



SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

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Property Address: 8 Rose Terrace
Chatham NJ 07928 ("Property").

Seller: Yana Betts
 ("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 Built approx 1960, I think
- 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? 2017
- 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 1 year
- 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: I had the entire roof replaced last year.

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

Yes No Unknown

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



- 51 12. Are you aware of any restrictions on how the attic may be used as a result of the manner in which
- 52 the attic or roof was constructed?
- 53 13. Is the attic or house ventilated by: a whole house fan? an attic fan?
- 54 13a. Are you aware of any problems with the operation of such a fan?
- 55 14. In what manner is access to the attic space provided?
- 56 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: _____ |
| 91 | | | | <u>The prior owners had struts installed in 2010 to reinforce the garage wall.</u> |
| 92 | | | | _____ |
| 93 | | | | _____ |

ADDITIONS/REMODELS

- | | Yes | No | Unknown | |
|-----|-------------------------------------|--------------------------|---------|--|
| 94 | | | | |
| 95 | | | | |
| 96 | <input checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> | | 29. Were the proper building permits and approvals obtained? Explain any "yes" answers you give |
| 99 | | | | in this section: _____ |
| 100 | | | | <u>Prior owner put on an addition to the house. I believe it was around 2007.</u> |
| 101 | | | | _____ |
| 102 | | | | <u>They added the whole back sun room area and extended the bedrooms upstairs.</u> |
| | | | | _____ |
| | | | | <u>They also moved the kitchen to its current location and renovated it.</u> |

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 2012
- 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? _____
- 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 one
- 156 52. Age of furnace unknown Date of last service: unknown
- 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

- 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? 2 years ago
- 170 58a. Was the flue cleaned by a professional or non-professional? professional

- 171 59. Have you obtained any required permits for any such item?
- 172 60. Are you aware of any problems with any of these items? If "yes," please explain: _____
- 173 **The chimney, fireplace, flue, and all associated components will be conveyed in AS-IS.**
- 174 **ELECTRICAL SYSTEM**
- 175 Yes No Unknown
- 176 61. What type of wiring is in this structure? Copper Aluminum Other Unknown
- 177 62. What amp service does the Property have? 60 100 150 200 Other Unknown
- 178 63. Does it have 240 volt service? Which are present Circuit Breakers, Fuses or Both?
- 179 64. Are you aware of any additions to the original service?
- 180 If "yes," were the additions done by a licensed electrician? Name and address: _____
- 181 _____
- 182 _____
- 183 65. If "yes," were proper building permits and approvals obtained?
- 184 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 _____

- 189 **LAND (SOILS, DRAINAGE AND BOUNDARIES)**
- 190 Yes No Unknown
- 191 68. Are you aware of any fill or expansive soil on the Property?
- 192 69. Are you aware of any past or present mining operations in the area in which the Property is located?
- 193
- 194 70. Is the Property located in a flood hazard zone?
- 195 71. Are you aware of any drainage or flood problems affecting the Property?
- 196 72. Are there any areas on the Property which are designated as protected wetlands?
- 197 73. Are you aware of any encroachments, utility easements, boundary line disputes, or drainage or other easements affecting the Property?
- 198
- 199 74. Are there any water retention basins on the Property or the adjacent properties?
- 200 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 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
- 206 77. Explain any "yes" answers to the preceding questions in this section: _____
- 207 _____
- 208 _____
- 209 78. Do you have a survey of the Property?

- 211 **ENVIRONMENTAL HAZARDS**
- 212 Yes No Unknown
- 213 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 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 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
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- 225
- 226 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 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 type="checkbox"/> | <input checked="" type="checkbox"/> | | 86. Is the Property part of a condominium or other common interest ownership plan? |
| 247 | <input type="checkbox"/> | <input type="checkbox"/> | | 86a. If so, is the Property subject to any covenants, conditions, or restrictions as a result of its being part of a condominium or other form of common interest ownership? |
| 248 | | | | |
| 249 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | 87. As the owner of the Property, are you required to belong to a condominium association or homeowners association, or other similar organization or property owners? |
| 250 | | | | |
| 251 | <input type="checkbox"/> | <input type="checkbox"/> | | 87a. If so, what is the Association's name and telephone number? _____ |
| 252 | | | | |
| 253 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 87b. If so, are there any dues or assessments involved? |
| 254 | | | | If "yes," how much? _____ |
| 255 | <input type="checkbox"/> | <input 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 type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 90. Since you purchased the Property, have there been any changes to the rules or by-laws of the Association that impact the Property? |
| 259 | | | | |
| 260 | | | | 91. Explain any "yes" answers you give in this section: _____ |
| 261 | | | | _____ |
| 262 | | | | _____ |

