



SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

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Property Address: 366 Maple Street
New Providence NJ 07974 ("Property").

Seller: Bruce Stein
Jeanne D'Haem ("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

- Age of House, if known 1964
- Does the Seller currently occupy this Property?
If not, how long has it been since Seller occupied the Property? _____
- What year did the Seller buy the Property? 1999
- 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

- Age of roof 1964
- Has roof been replaced or repaired since Seller bought the Property?
- Are you aware of any roof leaks?
- Explain any "yes" answers that you give in this section:
Replaced most of roof 2012

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

Yes No Unknown

- Does the Property have one or more sump pumps?
- Are there any problems with the operation of any sump pump?
- 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?
- 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?
- 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: _____
- Are you aware of any cracks or bulges in the basement floor or foundation walls? If "yes," specify location: _____



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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 opening in closet
- 15. Explain any "yes" answers that you give in this section: _____

TERMITES/WOOD DESTROYING INSECTS, DRY ROT, PESTS

| Yes | No | Unknown |
|--------------------------|-------------------------------------|---------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| <input type="checkbox"/> | <input type="checkbox"/> | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | |

- 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

| Yes | No | Unknown |
|--------------------------|-------------------------------------|---------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | |

- 22. Are you aware of any movement, shifting, or other problems with walls, floors, or foundations, including any restrictions on how any space, other than the attic or roof, may be used as a result of the manner in which it was constructed?
- 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: _____

ADDITIONS/REMODELS

| Yes | No | Unknown |
|-------------------------------------|--------------------------|---------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | |

- 28. Are you aware of any additions, structural changes or other alterations to the structures on the Property made by any present or past owners?
- 29. Were the proper building permits and approvals obtained? Explain any "yes" answers you give in this section: in law apartment added by previous owner

PLUMBING, WATER AND SEWAGE

| Yes | No | Unknown |
|--------------------------|--------------------------|---------|
| <input type="checkbox"/> | <input type="checkbox"/> | |

- 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? _____
 Attach a copy of or describe the results: _____

- 111 32. Does the wastewater from any clothes washer, dishwasher, or other appliance discharge to any
- 112 location other than the sewer, septic, or other system that services the rest of the Property?
- 113 33. When was well installed? _____
- 114 Location of well? _____
- 115 34. Do you have a softener, filter, or other water purification system? Leased Owned
- 116 35. What is the type of sewage system?
- 117 Public Sewer Private Sewer Septic System Cesspool Other (explain): _____
- 118 36. If you answered "septic system," have you ever had the system inspected to confirm that it is a
- 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 2021
- 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 47. List any areas of the house that are not air conditioned: _____
- 149 _____
- 150 48. What is the age of Air Conditioning System? main house 2015 in law apt 2013
- 151 49. Type of heat: Electric Fuel Oil Natural Gas Propane Unheated Other
- 152 50. What is the type of heating system? (for example, forced air, hot water or base board, radiator,
- 153 steam heat) forced air
- 154 51. If it is a centralized heating system, is it one zone or multiple zones? one
- 155 _____
- 156 52. (3) Age of furnace main 2015 apt 2013 Date of last service: 11/23
- 157 53. List any areas of the house that are not heated: BASEMENT 2015
- 158 _____
- 159 54. Are you aware of any tanks on the Property, either above or underground, used to store fuel or
- 160 other substances?
- 161 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? 1992 2022
- 170 58a. Was the flue cleaned by a professional or non-professional? _____

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- 59. Have you obtained any required permits for any such item?
- 60. Are you aware of any problems with any of these items? If "yes," please explain: _____
The chimney, fireplaces, flues, and all associated components will all be conveyed in AS-IS condition.

ELECTRICAL SYSTEM

- 173
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- 175 Yes No Unknown
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- 61. What type of wiring is in this structure? Copper Aluminum Other Unknown
- 62. What amp service does the Property have? 60 100 150 200 Other Unknown
- 63. Does it have 240 volt service? Which are present Circuit Breakers, Fuses or Both?
- 64. Are you aware of any additions to the original service?

