



SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

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Property Address: 180 FRANKLIN STREET, MORRISTOWN, NJ 07960
 ("Property").

Seller: TJ GEORGE AND ALBA ROSSI-GEORGE
 ("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 129 (~1896)
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? 2006
- 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 1997
5. Has roof been replaced or repaired since Seller bought the Property?
6. Are you aware of any roof leaks?
7. Explain any "yes" answers that you give in this section: _____

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

Yes No Unknown
☒ ☐ ☐
☒ ☒ ☐
☒ ☐ ☐
☐ ☒ ☐
☐ ☒ ☐

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:
Water entered from bilco doors. Sump pump installed in May 2025 and no further issues
11. Are you aware of any cracks or bulges in the basement floor or foundation walls? If "yes," specify location: _____



- 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 2008
 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

- 145 Yes No Unknown
 146 [✓]
 147 46. Type of Air Conditioning:
 148 ___ Central one zone ___ Central multiple zone [✓] Wall/Window Unit ___ None
 149 47. List any areas of the house that are not air conditioned: _____
 150 [] 48. What is the age of Air Conditioning System? 2018
 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) STEAM HEAT
 154 51. If it is a centralized heating system, is it one zone or multiple zones? _____
 155
 156 52. Age of furnace 2010 Date of last service: July 2025
 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 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? 2010
 170 [] [] [] 58a. Was the flue cleaned by a professional or non-professional? PROFESSIONAL

171 [] ☒ []
 172 [] ☒ []
 173

ELECTRICAL SYSTEM

175 Yes No Unknown
 176
 177

178 [] [] ☒
 179 [] ☒ []
 180
 181

182
 183 [] [] ☒
 184 [] ☒ []
 185
 186
 187
 188

LAND (SOILS, DRAINAGE AND BOUNDARIES)

189 Yes No Unknown
 190
 191 ☒ []
 192 [] ☒
 193

194 [] ☒
 195 [] ☒
 196 [] ☒ []
 197 [] ☒
 198

199 [] ☒
 200 [] ☒
 201
 202
 203

204 [] ☒
 205
 206
 207

208 ☒ []
 209
 210

ENVIRONMENTAL HAZARDS

211 Yes No Unknown
 212
 213 [] ☒
 214

215
 216
 217 [] ☒
 218
 219

220
 221 [] ☒
 222
 223
 224

225
 226 [] ☒
 227
 228 [] ☒ []
 229
 230

59. Have you obtained any required permits for any such item?

60. Are you aware of any problems with any of these items? If "yes," please explain: _____

61. What type of wiring is in this structure? ☒ Copper ☐ Aluminum ☐ Other ☐ Unknown

62. What amp service does the Property have? ☐ 60 ☐ 100 ☐ 150 ☐ 200 ☒ Other ☐ Unknown

63. Does it have 240 volt service? Which are present ☒ Circuit Breakers, ☐ Fuses or ☐ Both?

64. Are you aware of any additions to the original service?

If "yes," were the additions done by a licensed electrician? Name and address: _____

65. If "yes," were proper building permits and approvals obtained?

66. Are you aware of any wall switches, light fixtures or electrical outlets in need of repair?

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

Underground pool removed and filled in ~2018

68. Are you aware of any fill or expansive soil on the Property?

69. Are you aware of any past or present mining operations in the area in which the Property is located?

70. Is the Property located in a flood hazard zone?

71. Are you aware of any drainage or flood problems affecting the Property?

72. Are there any areas on the Property which are designated as protected wetlands?

73. Are you aware of any encroachments, utility easements, boundary line disputes, or drainage or other easements affecting the Property?

74. Are there any water retention basins on the Property or the adjacent properties?

75. Are you aware if any part of the Property is being claimed by the State of New Jersey as land presently or formerly covered by tidal water (Riparian claim or lease grant)? Explain: _____

76. Are you aware of any shared or common areas (for example, driveways, bridges, docks, walls, bulkheads, etc.) or maintenance agreements regarding the Property?

77. Explain any "yes" answers to the preceding questions in this section: _____

78. Do you have a survey of the Property?

79. Have you received any written notification from any public agency or private concern informing you that the Property is adversely affected, or may be adversely affected, by a condition that exists on a property in the vicinity of this Property? If "yes," attach a copy of any such notice currently in your possession.

