation of such a fan?
- 14. In what manner is access to the attic space provided?
___ staircase ✓ pull down stairs ___ crawl space with aid of ladder or other device
___ other access through upstairs bedroom + pull down
- 15. Explain any "yes" answers that you give in this section:

Above Garage Attic outside entrance requires ladder

TERMITES/WOOD DESTROYING INSECTS, DRY ROT, PESTS

62 Yes No Unknown
63 [] [✓]
64 [] [✓]
65 [] [✓]
66 [] [✓]
67 [] [✓]
68 [] [✓]
69 [] [✓]
70 [] [✓]
71 [] [✓]
72
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- 16. Are you aware of any termites/wood destroying insects, dry rot, or pests affecting the property?
- 17. Are you aware of any damage to the property caused by termites/wood destroying insects, dry rot, or pests?
- 18. If "yes," has work been performed to repair the damage?
- 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: _____
- 20. Are you aware of any termite/pest control inspections or treatments performed on the property in the past?
- 21. Explain any "yes" answers that you give in this section:

STRUCTURAL ITEMS

77 Yes No Unknown
78 [] [✓]
79 [] [✓]
80 [✓] []
81 [] [✓]
82 [✓] []
83 [] [✓]
84 [] [✓]
85 [] [✓]
86 [] []
87 [] []
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- 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?
- 23. Are you aware if the property or any of the structures on it have ever been damaged by fire, smoke, wind or flood?
- 24. Are you aware of any fire retardant plywood used in the construction?
- 25. Are you aware of any current or past problems with driveways, walkways, patios, sinkholes, or retaining walls on the property?
- 26. Are you aware of any present or past efforts made to repair any problems with the items in this section?
- 27. Explain any "yes" answers that you give in this section. Please describe the location and nature of the problem.

Root Damage to Walkway - Repaired
Barn Damaged by SANDY - Rebuilt same year

ADDITIONS/REMODELS

94 Yes No Unknown
95 [✓] []
96 [] [✓] []
97 [] [✓] []
98 [] [✓] []
99

- 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?
- 29. Were the proper building permits and approvals obtained? Explain any "yes" answers you give in this section:
All permits obtained with the exception of the second kitchen

PLUMBING, WATER AND SEWAGE

103 Yes No Unknown
104 [] [] []
105 [] [] []
106 [] [] []
107 [✓] [] []
108 [] [] []
109 [] [] []
110 [] [] []

- 30. What is the source of your drinking water?
Public ___ Community System ✓ Well on Property ___ Other (explain) _____
- 31. If your drinking water source is not public, have you performed any tests on the water? If so, when? 2020 potable
Attach a copy of or describe the results.
- 32. Does the wastewater from any clothes washer, dishwasher, or other appliance discharge to any loca-

- 111 tion other than the sewer, septic, or other system that services the rest of the property?
- 112 [] 33. When was well installed? Mid 1980's
- 113 [] Location of well? Front yard (see white cover)
- 114 [✓] [] 34. Do you have a softener, filter, or other water purification system? Leased Owned
- 115 35. What is the type of sewage system?
- 116 Public Sewer Private Sewer Septic System Cesspool Other (explain):
- 117 [X] [] 36. If you answered "septic system," have you ever had the system inspected to confirm that it is a true
- 118 septic system and not a cesspool?
- 119 [] 37. If Septic System, when was it installed? 2005
- 120 Location? Back yard
- 121 [] 38. When was the Septic System or Cesspool last cleaned and/or serviced? 2021
- 122 [✓] [] 39. Are you aware of any abandoned Septic Systems or Cesspools on your property?
- 123 [] [] 39a. If "yes," is the closure in accordance with the municipality's ordinance? (explain):
- 124 all work done to municipal code
- 125 [] [✓] 40. Are you aware of any leaks, backups, or other problems relating to any of the plumbing systems and
- 126 fixtures (including pipes, sinks, tubs and showers), or of any other water or sewage related problems?
- 127 If "yes," explain:
- 128
- 129 [] [✓] 41. Are you aware of any shut off, disconnected, or abandoned wells, underground water or sewage
- 130 tanks, or dry wells on the property?
- 131 [] [✓] [] 42. Is either the private water or sewage system shared? If "yes," explain:
- 132
- 133 43. Water Heater: Electric Fuel Oil Gas [Hybrid]
- 134 Age of Water Heater 2012
- 135 [] [✓] 43a. Are you aware of any problems with the water heater?
- 136 44. Explain any "yes" answers that you give in this section:
- 137
- 138
- 139