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 checked="" type="checkbox"/> | <input 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: <u>Yes there is a fee for garbage collection. Yes there is a mortgage on the property.</u> |
| 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	<u>UB</u>	_____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	(Initials)	(Initials)

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

Yes	No	Unknown	
<input type="checkbox"/>	<input checked="" type="checkbox"/>		100. Are you aware if the Property has been tested for radon gas? (Attach a copy of each test report if available.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>		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.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>		102. Is radon remediation equipment now present in the Property?
<input type="checkbox"/>	<input type="checkbox"/>		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	
<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	103. Electric Garage Door Opener
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	103a. If "yes," are they reversible? Number of Transmitters <u>1</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	104. Smoke Detectors
				<input type="checkbox"/> Battery <input type="checkbox"/> Electric <input type="checkbox"/> Both How many _____
				<input type="checkbox"/> Carbon Monoxide Detectors How many _____
				Location _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	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: _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	106. <input type="checkbox"/> In-ground pool <input type="checkbox"/> Above-ground pool <input type="checkbox"/> Pool Heater <input type="checkbox"/> Spa/Hot Tub
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	106a. Were proper permits and approvals obtained?
<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	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?
<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	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.)
				<input checked="" type="checkbox"/> Refrigerator
				<input checked="" type="checkbox"/> Range
				<input checked="" type="checkbox"/> Microwave Oven
				<input checked="" type="checkbox"/> Dishwasher
				<input type="checkbox"/> Trash Compactor
				<input checked="" type="checkbox"/> Garbage Disposal
				<input type="checkbox"/> In-Ground Sprinkler System
				<input type="checkbox"/> Central Vacuum System
				<input type="checkbox"/> Security System
				<input checked="" type="checkbox"/> Washer
				<input checked="" type="checkbox"/> Dryer
				<input type="checkbox"/> Intercom
				<input checked="" type="checkbox"/> Other
X				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: _____ Yes all work. Other includes ring doorbell

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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 _____
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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.

423 **FLOOD RISK**

424 Flood risks in New Jersey are growing due to the effects of climate change. Coastal and inland areas may experience significant flooding
 425 now and in the near future, including in places that were not previously known to flood. For example, by 2050, it is likely that sea-level
 426 rise will meet or exceed 2.1 feet above 2000 levels, placing over 40,000 New Jersey properties at risk of permanent coastal flooding.
 427 In addition, precipitation intensity in New Jersey is increasing at levels significantly above historic trends, placing inland properties at
 428 greater risk of flash flooding. These and other coastal and inland flood risks are expected to increase within the life of a typical mortgage
 429 originated in or after 2020.

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

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?

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.

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?

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.

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.

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.

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 _____

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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.

Signed by:
Yana Betts

12/19/2024 | 13:43 EST

SELLER - B9114245B7074CB...

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

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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

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.

DocuSigned by:
Amy Decker
5C3C8C1ED21D421

1/31/2025 | 10:57 MST

_____ 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: 8 Rose Terrace, Chatham

The following items are to be INCLUDED in the sale:

- Garage: All Shelving, hooks to hang bikes, garden tools and chemicals, bathroom tiles and grout, spare slate, new paint that was recently used to touch up, all window screens.
- Basement: All shelving, washer and dryer, fridge, wall mounted TV, and the basement speakers and associated equipment (wall and floor speakers with remote and control box).
- Kitchen: Built in speaker system - there is no remote (AS-IS).
- Main floor bedroom: Closet/wardrobe.
- Upstairs girls bedroom: cupboard above toilet.
- Outside: ring doorbell (I can transfer ownership), raised garden bed along side of house, storage box along back of house, string lights on back of house.
- All curtains/window coverings.
- Spare light bulbs for various places (stove lights, under cabinet lights).
- Spare kitchen tap supplies and some extra filters for the water filter in the sink.
- Two (2) dog collars for the electric fence and two extra batteries.

Two (2) beds. One in the larger main floor bedroom with the shelving headboard and one in the upstairs, rightside bedroom.

