



SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

© 2018, New Jersey REALTORS®

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

Property Address: 297 Riveredge Drive

Chatham Township NJ 07928 ("Property").

Seller: Brendan Ross

\_\_\_\_\_  
("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

- 1. Age of House, if known 1993
- 2. Does the Seller currently occupy this Property?  
If not, how long has it been since Seller occupied the Property? \_\_\_\_\_
- 3. What year did the Seller buy the Property? \_\_\_\_\_
- 3a. Do you have in your possession the original or a copy of the deed evidencing your ownership of the Property? If "yes," please attach a copy of it to this form.

**ROOF**

Yes No Unknown

- 4. Age of roof \_\_\_\_\_
- 5. Has roof been replaced or repaired since Seller bought the Property?
- 6. Are you aware of any roof leaks?
- 7. Explain any "yes" answers that you give in this section: Minor water damage from clogged gutters due to HoA fault. Fully Restored.

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

Yes No Unknown

- 8. Does the Property have one or more sump pumps?
- 8a. Are there any problems with the operation of any sump pump?
- 9. Are you aware of any water leakage, accumulation or dampness within the basement or crawl spaces or any other areas within any of the structures on the Property?
- 9a. Are you aware of the presence of any mold or similar natural substance within the basement or crawl spaces or any other areas within any of the structures on the Property?
- 10. Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawl space? If "yes," describe the location, nature and date of the repairs: \_\_\_\_\_
- 11. Are you aware of any cracks or bulges in the basement floor or foundation walls? If "yes," specify location: \_\_\_\_\_



- 51   X 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   X 13. Is the attic or house ventilated by:  a whole house fan?  an attic fan?
- 54   X 13a. Are you aware of any problems with the operation of such a fan?
- 55 14. In what manner is access to the attic space provided?
- 56  staircase  pull down stairs  crawl space with aid of ladder or other device
- 57  other \_\_\_\_\_
- 58 15. Explain any "yes" answers that you give in this section: \_\_\_\_\_
- 59 \_\_\_\_\_
- 60 \_\_\_\_\_

**TERMITES/WOOD DESTROYING INSECTS, DRY ROT, PESTS**

- |    | 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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input 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: <u>The front outdoor walkway were out of code. The HOA has</u>                             |
| 91 |                                     |                                     |         | <u>fully resolved that problem with a permit and licensed contractor.</u>                               |
| 92 |                                     |                                     |         | _____   |
| 93 |                                     |                                     |         | _____   |

**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 checked="" type="checkbox"/> Public <input type="checkbox"/> Community System <input type="checkbox"/> Well on Property <input type="checkbox"/> Other (explain) _____ |
| 107 | <input type="checkbox"/> | <input type="checkbox"/> |         | 31. If your drinking water source is not public, have you performed any tests on the water?   |
| 108 |                          |                          |         | If so, when? _____  |
| 109 |                          |                          |         | Attach a copy of or describe the results: _____   |
| 110 |                          |                          |         | _____   |

- 111    32. Does the wastewater from any clothes washer, dishwasher, or other appliance discharge to any
- 112 location other than the sewer, septic, or other system that services the rest of the Property?
- 113    33. When was well installed? \_\_\_\_\_
- 114 Location of well? \_\_\_\_\_
- 115   34. Do you have a softener, filter, or other water purification system?  Leased  Owned
- 116 35. What is the type of sewage system?
- 117  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 **2.5 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**

Yes No Unknown

- 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? **2.5 years**
- 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? \_\_\_\_\_
- 155 \_\_\_\_\_
- 156 52. Age of furnace **2.5 years** \_\_\_\_\_ Date of last service: **January 2024**
- 157 53. List any areas of the house that are not heated: \_\_\_\_\_
- 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**

Yes No Unknown

- 166    57. Do you have  wood burning stove?  fireplace?  insert?  other
- 167   57a. Is it presently usable?
- 168    58. If you have a fireplace, when was the flue last cleaned? \_\_\_\_\_
- 169    58a. Was the flue cleaned by a professional or non-professional? \_\_\_\_\_
- 170 \_\_\_\_\_

171	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	59.	Have you obtained any required permits for any such item?
172	<input type="checkbox"/>	<input type="checkbox"/>		60.	Are you aware of any problems with any of these items? If "yes," please explain: _____
173					_____
174	<b>ELECTRICAL SYSTEM</b>				
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 checked="" type="checkbox"/> 100 <input type="checkbox"/> 150 <input type="checkbox"/> 200 <input type="checkbox"/> Other <input type="checkbox"/> Unknown
178	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	63.	Does it have 240 volt service? Which are present <input checked="" type="checkbox"/> Circuit Breakers, <input type="checkbox"/> Fuses or <input type="checkbox"/> Both?
179	<input checked="" type="checkbox"/>	<input 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					<b>EV 50A Charging Station - Pipworks Electrical Licensed Elec.</b>
182					<b>Passed Inspection by Chatham Township</b>
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	<b>LAND (SOILS, DRAINAGE AND BOUNDARIES)</b>				
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 type="checkbox"/>	<input checked="" 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	<b>ENVIRONMENTAL HAZARDS</b>				
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.
214					
215					
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 type="checkbox"/>	<input checked="" 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					_____
223					
224					
225					
226	<input type="checkbox"/>	<input checked="" type="checkbox"/>		81.	Are you aware if any underground storage tank has been tested?
227					(Attach a copy of each test report or closure certificate if available.)
228	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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?
229					(Attach copy of each test report if available.)
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 checked="" type="checkbox"/> | <input type="checkbox"/>            |                          | 86. Is the Property part of a condominium or other common interest ownership plan?   |
| 247 | <input checked="" 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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/>            |                          | 87a. If so, what is the Association's name and telephone number? _____   |
| 252 |                                     |                                     |                          | <b>Sutton woods - Taylor Management 973-532-8168</b>   |
| 253 | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | 87b. If so, are there any dues or assessments involved?  |
| 254 |                                     |                                     |                          | If "yes," how much? <b>\$322.80</b>  |
| 255 | <input type="checkbox"/>            | <input checked="" 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 checked="" 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 checked="" 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 |                                     |                                     |                          | <b>New Grill, EV charging, and commerical vehicle by-laws.</b>   |
| 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 checked="" 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 |                                     |                                     |                          |   |
| 273 |                                     |                                     |                          |   |
| 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 checked="" type="checkbox"/> | <input 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 |                                     |                                     |                          | _____   |