HEATING AND AIR CONDITIONING

Yes No Unknown

- 142 45. Type of Air Conditioning:
- 143 Central one zone Central multiple zone Wall/Window Unit None
- 144 46. List any areas of the house that are not air conditioned:
- 145 Attics + Garage + Sauna Room + Basements
- 146 [] 47. What is the age of Air Conditioning System? 2005
- 147 48. Type of heat: Electric Fuel Oil Natural Gas Propane Unheated Other
- 148 49. What is the type of heating system? (for example, forced air, hot water or base board, radiator, steam
- 149 heat) Forced air - Addition main - Hotwater Base board Sunroom +
- 150 50. If it is a centralized heating system, is it one zone or multiple zones? Multiple zones Elec. + H.W.B.
- 151 [✓] 51. Age of furnace _____ Date of last service: _____
- 152 52. List any areas of the house that are not heated:
- 153 Attics Sauna Area + Addition Basement
- 154 53. Are you aware of any tanks on the property, either above or underground, used to store fuel or other
- 155 [] [✓] [] substances?
- 156 54. If tank is not in use, do you have a closure certificate?
- 157 [] [] 55. Are you aware of any problems with any items in this section? If "yes," explain:
- 158 [] [] None
- 159
- 160

WOODBURNING STOVE OR FIREPLACE

Yes No Unknown

- 162 56. Do you have wood burning stove? fireplace? insert? other (3)
- 163 [✓] [] 56a. Is it presently usable?
- 164 [✓] [] 57. If you have a fireplace, when was the flue last cleaned? 2020
- 165 [] [] [] 57a. Was the flue cleaned by a professional or non-professional? Professional
- 166 [] [] [] 58. Have you obtained any required permits for any such item?
- 167 [] [✓] [] 59. Are you aware of any problems with any of these items? If "yes," please explain:
- 168 [] [✓]
- 169
- 170

171 **ELECTRICAL SYSTEM**
 172 Yes No Unknown

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 175 [] []
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 180 [] []
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60. What type of wiring is in this structure? Copper ___ Aluminum ___ Other ___ Unknown
 61. What amp service does the property have? ___ 60 ___ 100 ___ 150 ___ 200 ___ Other Unknown
 62. Does it have 240 volt service? Which are present Circuit Breakers, ___ Fuses or ___ Both?
 63. Are you aware of any additions to the original service?
 If "yes," were the additions done by a licensed electrician? Name and address:
Apartment addition + Generator Installation
 64. If "yes," were proper building permits and approvals obtained?
 65. Are you aware of any wall switches, light fixtures or electrical outlets in need of repair?
 66. Explain any "yes" answers you give in this section:
Master Bathroom GFI needs to be replaced
Wet Bar needs GFI - upstairs Hall both needs GFI outlets

186 **LAND (SOILS, DRAINAGE AND BOUNDARIES)**
 187 Yes No Unknown

188 [] [] []
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67. Are you aware of any fill or expansive soil on the property?
 68. Are you aware of any past or present mining operations in the area in which the property is located?
 69. Is the property located in a flood hazard zone?
 70. Are you aware of any drainage or flood problems affecting the property?
 71. Are there any areas on the property which are designated as protected wetlands?
 72. Are you aware of any encroachments, utility easements, boundary line disputes, or drainage or other easements affecting the property?
 73. Are there any water retention basins on the property or the adjacent properties?
 74. Are you aware if any part of the property is being claimed by the State of New Jersey as land presently or formerly covered by tidal water (Riparian claim or lease grant)? Explain:
 75. Are you aware of any shared or common areas (for example, driveways, bridges, docks, walls, bulkheads, etc.) or maintenance agreements regarding the property?
 76. Explain any "yes" answers to the preceding questions in this section:
Drainage pipe runs under driveway to neighboring property (underground)
 77. Do you have a survey of the property?