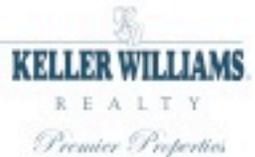
The following items are to be EXCLUDED from the sale:

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

- The chimney, fireplace, flue, and all associated components.
- Back-patio area.
- Backyard patio area.
- Rear retaining wall.
- Electric fence.
- Front door tile (cracks).

Signed by: _____
 Seller: Yana Betts 12/19/2024 | 13:43 EST Buyer: _____
89114245B7074CB... (date) (date)

Seller: _____ Buyer: _____
 (date) (date)





Enhanced Limited Warranty Registration Information

Yana Doyle
8 Rose Terrace
Chatham, NJ 07928

11/19/23

Subject: Your GAF System Plus Limited Warranty

Thank you for choosing GAF Roofing Products to protect your property.

All Seasons Roofing LLC, a GAF Factory Certified Contractor, has registered your GAF System Plus Limited Warranty, and addendum(s) if applicable, on your behalf. We hope you enjoy the peace of mind that comes from protecting the roof that protects your property.

Please keep this document in a safe place, as you will need it in the unlikely event that you need to make a claim, or if you should sell your property and would like to transfer your warranty to the new owner.

As a customer who has chosen a premium product, a top contractor, and excellent protection, your opinion means a lot to us. We are constantly striving to provide you with the best product and experience. Please take a moment to leave a review at <https://rwr.gaf.com/4929674> or through the QR code below.

Please feel free to contact us if you have any questions. Again, thank you very much for choosing GAF, the best choice in roofing!

Sincerely
Certified Contractor Services



GAF Enhanced Limited Warranty Registration Information

Warranty: System Plus

Installation Date: 11/07/2023

Installed: Steep Slope 26 Squares

Property: Yana Doyle

Address: 8 Rose Terrace

Chatham, NJ 07928

Contractor: All Seasons Roofing LLC

Address: 12 Kinghorn St

Staten Island, NY 10312

Phone: 718200-1802

Products Installed:

Timberline HDZ®,

StainGuard®,

StormGuard®,

FeltBuster®,

Cobra® Exhaust Vent (Mesh Roll),

Master Flow® Power Attic Vents - Roof Mount,

Seal-A-Ridge®,

4929674

Warranty Registration #





System Plus Limited Warranty



The Legal Stuff

What Is Covered/Excluded. This *System Plus Limited Warranty* covers certain GAF roofing products installed on your roof (the "GAF Products") including GAF Asphaltic Shingles, GAF Ridge Cap Shingles, GAF Starter Strip Shingles, GAF Leak Barrier Products, GAF Roof Deck Protection Products, GAF Cobra® Attic Ventilation Products, GAF Master Flow® Attic Exhaust Ventilation Products, GAF Master Flow™ Pivot™ Pipe Boot Flashing, and GAF-labeled Ultimate Pipe Flashing® with EasySleeve® (manufactured by Lifetime Tool® & Building Products LLC), in the unlikely event that they contain a manufacturing defect. Note: This limited warranty does not cover low-slope membranes, other Master Flow® Products, or GAF ThermoCal® Ventilated Nail Base Roof Insulation. Please go to gaf.com for a copy of the limited warranties covering these products.