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If "yes," were the additions done by a licensed electrician? Name and address: _____
New circuit breaker panel 2023 - Inter noscia

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

LAND (SOILS, DRAINAGE AND BOUNDARIES)

- 189
- 190 Yes No Unknown
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- 68. Are you aware of any fill or expansive soil on the Property?
- 69. Are you aware of any past or present mining operations in the area in which the Property is located?
- 70. Is the Property located in a flood hazard zone?
- 71. Are you aware of any drainage or flood problems affecting the Property?
- 72. Are there any areas on the Property which are designated as protected wetlands?
- 73. Are you aware of any encroachments, utility easements, boundary line disputes, or drainage or other easements affecting the Property?
- 74. Are there any water retention basins on the Property or the adjacent properties?
- 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: _____

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- 76. Are you aware of any shared or common areas (for example, driveways, bridges, docks, walls, bulkheads, etc.) or maintenance agreements regarding the Property?
- 77. Explain any "yes" answers to the preceding questions in this section: _____
Driveway shared

ENVIRONMENTAL HAZARDS

- 210
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- 212 Yes No Unknown
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- 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.
- 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: _____
- 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: _____
- 81. Are you aware if any underground storage tank has been tested? (Attach a copy of each test report or closure certificate if available.)
- 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.)

- 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 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 86. Is the Property part of a condominium or other common interest ownership plan?
- 247 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 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 87a. If so, what is the Association's name and telephone number? _____
- 252 _____
- 253 87b. If so, are there any dues or assessments involved? _____
- 254 If "yes," how much? _____
- 255 88. Are you aware of any defect, damage, or problem with any common elements or common areas that materially affects the Property?
- 256 _____
- 257 89. Are you aware of any condition or claim which may result in an increase in assessments or fees?
- 258 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

- 264 Yes No Unknown
- 265 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?
- 266 _____
- 267 93. Are you aware of any violations of Federal, State or local laws or regulations relating to this Property?
- 268 _____
- 269 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. _____
- 270 _____
- 271 _____
- 272 _____
- 273 _____
- 274 _____
- 275 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 96. Are there mortgages, encumbrances or liens on this Property?
- 278 96a. Are you aware of any reason, including a defect in title, that would prevent you from conveying clear title?
- 279 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.) If "yes," explain: _____
- 280 _____
- 281 _____
- 282 _____
- 283 _____
- 284 _____
- 285 _____
- 286 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
 CS PNW
(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
 104. Smoke Detectors
 Battery Electric Both How many Main - 4 Apt - 1
 Carbon Monoxide Detectors How many 2
Location Main house 2nd floor Apt - kitchen
 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? Yes
If "no," identify each item not in working order, explain the nature of the problem: _____

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

358 109. When was the Solar Panel System Installed? _____

359 109a. What is the name and contact information of the business that installed the Solar Panel System? _____
360 _____

361 109b. Do you have documents and/or contracts relating to the Solar Panel System? If "yes," please
362 attach copies to this form.

363 110. Are SRECs available from the Solar Panel System?

364 110a. If SRECs are available, when will the SRECs expire? _____

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

366 112. Are you aware of any defects in or damage to any component of the Solar Panel System? If yes,
367 explain: _____
368 _____
369

370 **Choose one of the following three options:**

371 113a. The Solar Panel System is financed under a power purchase agreement or other type of financing
372 arrangement which requires me/us to make periodic payments to a Solar Panel System provider
373 in order to acquire ownership of the Solar Panel System ("PPA")? If yes, proceed to **Section A**
374 below.

375 113b. The Solar Panel System is the subject of a lease agreement. If yes, proceed to **Section B** below.

376 113c. I/we own the Solar Panel System outright. If yes, you do not have to answer any further questions.
377

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

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

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

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

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

384 118. If there is a balloon payment, what is the amount? \$ _____
385

386 **Choose one of the following three options:**

387 119a. Buyer will assume my/our obligations under the PPA at Closing.

388 119b. I/we will pay off or otherwise obtain cancellation of the PPA as of the Closing so that the Solar
389 Panel System can be included in the sale free and clear.

390 119c. I/we will remove the Solar Panel System from the Property and pay off or otherwise obtain
391 cancellation of the PPA as of the Closing.
392

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

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

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

396 122. What is the expiration date of the lease? _____
397

398 **Choose one of the following two options:**

399 123a. Buyer will assume our obligations under the lease at Closing.