207 **ENVIRONMENTAL HAZARDS**
 208 Yes No Unknown

209 [] [] []
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 223 [] [] []
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78. Have you received any written notification from any public agency or private concern informing you that the property is adversely affected, or may be adversely affected, by a condition that exists on a property in the vicinity of this property? If "yes," attach a copy of any such notice currently in your possession.
 78a. Are you aware of any condition that exists on any property in the vicinity which adversely affects, or has been identified as possibly adversely affecting, the quality or safety of the air, soil, water, and/or physical structures present on this property? If "yes," explain:
 79. Are you aware of any underground storage tanks (UST) or toxic substances now or previously present on this property or adjacent property (structure or soil), such as polychlorinated biphenyl (PCB), solvents, hydraulic fluid, petro-chemicals, hazardous wastes, pesticides, chromium, thorium, lead or other hazardous substances in the soil? If "yes," explain:
 80. Are you aware if any underground storage tank has been tested?
 (Attach a copy of each test report or closure certificate if available).
 81. Are you aware if the property has been tested for the presence of any other toxic substances, such as lead-based paint, urea-formaldehyde foam insulation, asbestos-containing materials, or others?
 (Attach copy of each test report if available).
 82. If "yes" to any of the above, explain:

231 [] [] 82a. If "yes" to any of the above, were any actions taken to correct the problem? Explain:
232 _____
233 _____
234 [] [✓] [] 83. Is the property in a designated Airport Safety Zone?
235 _____

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

237 Yes No Unknown
238 [] [✓] [] 84. Are you aware if the property is subject to any deed restrictions or other limitations on how it may
239 be used due to its being situated within a designated historic district, or a protected area like the
240 New Jersey Pinelands, or its being subject to similar legal authorities other than typical local zoning
241 ordinances?
242 [] [✓] 85. Is the property part of a condominium or other common interest ownership plan?
243 [] [] 85a. If so, is the property subject to any covenants, conditions, or restrictions as a result of its being part
244 of a condominium or other form of common interest ownership?
245 [✓] [] 86. As the owner of the property, are you required to belong to a condominium association or homeown-
246 ers association, or other similar organization or property owners?
247 [] [] 86a. If so, what is the Association's name and telephone number?
248 Colonial Drive Association Walter Albert 907-347-6042
249 [✓] [] [] 86b. If so, are there any dues or assessments involved?
250 If "yes," how much? Road maint. Average cost 4 yrs \$1,162.00 Yearly fee
251 [] [✓] 87. Are you aware of any defect, damage, or problem with any common elements or common areas that
252 materially affects the property? varies
253 [] [✓] 88. Are you aware of any condition or claim which may result in an increase in assessments or fees?
254 [] [✓] [] 89. Since you purchased the property, have there been any changes to the rules or by-laws of the Asso-
255 ciation that impact the property?
256 90. Explain any "yes" answers you give in this section:
257 _____
258 _____
259 _____

260 **MISCELLANEOUS**

261 Yes No Unknown
262 [] [✓] 91. Are you aware of any existing or threatened legal action affecting the property or any condominium
263 or homeowners association to which you, as an owner, belong?
264 [] [✓] 92. Are you aware of any violations of Federal, State or local laws or regulations relating to this prop-
265 erty?
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, build-
273 ing, 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 dis-
278 closed elsewhere on this form? (A defect is "material," if a reasonable person would attach impor-
279 tance 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 Road maint. stated above
287 Garbage Collection \$180 every 2 months Interstate Waste
288 _____
289 _____
290 _____

291 **RADON GAS Instructions to Owners**

292 By law (N.J.S.A. 26:2D-73), a property owner who has had his or her property tested or treated for radon gas may require that information
293 about such testing and treatment be kept confidential until the time that the owner and a buyer enter into a contract of sale, at which time
294 a copy of the test results and evidence of any subsequent mitigation or treatment shall be provided to the buyer. The law also provides that
295 owners may waive, in writing, this right of confidentiality. As the owner(s) of this property, do you wish to waive this right?

296 Yes No
297 [] [] AS AD
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 [] [] X 99. Are you aware if the property has been tested for radon gas? (Attach a copy of each test report if
304 available.)
305 [] [] X 100. Are you aware if the property has been treated in an effort to mitigate the presence of radon gas? (If
306 "yes," attach a copy of any evidence of such mitigation or treatment.)
307 [] [] 101. Is radon remediation equipment now present in the property?
308 [] [] [] 101a. If "yes," is such equipment in good working order?