How Long Your Warranty Lasts

GAF Shingles	Manufacturing Defect Coverage		Wind Warranty Coverage		Algae Warranty Coverage	
	Limited Warranty Term	Smart Choice® Protection Period**	Limited Warranty Term	Wind Speed Coverage (mph / km/h)	Limited Warranty Term	Smart Choice® Protection Period**
LayerLock®-labeled Timberline® Shingles	Lifetime†	50 Years	15 Years	WindProven™ Limited Wind Warranty***: No maximum wind speed. For all other installations: With Special Installation****: 130 / 209 Without Special Installation****: 110 / 175	StainGuard Plus PRO™: 30 Years StainGuard Plus™: 25 Years	StainGuard Plus PRO™ and StainGuard Plus™: 15* / 10 Years
All Other GAF Lifetime† Shingles	Lifetime†	50 Years	15 Years	With Special Installation****: 130 / 209 Without Special Installation****: 110 / 175	StainGuard Plus™: 25 Years StainGuard®: 10 Years	StainGuard Plus™: 15* / 10 Years StainGuard®: 1 Year
Marquis WeatherMax®	30 Years	20 Years	5 Years	80 / 130	No coverage	No coverage
Royal Sovereign®	25 Years	20 Years	5 Years	60 / 96	StainGuard®: 10 Years	StainGuard®: 1 Year
GAF Ridge Cap Shingles	Manufacturing Defect Coverage		Wind Warranty Coverage		Algae Warranty Coverage	
	Limited Warranty Term	Smart Choice® Protection Period**	Limited Warranty Term	Wind Speed Coverage (mph / km/h)	Limited Warranty Term	Smart Choice® Protection Period**
TimberTex®, Ridglass®, TimberCrest®	Limited Warranty Term and Smart Choice® Protection Period** lasts as long as the warranty for manufacturing defects for the type of shingle installed in the field of the roof.		15 Years	With Special Installation****: 130 / 209 Without Special Installation****: 110 / 175	StainGuard Plus™: 25 Years	StainGuard Plus™: 15* / 10 Years
Seal-A-Ridge®, Seal-A-Ridge® AS	Limited Warranty Term and Smart Choice® Protection Period** lasts as long as the warranty for manufacturing defects for the type of shingle installed in the field of the roof.		5 Years	90 / 144	StainGuard Plus™: 25 Years	StainGuard Plus™: 15* / 10 Years
Z® Ridge	Limited Warranty Term and Smart Choice® Protection Period** lasts as long as the warranty for manufacturing defects for the type of shingle installed in the field of the roof.		5 Years	With Special Installation****: 90 / 144 Without Special Installation****: 70 / 112	StainGuard Plus™: 25 Years	StainGuard Plus™: 15* / 10 Years
GAF Starter Strip Shingles	Manufacturing Defect Coverage		Wind Warranty Coverage		Algae Warranty Coverage	
	Limited Warranty Term	Smart Choice® Protection Period**	Limited Warranty Term	Wind Speed Coverage (mph / km/h)	Limited Warranty Term	Smart Choice® Protection Period**
StarterMatch®	Limited Warranty Term and Smart Choice® Protection Period** lasts as long as the warranty for manufacturing defects for the type of shingle installed in the field of the roof.		No coverage		StainGuard Plus™: 25 Years	StainGuard Plus™: 15* / 10 Years
All Other GAF Starter Strip Shingles	Limited Warranty Term and Smart Choice® Protection Period** lasts as long as the warranty for manufacturing defects for the type of shingle installed in the field of the roof.		No coverage		No coverage	No coverage
Other GAF Accessories	Manufacturing Defect Coverage		Wind Warranty Coverage		Algae Warranty Coverage	
GAF Leak Barrier Products GAF Roof Deck Protection Products GAF Cobra® Attic Ventilation Products GAF Master Flow® Non-Powered Attic Exhaust Ventilation Products	Limited Warranty Term and Smart Choice® Protection Period** lasts as long as the warranty for manufacturing defects for the type of shingle installed in the field of the roof.		No coverage		No coverage	
GAF Master Flow® Powered Attic Exhaust Ventilation Products	Limited Warranty Term and Smart Choice® Protection Period** lasts as long as the warranty for manufacturing defects for the type of shingle installed in the field of the roof, except that Motorized, Solar, and Electronic Components and Wi-Fi connectivity (if applicable) are covered for the warranty term stated in the "GAF Master Flow® Powered Attic Exhaust Ventilation Products Limited Warranty" section below.		No coverage		No coverage	