400 123b. I/we will obtain an early termination of the lease and will remove the Solar Panel System prior
401 to Closing.
402

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

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

406 124a. If TRECs are available, when will the TRECs expire? _____

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

408 125a. If SREC IIs are available, when will the SREC IIs expire? _____
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WATER INTRUSION

Yes No Unknown

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

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 (njreal.to/mold-guidelines) and has the right to request a physical copy of the pamphlet from the real estate broker, broker-salesperson, or salesperson.

FLOOD RISK

Flood risks in New Jersey are growing due to the effects of climate change. Coastal and inland areas may experience significant flooding 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 rise will meet or exceed 2.1 feet above 2000 levels, placing over 40,000 New Jersey properties at risk of permanent coastal flooding. In addition, precipitation intensity in New Jersey is increasing at levels significantly above historic trends, placing inland properties at greater risk of flash flooding. These and other coastal and inland flood risks are expected to increase within the life of a typical mortgage originated in or after 2020.

To learn more about these impacts, including the flood risk to the Property, visit njreal.to/flood-disclosure. To learn more about how to prepare for a flood emergency, visit njreal.to/flood-planning.

Yes No Unknown

127. Is any or all of the Property located wholly or partially in the Special Flood Hazard Area ("100-year floodplain") according to FEMA's current flood insurance rate maps for your area?

128. Is any or all of the Property located wholly or partially in a Moderate Risk Flood Hazard Area ("500-year floodplain") according to FEMA's current flood insurance rate maps for your area?

129. Is the Property subject to any requirement under federal law to obtain and maintain flood insurance on the Property?

Properties in the special flood hazard area, also known as high risk flood zones, on FEMA's flood insurance rate maps with mortgages from federally regulated or insured lenders are required to obtain and maintain flood insurance. Even when not required, FEMA encourages property owners in high risk, moderate risk, and low risk flood zones to purchase flood insurance that covers the structure and the personal property within the structure. Also note that properties in coastal and riverine areas may be subject to increased risk of flooding over time due to projected sea level rise and increased extreme storms caused by climate change which may not be reflected in current flood insurance rate maps.

130. Have you ever received assistance, or are you aware of any previous owners receiving assistance, from FEMA, the U.S. Small Business Administration, or any other federal disaster flood assistance for flood damage to the Property?

For properties that have received federal disaster assistance, the requirement to obtain flood insurance passes down to all future owners. Failure to obtain and maintain flood insurance can result in an individual being ineligible for future assistance.

131. Is there flood insurance on the Property?
A standard homeowner's insurance policy typically does not cover flood damage. You are encouraged to examine your policy to determine whether you are covered.

132. Is there a FEMA elevation certificate available for the Property? If so, the elevation certificate must be shared with the buyer.

An elevation certificate is a FEMA form, completed by a licensed surveyor or engineer. The form provides critical information about the flood risk of the Property and is used by flood insurance providers under the National Flood Insurance Program to help determine the appropriate flood insurance rating for the Property. A buyer may be able to use the elevation certificate from a previous owner for their flood insurance policy.

133. Have you ever filed a claim for flood damage to the Property with any insurance provider, including the National Flood Insurance Program?

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

134. Has the Property experienced any flood damage, water seepage, or pooled water due to a natural flood event, such as heavy rainfall, coastal storm surge, tidal inundation, or river overflow?

If so, how many times? _____

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

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ACKNOWLEDGMENT OF SELLER

The undersigned Seller affirms that the information set forth in this Disclosure Statement is accurate and complete to the best of Seller's knowledge, but is not a warranty as to the condition of the Property. Seller hereby authorizes the real estate brokerage firm representing or assisting the Seller to provide this Disclosure Statement to all prospective buyers of the Property, and to other real estate agents. Seller alone is the source of all information contained in this statement. *If the Seller relied upon any credible representations of another, the Seller should state the name(s) of the person(s) who made the representation(s) and describe the information that was relied upon.