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 ap-
314 plicable.")

315
316 Yes No Unknown NA
317 [] [] [] 102. Electric Garage Door Opener
318 [] [] [] 102a. If "yes," are they reversible? Number of Transmitters 2
319 [] [] [] 103. Smoke Detectors
320 Battery Electric Both How many 3
321 Carbon Monoxide Detectors How many 3
322 Location upstairs hallway additional office + boiler Rm.
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 [] [] 105. In-ground pool Above-ground pool Pool Heater Spa/Hot Tub
328 [] [] [] 105a. Were proper permits and approvals obtained?
329 [] [] [] 105b. Are you aware of any leaks or other defects with the filter or the walls or other structural or
330 mechanical components of the pool or spa/hot tub?
331 [] [] [] 105c. If an in-ground pool, are you aware of any water seeping behind the walls of the pool?
332 106. Indicate which of the following may be included in the sale? (Indicate Y for yes N for no.)
333 Refrigerator
334 Range 1
335 Microwave Oven 2
336 Dishwasher 2
337 [] Trash Compactor
338 [] Garbage Disposal
339 [] In-Ground Sprinkler System
340 Central Vacuum System
341 Security System Installed But Not currently monitored
342 Washer 2
343 Dryer 2
344 [] Intercom
345
346 [] [] 107. Of those that may be included, is each in working order?
347 If "no," identify each item not in working order, explain the nature of the problem:
348 Main Fridge Joe Walker doesn't work
349
350

N/A

351 SOLAR PANEL SYSTEMS

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 [] [] [] 108. When was the Solar Panel System Installed? _____
- 359 [] [] [] 109. Are SRECs available from the Solar Panel System?
- 360 [] [] [] 109a. If SRECs are available, when will the SRECs expire? _____
- 361 [] [] [] 110. Is there any storage capacity on your Property for the Solar Panel System?
- 362 [] [] [] 111. Are you aware of any defects in or damage to any component of the Solar Panel System? If yes,
363 explain: _____

364 112. Choose one of the following three options:

- 365 [] 112a. The Solar Panel System is financed under a power purchase agreement or other type of financing
366 arrangement which requires me/us to make periodic payments to a Solar Panel System provider
367 in order to acquire ownership of the Solar Panel System ("PPA")? If yes, proceed to Section A
368 below.
- 369 [] 112b. The Solar Panel System is the subject of a lease agreement. If yes, proceed to Section B below.
- 370 [] 112c. I/we own the Solar Panel System outright. If yes, you do not have to answer any further questions.

371 SECTION A - THE SOLAR PANEL SYSTEM IS SUBJECT TO A PPA

- 372 [] 113. What is the current periodic payment amount? \$ _____
- 373 [] 114. What is the frequency of the periodic payments (check one)? [] Monthly [] Quarterly
- 374 [] 115. What is the expiration date of the PPA, which is when you will become the owner of the Solar
375 Panel System? _____ ("PPA Expiration Date")
- 376 [] 116. Is there a balloon payment that will become due on or before the PPA Expiration Date?
- 377 [] 117. If there is a balloon payment, what is the amount? \$ _____

378 118. Choose one of the following three options:

- 379 [] 118a. Buyer will assume my/our obligations under the PPA at Closing.
- 380 [] 118b. I/we will pay off or otherwise obtain cancellation of the PPA as of the Closing so the Solar
381 Panel System can be included in the sale free and clear.
- 382 [] 118c. I/we will remove the Solar Panel System from the Property and pay off or otherwise obtain
383 cancellation of the PPA as of the Closing.

384 SECTION B - THE SOLAR PANEL SYSTEM IS SUBJECT TO A LEASE

- 385 [] 119. What is the current periodic lease payment amount? \$ _____
- 386 [] 120. What is the frequency of the periodic lease payments (check one)? [] Monthly [] Quarterly
- 387 [] 121. What is the expiration date of the lease? _____
- 388 122. Choose one of the following two options:
- 389 [] 122a. Buyer will assume our obligations under the lease at Closing.
- 390 [] 122b. I/we will obtain an early termination of the lease and will remove the Solar Panel System prior to
391 Closing.