† **Definition of Lifetime:** The word "Lifetime" means as long as you, the original owner(s) [or the second owner(s) if coverage was properly transferred within the first 20 years], own the property where the shingles and/or accessories are installed. The Lifetime warranty term and 50-year non-prorated period are applicable only to shingles and accessories installed on a single-family detached residence owned by individuals. For any other type of owner or building, such as a corporation, governmental entity, religious entity, condominium or homeowner association, school, apartment building, office building, or multi-use structure, the length of the warranty is 40 years and the non-prorated period is 20 years.
 * **15-year Smart Choice® Protection Period** for StainGuard Plus PRO™ or StainGuard Plus™ Algae Protection Limited Warranty applies only if you install both StainGuard Plus PRO™ or StainGuard Plus™-labeled shingles and StainGuard Plus™-labeled ridge cap shingles. For all other installations, the Smart Choice® Protection Period is 10-years.
 ** **Smart Choice® Protection Period:** refers to the crucial period of time following installation of the GAF Products during which the coverage provided for in this limited warranty is non-prorated. After the Smart Choice® Protection Period specified above, the remedy provided for in this warranty may be different than that provided for during the Smart Choice® Protection Period, and any remedy will be reduced to reflect the use you have received from your GAF Products. The amount of use will be calculated by dividing the number of months which have elapsed since installation to the date of claim by the number of months in the warranty term. For a Lifetime† warranty, GAF's contribution in years 51 and beyond is 20%. After the non-prorated period, GAF's maximum liability for any roof shall NOT exceed three times the reasonable cost of replacement GAF Products before any reduction for use.
 *** **WindProven™ Limited Wind Warranty** requires installation of LayerLock®-labeled shingles using 4 nails per shingle, and at least four (4) qualifying accessories.
 **** **Special Installation:** Your GAF LayerLock®-labeled shingles will be covered up to the maximum wind speed above **ONLY** if installed using 4 nails per shingle and you have GAF Starter Strip Products installed at the eaves and rakes. Special Installation for all other GAF Shingles requires use of 6 nails per shingle and GAF Starter Strip Products installed at the eaves and rakes. Your GAF Ridge Cap Shingles will be covered up to the maximum wind speed above **ONLY** if your ridge cap shingles are installed in strict accordance with the "Maximum Wind Speed Coverage Under Limited Warranty" section of the applicable ridge cap shingle application instructions.

Who Is Covered by This Limited Warranty; Transferability

You are covered by this limited warranty if you live in the United States or Canada and are the original property owner (i.e., not a builder or installer) or the first subsequent owner if this warranty was properly transferred.

This limited warranty may be transferred **only once**. The second owner must notify GAF in writing within **one year** after the property transfer for warranty coverage to be transferred. (Other than this one transfer, this warranty may **not** be transferred or assigned, directly or indirectly.) If the transfer takes place within the first 20 years after installation, the second owner is entitled to the same coverage as the original owner. If the transfer takes place afterwards, the length of this warranty shall be reduced to the two-year period after the ownership changes. If there is a defect during this two-year period, GAF's reimbursement to the second owner will be based only on the reasonable cost of replacement GAF Products, reduced by the amount of use that has been received from the GAF Products from the date of installation through the date of claim.

Note: If this warranty is initially registered by a GAF Authorized™ Home Builder, the buyer of the home must notify GAF in writing within **60 days** of taking title to the property for coverage to be transferred. The home buyer will then be considered to be the original owner under this warranty.

Manufacturing Defects: What Is Covered/Sole and Exclusive Remedy

GAF Warranty Company, LLC, a subsidiary of GAF, warrants that your GAF Products will remain free from manufacturing defects that adversely affect their performance during the applicable warranty term listed above. **Note:** Wind Warranty, Algae Warranty, and Master Flow® Powered Attic Exhaust Ventilation Products Limited Warranty are covered separately below.

(1) During the Smart Choice® Protection Period: GAF will pay you the full reasonable cost of labor to repair or re-cover any defective GAF Product(s) (excluding non-GAF accessories, metal work, or flashing) and will provide replacement GAF Products or the reasonable cost of obtaining replacement GAF Products, at GAF's option. The cost of labor to tear off some or all of your GAF Products is included if necessary to repair your roof. GAF will not pay costs to dispose of any roof products.

(2) After the Smart Choice® Protection Period: The repair or re-cover cost, replacement GAF Products, or reimbursement provided to you will be reduced to reflect the use you have received from your GAF Products. The amount of use will be calculated by dividing the number of months which have elapsed since installation to the date of claim by the number of months in the warranty term. For a Lifetime† warranty, GAF's contribution in years 51 and beyond is 20%. After the non-prorated period, GAF's maximum liability for any roof shall NOT exceed three times the reasonable cost of replacement GAF Products before any reduction for use.