291  
292  
293  
294  
295  
296  
297  
298  
299  
300  
301  
302  
303  
304  
305  
306  
307  
308  
309  
310  
311  
312  
313  
314  
315  
316  
317  
318  
319  
320  
321  
322  
323  
324  
325  
326  
327  
328  
329  
330  
331  
332  
333  
334  
335  
336  
337  
338  
339  
340  
341  
342  
343  
344  
345  
346  
347  
348  
349  
350

**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  
  BR  
(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 3  
 Carbon Monoxide Detectors How many 3  
Location Main entry, living area, bedroom  
    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 - **ADT**  
 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: \_\_\_\_\_



351  
352  
353  
354  
355  
356  
357  
358  
359  
360  
361  
362  
363  
364  
365  
366  
367  
368  
369  
370  
371  
372  
373  
374  
375  
376  
377  
378  
379  
380  
381  
382  
383  
384  
385  
386  
387  
388  
389  
390  
391  
392  
393  
394  
395  
396  
397  
398  
399  
400  
401  
402  
403  
404  
405  
406  
407  
408  
409  
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    126. Are you aware of any water leakage, accumulation or dampness, the presence of mold or other similar  
414 natural substance, or repairs or other attempts to control any water or dampness problem on the  
415 Property? If yes, please describe the nature of the issue and any attempts to repair or control it: \_\_\_\_\_  
416 \_\_\_\_\_  
417 \_\_\_\_\_418 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](http://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.  
422423 **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.  
430431 To learn more about these impacts, including the flood risk to the Property, visit [njreal.to/flood-disclosure](http://njreal.to/flood-disclosure). To learn more about how to  
432 prepare for a flood emergency, visit [njreal.to/flood-planning](http://njreal.to/flood-planning).  
433

434 Yes No Unknown

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

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

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

468 If so, how many times? \_\_\_\_\_

469 135. Explain any "yes" answers that you give in this section: \_\_\_\_\_  
470 \_\_\_\_\_



471  
472  
473  
474  
475  
476  
477  
478  
479  
480  
481  
482  
483  
484  
485  
486  
487  
488  
489  
490  
491  
492  
493  
494  
495  
496  
497  
498  
499  
500  
501  
502  
503  
504  
505  
506  
507  
508  
509  
510  
511  
512  
513  
514  
515  
516  
517  
518  
519  
520  
521  
522  
523  
524  
525  
526  
527  
528  
529  
530

**ACKNOWLEDGMENT OF SELLER**

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

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

DocuSigned by:  
*Brendan Ross*

6/7/2024 | 09:27 EDT

SELLER - AFF5E7A95400444...	DATE
_____ SELLER	_____ DATE
_____ SELLER	_____ DATE
_____ SELLER	_____ DATE

**EXECUTOR, ADMINISTRATOR, TRUSTEE**

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

\_\_\_\_\_  
DATE

\_\_\_\_\_  
DATE

531  
532  
533  
534  
535  
536  
537  
538  
539  
540  
541  
542  
543  
544  
545  
546  
547  
548  
549  
550  
551  
552  
553  
554  
555  
556  
557  
558  
559  
560  
561  
562  
563  
564  
565  
566  
567  
568  
569  
570  
571  
572  
573  
574  
575  
576  
577  
578  
579  
580  
581  
582  
583  
584  
585  
586  
587  
588  
589  
590

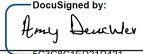
**RECEIPT AND ACKNOWLEDGMENT BY PROSPECTIVE BUYER**

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

_____ PROSPECTIVE BUYER	_____ DATE
_____ PROSPECTIVE BUYER	_____ DATE
_____ PROSPECTIVE BUYER	_____ DATE
_____ PROSPECTIVE BUYER	_____ DATE

**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.

 _____ SELLER'S REAL ESTATE BROKER/ BROKER-SALESPERSON/SALESPERSON:	6/10/2024   18:58 MDT _____ DATE
_____ PROSPECTIVE BUYER'S REAL ESTATE BROKER/ BROKER-SALESPERSON/SALESPERSON:	_____ DATE



**Addendum to the Seller's Property Condition Disclosure Statement for:**  
297 Riveredge Drive

The following items are to be INCLUDED in the sale:  
  
See Q. 107 in the Seller's Disclosures..  
Spare paint, and flooring.

The following items are to be EXCLUDED from the sale:  
Grill and outdoor furniture. □  
2 wall mounted TV's (mounts to remain).  
ChargePoint EV charging station in the garage.

The following items are to convey in strictly AS-IS condition:  
  
The trim at the bottom of the garage window (minor damage).

DocuSigned by:  
Seller: Brendan Ross 6/7/2024 | 09:27 EDT Buyer: \_\_\_\_\_  
AFF5E7A95400444... (date) (date)

Seller: \_\_\_\_\_ Buyer: \_\_\_\_\_  
(date) (date)