392 SECTION C. THE SOLAR PANEL SYSTEM IS SUBJECT TO ENERGY CERTIFICATE(S)

- 393 [] [] [] 123. Are Solar Transition Renewable Energy Certificates (TRECs) available from the Solar Panel
394 System?
- 395 [] [] [] 123a. If TRECs are available, when will the TRECs expire? _____
- 396 [] [] [] 124. Are Solar Renewable Energy Certificate IIs (SREC IIs) available from the Solar Panel System?
- 397 [] [] [] 124 a. If SREC IIs are available, when will the SREC IIs expire? _____

398 LEAD PLUMBING

- 399 Yes No Unknown
- 400 [] [] [] 125. Are you aware of the presence of any lead plumbing, including, but not limited to any service line,
401 piping materials, fixtures, and solder. If "yes," explain: _____
- 402 [] [] []
- 403 [] [] []

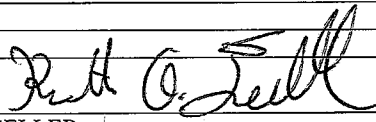
411 **WATER INTRUSION**
412 Yes No Unknown
413 [] [] []
414

126. Are you aware of any water leakage, accumulation or dampness, the presence of mold or other similar 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:

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

424 **ACKNOWLEDGMENT OF SELLER**

425 The undersigned Seller affirms that the information set forth in this Disclosure Statement is accurate and complete to the best of Seller's
426 knowledge, but is not a warranty as to the condition of the Property. Seller hereby authorizes the real estate brokerage firm representing
427 or assisting the Seller to provide this Disclosure Statement to all prospective buyers of the Property, and to other real estate agents. Seller
428 alone is the source of all information contained in this statement. If the Seller relied upon any credible representations of another, the
429 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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435 SELLER

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DATE 2/21/2024

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440 SELLER

DATE 2/21/2024

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SELLER _____ DATE _____

450 **EXECUTOR, ADMINISTRATOR, TRUSTEE**

451 (If applicable) The undersigned has never occupied the property and lacks the personal knowledge necessary to complete this Disclosure
452 Statement.

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_____ DATE _____

464 **RECEIPT AND ACKNOWLEDGMENT BY PROSPECTIVE BUYER**

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

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PROSPECTIVE BUYER

DATE

PROSPECTIVE BUYER

DATE

PROSPECTIVE BUYER

DATE

PROSPECTIVE BUYER

DATE

ACKNOWLEDGMENT OF REAL ESTATE BROKER/BROKER-SALESPERSON/SALESPERSON

The undersigned Seller's real estate broker/broker-salesperson/salesperson acknowledges receipt of the Property Disclosure Statement form and that the information contained in the form was provided by the Seller.

The Seller's real estate broker/broker-salesperson/salesperson also confirms that he or she visually inspected the property with reasonable diligence to ascertain the accuracy of the information disclosed by the seller, prior to providing a copy of the property disclosure statement to the buyer.

The Prospective Buyer's real estate broker/broker-salesperson/salesperson also acknowledges receipt of the Property Disclosure Statement form for the purpose of providing it to the Prospective Buyer.

Melissa Bulwith

2/24/2024 | 5:34 EST

SELLER'S REAL ESTATE BROKER/
BROKER-SALESPERSON/SALESPERSON:

DATE

PROSPECTIVE BUYER'S REAL ESTATE BROKER/
BROKER-SALESPERSON/SALESPERSON:

DATE



Addendum to the Seller's Property Condition Disclosure Statement for: 110 Colonial Drive at Harding
Morristown, NJ 07960

The following items are to be INCLUDED in the sale:

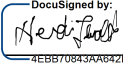
Mini fridge in bar area	Bar with 4 brass bar stools
Freezer in laundry room	
Patio furniture	
Pool table	
Safe under basement steps	
Sauna	
Table saw in workshop	
2 work bench's in barn	
Metal cabinet in barn	
Metal shelving in barn	

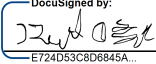
The following items are to be EXCLUDED from the sale:

Treadmill
Small Pub table with 2 metal bar stools in basement bar

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

The property will convey in as-is condition

Seller:  2/22/2024 | 4:00 EST
4EBB70843A9A42D... Buyer: _____
 (date) (date)

Seller:  2/22/2024 | 3:59 EST
E724D53C8D6845A... Buyer: _____
 (date) (date)