WindProven™ Limited Wind Warranty: What Is Covered/Sole and Exclusive Remedy

This limited warranty is **specifically conditioned** on your meeting all eligibility requirements, including installation of **LayerLock®-labeled** shingles, GAF Ridge Cap Shingles, GAF Starter Strip Shingles, and a GAF Roof Deck Protection Product, plus your choice of either a GAF Leak Barrier Product or GAF Attic Ventilation Product, and your **LayerLock®-labeled** shingles being fastened and installed **strictly** in accordance with GAF's application instructions. For installations which do not meet these eligibility requirements, see **Wind Warranty** section below. The limited warranty applies only to your **LayerLock®-labeled** shingles and does not apply to any GAF Accessory Products. GAF warrants to you that your **LayerLock®-labeled** shingles will not fail to seal, blow off, or sustain damage from winds (including gusts) after they should have sealed but did not due to a manufacturing defect. If your **LayerLock®-labeled** shingles do fail to seal, blow off, or suffer wind damage, GAF will reimburse you for the reasonable costs of replacing the blown-off or damaged shingles and hand-sealing any unsealed shingles. Costs related to underlayment, metal work, and flashings are not included. GAF's **maximum** liability under this paragraph is to reimburse you for the cost of hand-sealing all of the **LayerLock®-labeled** shingles on your roof.

Wind Warranty: What Is Covered/Sole and Exclusive Remedy

This limited warranty is **specifically conditioned** on your shingles, ridge cap shingles, and starter strip shingles being fastened and installed **strictly** in accordance with GAF's application instructions. This limited warranty does not apply to starter strip shingles. GAF warrants to you that your GAF shingles or ridge cap shingles will not fail to seal, blow off, or sustain damage from winds (including gusts) up to the applicable wind speed listed above after they should have sealed but did not due to a manufacturing defect. If your shingles or ridge cap shingles do fail to seal, blow off, or suffer wind damage, GAF will reimburse you for the reasonable costs of replacing the blown-off or damaged shingles or ridge cap shingles and hand-sealing any unsealed shingles or ridge cap shingles. Costs related to metal work and flashings are not included. GAF's **maximum** liability under this paragraph is to reimburse you for the cost of hand-sealing all of the shingles and ridge cap shingles on your roof.



System Plus Limited Warranty



Note: All self-sealing shingles and ridge cap shingles, including GAF's, must be exposed to warm, sunny conditions for several days before they completely seal. Before sealing occurs, shingles and ridge cap shingles are vulnerable to blow-offs and wind damage. Shingles and ridge cap shingles installed in fall or winter may not seal until the following spring. Shingles or ridge cap shingles that are not exposed to direct sunlight or adequate surface temperatures or that are not fastened or installed properly may never seal. Failures to seal, blow-offs, and wind damage under these circumstances result from the nature of self-sealing shingles and ridge cap shingles, not a manufacturing defect, and are not covered under this limited warranty.

Algae Warranty: What Is Covered/Sole and Exclusive Remedy

This limited warranty applies only to shingles, ridge cap shingles, and starter strip shingles sold in packages bearing the **StainGuard Plus PRO™** or **StainGuard Plus™** or **StainGuard®** logos. GAF warrants to you that blue-green algae (also known as cyanobacteria) will not cause a pronounced discoloration of your **StainGuard Plus PRO™**-, or **StainGuard Plus™**- or **StainGuard®**-labeled shingles, ridge cap shingles, or starter strip shingles for the warranty term listed above. If your **StainGuard Plus PRO™**-, or **StainGuard Plus™**-, or **StainGuard®**-labeled shingles, ridge cap shingles, or starter strip shingles exhibit a pronounced discoloration caused by blue-green algae during the Smart Choice® Protection Period listed above, GAF's contribution will be either the reasonable cost of commercially cleaning your shingles, ridge cap shingles, or starter strip shingles or, at GAF's sole option, replacing discolored Shingles, Ridge Cap Shingles or, Starter Strip Shingles. The **maximum** cost to GAF shall be the lesser of the original cost of the affected Shingles, Ridge Cap Shingles, or Starter Strip Shingles, or the cost to clean the affected shingles, ridge cap shingles, or starter strip shingles. During the **remainder** of the limited warranty period, GAF's contribution to you will be reduced to reflect the amount of use you have received from your shingles, ridge cap shingles, or starter strip shingles since they were installed. The amount of use will be calculated by dividing the number of months which have elapsed since installation to the date of claim by the number of months in the Algae Warranty term.

Note: Preventing pronounced algae-related discoloration of your shingles, ridge cap shingles, and starter strip shingles is achieved through formulations or through unique blends of granules.

Master Flow® Powered Attic Exhaust Ventilation Products Limited Warranty: What Is Covered/Sole and Exclusive Remedy

This Master Flow® Powered Attic Exhaust Ventilation Products Limited Warranty lasts as long as the warranty for manufacturing defects for the type of shingle installed in the field of the roof, except that the motorized, solar, electronic, and Wi-Fi enabled components of the products shall only be covered for the warranty term set forth in this section.