SELLER *Drew Ste* DATE *4/13/24*

SELLER *Jeanne D'Haem* DATE *4/13/24*

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

531 **RECEIPT AND ACKNOWLEDGMENT BY PROSPECTIVE BUYER**

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

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545 _____ DATE
546 PROSPECTIVE BUYER

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549 _____ DATE
550 PROSPECTIVE BUYER

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553 _____ DATE
554 PROSPECTIVE BUYER

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557 _____ DATE
558 PROSPECTIVE BUYER

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561 **ACKNOWLEDGMENT OF REAL ESTATE BROKER/BROKER-SALESPERSON/SALESPERSON**

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

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

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

569 DocuSigned by: Jennifer Miller 5/3/2024 | 7:45 EDT
570 _____ DATE
571 SELLER'S REAL ESTATE BROKER/
572 BROKER-SALESPERSON/SALESPERSON:

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575 _____ DATE
576 PROSPECTIVE BUYER'S REAL ESTATE BROKER/
577 BROKER-SALESPERSON/SALESPERSON:

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11/13/2024 10:00 AM

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

366 Maple Street. New Providence, NJ

The following items are to be INCLUDED in the sale:

House

- 1. All light fixtures except dining room
- 2. Refrigerator and microwave in in-law apartment
- 3. Touch-up paint, spare kitchen tiles in basement
- 4. Mirrors in yoga room
- 5. Washer and dryer
- 6. Refrigerator and microwave in kitchen
- 7. All window treatments except living room
- 8. fireplace doors and gratings in living room and den

Pool

- 1. Pool cover
- 2. vacuum hose
- 3. Pool tools, brush, skimmer, thermometer
- 4. Floating pool chlorinator (duck)

The following items are to be EXCLUDED from the sale:

House

- 1. Light fixture in dining room
- 2. Window treatments in living room

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

4. House

- a. Living room street side rightmost crank window does not work
- b. chimney and fireplaces

1. Pool shed

- 2. Pool and pool filter equipment
- 3. Garden shed

Seller: *[Signature]* 4/13/24 Buyer: _____

Seller: *Jeanne D'Haem* 4/13/24 Buyer: _____
(date) (date)

INDIANAPOLIS, IN 46204-1111 FROM: KELLER WILLIAMS REALTY SERVICES, INC. 11/13/2024 10:00 AM



KELLER WILLIAMS



Quietly Installing Quality Irrigation Systems for over 40 Years!

2/01/2024

BRUCE STEIN
366 MAPLE ST
NEW PROVIDENCE, NJ 07974

SPRINKLER SYSTEM MAINTENANCE CONTRACT - 2024

SPRING START-UP (mid-April to mid-June) 135.00

Adjust sprinkler heads, set controller, check rain sensor and valves.

Repairs (as needed)

**Additional charge to replace malfunctioning sprinkler components.

135.00
~~8.99~~
143.99

SUMMER CHECK (July - August)

Check entire system and make necessary adjustments

Repairs (as needed)

**Additional charge to replace malfunctioning sprinkler components.

ck. 2/1/24

105.00

WINTERIZING (mid-October to mid-November)

125.00

Water drained and lines blown out, to help minimize winter damage due to freezing

**Please turn OFF Sprinkler water source

* Service calls and any additional hours of service will be \$135/hr

ANY DISPUTES MUST BE MADE WITHIN TWO WEEKS FROM THE DATE OF SERVICE*

****PLEASE CHECK DESIRED PROGRAM**

| | Price incl. tax | Discount | Discount Price Incl. tax |
|---------------------------------------------------------------|-----------------|----------|--------------------------|
| **MOSQUITO & TICK JUNE-SEPTEMBER (7 APPLICATIONS) | 1,279.50 | 20% | 1,023.60 |
| MOSQUITO & TICK <u>JUNE-OCTOBER (9 APPLICATIONS)</u> | 1,642.03 | 20% | 1,313.62 |
| (PLEASE ADD MOSQUITO PROGRAM TO SPRINKLER PROGRAM IF DESIRED) | | | |
| PLAN 1: Spring, Summer Checkup & Fall | 389.18 | 10% | 350.26 |
| -PLAN 2: Spring & Fall | 277.23 | 5% | 263.36 |
| -PLAN 3: Fall only | 133.28 | 3% | 129.28 |