Power, Solar & Dual-Powered Attic Exhaust Vents — Roof Mount	Warranty Term (Years)	Non-Prorated Coverage Term (Years)	Wi-Fi Connectivity Limited Warranty Term (Years)*
ERV4, CERV4, ERV4HT	5	2	1
ERV5, CERV5, ERV5HT, ERV5QCT, EZCR1, EZCR1HT, EZCQCR1	5	3	1
ERV6, CERV6, ERV6HT	10	5	1
ERVSOLAR, ERVHYBRID	5	2	–
PRSOLAR2, PRHYBRID2	6	3	–
REPLACEMENT MOTORS, CONTROLLERS & ACCESSORIES	1	–	1
Power & Solar Attic Exhaust Vents — Gable Mount	Warranty Term (Years)	Non-Prorated Coverage Term (Years)	Wi-Fi Connectivity Limited Warranty Term (Years)*
EGV5, CEGV5, EGV5HT, EGV5QCT, EZCG1, EZCG1HT, EZCQCG1	5	3	1
EGV6, CEGV6, EGV6HT, EZCG2	10	5	1
PGSOLAR	5	2	–
REPLACEMENT MOTORS, CONTROLLERS & ACCESSORIES	1	–	1

* Wi-Fi Connectivity Limited Warranty applies only if you elected to purchase the optional Master Flow QuickConnect™ Wi-Fi Technology at the time of purchase. If you purchased this technology, your vent is warranted to have the ability to connect to your home's Wi-Fi network for a period of 1 year following the completion of installation of your roof or gable.

Manufacturing Defects

During the warranty term specified above, for any Vent that does not perform properly as a result of a manufacturing defect, as determined by GAF, GAF will provide you with replacement part(s) or a replacement Vent. Decisions as to the provision of replacement part(s) or a replacement Vent will be made solely by GAF. If your claim arises during the Non-Prorated Coverage Term, GAF will also reimburse you for the reasonable costs to remove the defective part(s) or Vent and reinstall the replacement part(s) or replacement Vent. The remedy under this limited warranty is available only for those Vents exhibiting defects at the time your claim is evaluated by GAF.

Master Flow QuickConnect™ Wi-Fi Technology Limited Warranty

If your Vent with Master Flow QuickConnect™ Wi-Fi Technology is unable to connect to your home's Wi-Fi network during the Wi-Fi Limited Warranty Term stated above, as determined by GAF, GAF will provide you with a replacement part or a replacement Vent. This is your sole and exclusive remedy and the entire liability of GAF under this Wi-Fi Limited Warranty. Decisions about whether to supply a replacement part or a replacement Vent will be made solely by GAF. GAF will also reimburse you for the reasonable cost to install the replacement part or replacement Vent.

GAF's MAXIMUM LIABILITY under this Section shall NOT exceed the original cost of the Vent. The replacement parts or replacement Vents will be covered under this Limited Warranty only for the remainder of the original Limited Warranty term.

What Is Not Covered

Even if your GAF Products were not properly installed according to GAF's application instructions or to standard good roofing practices, this limited warranty remains in effect. However, GAF will **NOT** be liable for and this warranty does **NOT** apply to:

- (1) Damage resulting from anything other than an inherent manufacturing defect in the GAF Products, such as:
 - (a) improper fastening of your shingles or accessories or application not in strict accordance with GAF's printed application instructions, if the improper installation was the cause of the damage.
 - (b) settlement, movement, structural damage, or defects in the building, walls, foundation, or the roof base over which the shingles or accessories were applied.
 - (c) inadequate ventilation.
- (2) Damage resulting from causes beyond normal wear and tear, such as:
 - (a) acts of nature, such as hail, fire, or winds (including gusts) over the applicable wind speed listed above except there is no maximum wind speed restriction for shingles covered by the WindProven™ Limited Wind Warranty.
 - (b) impact of traffic on the roof or foreign objects, including damage caused by objects blown onto the roof by wind.
 - (c) improper storage or handling of the GAF Products.
- (3) Ice damming, except for leaks in the area of your roof covered by a GAF Leak Barrier which are caused by a manufacturing defect in your GAF Leak Barrier.
- (4) Shading or variations in the color of your GAF Products chipping, fading or peeling paint on your Master Flow® Attic Exhaust Vent, or Master Flow™ Pivot™ Pipe Boot Flashing or discoloration or contamination caused by fungus, mold, lichen, algae (except for blue-green algae if your shingles, ridge cap shingles, or starter strip shingles were labeled with the StainGuard Plus™ or StainGuard® logos), or other contaminants, including that caused by organic materials on the roof.
- (5) Labor costs, except as specifically provided for above, disposal costs, and costs relating to underlayments (unless your claim involves a manufacturing defect in a GAF Underlayment), metal work, and flashings.
- (6) Damage to the interior or exterior of the building, including, but not limited to, mold growth.