PREPAYMENT METHOD ZELLE (USING 732 236-2401 & SPRING HOUSE IRRIGATION INC) CHECK M/C VISA AMEX DISCOVER

Card #: _____

Expiration Date: ____ / ____

Please Sign and Return or E-mail to joeytad1@gmail.com

Accepted by: _____

Date: _____ Phone: _____

E-mail: _____

7/25/23 1-3:30

M/M Stein DATE 7/25/23 BERKELEY
 STREET 366 Maple St HEATING & AIR CONDITIONING Co.
 CITY WIP PHONE 898-1858 Gillette, NJ 07933
 "Since 1955"
 908-464-1833 or 908-647-2444
 Electrical License: #11462
 NJ Home Improvement License #13VH00648800
 Master HVACR License #19HC00262000

REGULAR WARRANTY MAINTENANCE AGREEMENT

2 AC Maint

QTY MATERIAL & SERVICES UNIT PRICE AMOUNT

2 AC Maint 220.00

2- systems operating now
 changed filters
 cleared drains
 Ran pump
 checked temp
 checked charges/
 water Amps
 kinetic coils

2- 20x25 Hw 100.00

TAX 6.62
 TOTAL 106.62

Thank You

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

J. D. Hoem 7/25/23 Customer Signature Date

INSPECT HEAT EXCHANGERS
 CLEAN BURNERS
 CHECK PILOT
 CHECK THERMOCOUPLE
 INSPECT FLUE
 CHECK DRAFT
 CHECK FILTERS
 CHECK SAFETY CONTROLS
 OIL BLOWER MOTOR
 CHECK BELT
 CHECK BLOWER
 CHECK FURNACE OPERATION

AIR CONDITIONING MAINTENANCE
 CHECK FILTER
 OIL BLOWER MOTOR
 CHECK BELT
 CHECK BLOWER
 CHECK DRAIN
 OIL FAN MOTOR
 CHECK FAN BLADE
 CHECK ELEC. CONNECTIONS
 CHECK CONTACTOR
 CHECK COIL
 CHECK VOLTAGE
 CHECK CHARGE
 HUMIDIFIER
 AIR CLEANER

PAID

104579

main house R22

8-9:00

M/M Stein DATE 12/26/23 BERKELEY
 STREET 366 Maple St HEATING & AIR CONDITIONING Co.
 CITY WIP PHONE 898-1858 Gillette, NJ 07933
 "Since 1955"
 908-464-1833 or 908-647-2444
 Electrical License: #11462
 NJ Home Improvement License #13VH00648800
 Master HVACR License #19HC00262000

REGULAR WARRANTY MAINTENANCE AGREEMENT

3 Furnt Maint

QTY MATERIAL & SERVICES UNIT PRICE AMOUNT

3 Furnt Maint 360.00

3 Systems operating now
 changed filters
 Hon fan
 Ran hvac/pumps - 2
 cleaned flame sensors
 checked temp
 and safeties
 Inspected flues / drains
 Removed leaves from flues
 16x25 Hw 50.00
 2- 20x25 Hw 100.00
 AA # 12 19.00

TAX 11.23
 TOTAL 180.23

Thank You

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

J. D. Hoem 12/26/23 Customer Signature Date

INSPECT HEAT EXCHANGERS
 CLEAN BURNERS
 CHECK PILOT
 CHECK THERMOCOUPLE
 INSPECT FLUE
 CHECK DRAFT
 CHECK FILTERS
 CHECK SAFETY CONTROLS
 OIL BLOWER MOTOR
 CHECK BELT
 CHECK BLOWER
 CHECK FURNACE OPERATION

AIR CONDITIONING MAINTENANCE
 CHECK FILTER
 OIL BLOWER MOTOR
 CHECK BELT
 CHECK BLOWER
 CHECK DRAIN
 OIL FAN MOTOR
 CHECK FAN BLADE
 CHECK ELEC. CONNECTIONS
 CHECK CONTACTOR
 CHECK COIL
 CHECK VOLTAGE
 CHECK CHARGE
 HUMIDIFIER
 AIR CLEANER

PAID

106370

AA # 12