Other Limitations Concerning Coverage

Decisions as to the extent of repair, re-cover, or cleaning required, and the reasonable cost of such work, will be made solely by GAF. GAF reserves the right to arrange directly for your GAF Products to be repaired, re-covered, or cleaned instead of reimbursing you for such work. The remedy under this warranty is available only for that portion of your GAF Products actually exhibiting manufacturing defects or algae discoloration at the time your claim is settled. Any replacement GAF Products will be warranted only for the remainder of the original warranty period. GAF reserves the right to discontinue or modify its shingles or accessories, including the colors available, so any replacement GAF Products may not be an exact match for the GAF Products on your roof. Even if GAF does not modify a color, replacement GAF Products may not match your original GAF Products due to normal weathering, manufacturing variations, or other factors. In the event that GAF is unable to provide replacement products, GAF reserves the right to provide the cash value of those replacement products.

Claims: What You Must Do

You must notify GAF about any claim within **30 days** after you notice a problem. You may report a claim online at gaf.com/contact, by calling GAF at 1-800-458-1860, sending an email to warrantyclaims@gaf.com, or by sending a notice in writing to: GAF, Warranty Claims Department, 1 Campus Drive, Parsippany, NJ 07054, USA. You will then be provided with complete details about submitting your claim. You may be required to send to GAF, at your expense, photographs and sample products for testing. Within a reasonable time after proper notification, GAF will evaluate your claim and resolve it in accordance with the terms of this limited warranty. If you repair or replace your GAF Products before you notify GAF about your claim or before GAF has completed its evaluation of your claim, your claim may be denied. If you need to repair or replace your GAF Products before your claim is resolved, you **MUST** provide GAF with reasonable notice. **NOTE: Notice to your contractor, dealer, or home builder is NOT notice to GAF.** You should retain this document for your records in the unlikely event that you need to file a claim.

Sole and Exclusive Warranty

THIS LIMITED WARRANTY IS EXCLUSIVE AND REPLACES ALL OTHER WARRANTIES, CONDITIONS, REPRESENTATIONS AND GUARANTEES, WHETHER EXPRESS OR IMPLIED, WHETHER BY STATUTE, AT LAW OR IN EQUITY, INCLUDING THE IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. This limited warranty is your exclusive warranty from GAF and represents the SOLE REMEDY available to any owner of GAF Products. GAF makes NO OTHER REPRESENTATIONS, CONDITIONS, GUARANTEES, OR WARRANTIES of any kind other than that stated herein. GAF WILL NOT BE LIABLE IN ANY EVENT FOR CONSEQUENTIAL, PUNITIVE, SPECIAL, INCIDENTAL, OR OTHER SIMILAR DAMAGES OF ANY KIND, including DAMAGE TO THE INTERIOR OR EXTERIOR OF ANY BUILDING, whether any claim against it is based upon breach of this warranty, negligence, strict liability in tort, or for any other cause. This limited warranty gives you specific legal rights, and you may also have other rights which vary from jurisdiction to jurisdiction. Some jurisdictions do not allow limitations on or the exclusion of incidental or consequential damages, so the above limitations or exclusions may not apply to you. New Jersey state residents are encouraged to review their rights under the agreement, as provided under the New Jersey Truth-In-Consumer Contract Warranty and Notice Act ("TCCWNA").

The United Nations Convention on Contracts for the International Sale of Goods shall **NOT** apply either to the sale of the GAF Products or to this limited warranty.

Modification of Warranty

This limited warranty may not be changed or modified except in writing, signed by an officer of GAF. No one (other than an officer of GAF) has the authority to assume any additional or other liability or responsibility for GAF in connection with your GAF Products except as described in this limited warranty.

Effectiveness

This limited warranty will not take effect unless all eligibility requirements have been satisfied, this warranty is registered to you, and your roofing contractor has been paid in full.