79a. Are you aware of any condition that exists on any property in the vicinity which adversely affects, or has been identified as possibly adversely affecting, the quality or safety of the air, soil, water, and/or physical structures present on this Property? If "yes," explain: _____

80. Are you aware of any underground storage tanks (UST) or toxic substances now or previously present on this Property or adjacent property (structure or soil), such as polychlorinated biphenyl (PCB), solvents, hydraulic fluid, petro-chemicals, hazardous wastes, pesticides, chromium, thorium, lead or other hazardous substances in the soil? If "yes," explain: _____

81. Are you aware if any underground storage tank has been tested?

(Attach a copy of each test report or closure certificate if available.)

82. Are you aware if the Property has been tested for the presence of any other toxic substances, such as lead-based paint, urea-formaldehyde foam insulation, asbestos-containing materials, or others? (Attach copy of each test report if available.)

83. If "yes" to any of the above, explain: _____

83a. If "yes" to any of the above, were any actions taken to correct the problem? Explain: _____

84. Is the Property in a designated Airport Safety Zone? _____

DEED RESTRICTIONS, SPECIAL DESIGNATIONS, HOMEOWNERS ASSOCIATION/CONDOMINIUMS

AND CO-OPS

Yes No Unknown
[] [] []

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?

86. Is the Property part of a condominium or other common interest ownership plan?

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?

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?

87a. If so, what is the Association's name and telephone number? _____

87b. If so, are there any dues or assessments involved?
If "yes," how much? _____

88. Are you aware of any defect, damage, or problem with any common elements or common areas that materially affects the Property?

89. Are you aware of any condition or claim which may result in an increase in assessments or fees?

90. Since you purchased the Property, have there been any changes to the rules or by-laws of the Association that impact the Property?

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

MISCELLANEOUS

Yes No Unknown
[] [] []

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?

93. Are you aware of any violations of Federal, State or local laws or regulations relating to this Property?

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. _____

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?

96. Are there mortgages, encumbrances or liens on this Property?

96a. Are you aware of any reason, including a defect in title, that would prevent you from conveying clear title?

97. Are you aware of any material defects to the Property, dwelling, or fixtures which are not disclosed elsewhere on this form? (A defect is "material," if a reasonable person would attach importance to its existence or non-existence in deciding whether or how to proceed in the transaction.)
If "yes," explain: crack in kitchen counter (conveyed as-is)

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?

99. Explain any other "yes" answers you give in this section: _____

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
[] [x]

(Initials)

(Initials)

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

Yes No Unknown

[] [x]

100. Are you aware if the Property has been tested for radon gas? (Attach a copy of each test report if available.)

[] [x]

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.)

[] [x]

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

[x] []

103. Electric Garage Door Opener

[] []

103a. If "yes," are they reversible? Number of Transmitters 2

[x] []

104. Smoke Detectors

[x] Battery [] Electric [] Both How many 12

[] Carbon Monoxide Detectors How many 2

Location

[] [x]

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:

[] [x]

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

[x] Microwave Oven

[x] Dishwasher

[] Trash Compactor

[x] Garbage Disposal

[] In-Ground Sprinkler System

[] Central Vacuum System

[x] Security System

[x] Washer

[x] 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:

Security system and sprinkler system are disconnected and will convey as-is

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 ("TRECs") available from the Solar Panel System? _____

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

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

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

WATER INTRUSION

Yes No Unknown

☒ ☐ ☐

126. Are you aware of any water leakage, accumulation or dampness, the presence of mold or other similar natural substance, or repairs or other attempts to control any water or dampness problem on the Property? If yes, please describe the nature of the issue and any attempts to repair or control it: Water entered from bilco doors. Sump pump installed in May 2025 and no further issues.

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

FLOOD RISK

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

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

Yes No Unknown

☐ ☒ ☐

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

☐ ☒

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

☐ ☒ ☐

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

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

☐ ☒ ☐

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

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

☐ ☒ ☐

131. Is there flood insurance on the Property?

A standard homeowner's insurance policy typically does not cover flood damage. You are encouraged to examine your policy to determine whether you are covered.

☐ ☒ ☐

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

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

☐ ☒ ☐

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

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

☐ ☒ ☐

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

If so, how many times? _____

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

ACKNOWLEDGMENT OF SELLER

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

SELLER

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

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.

Melissa Buliuth

6/17/2025 | 19:30 EDT

SELLER'S REAL ESTATE BROKER/

DATE

BROKER-SALESPERSON/SALESPERSON:

PROSPECTIVE BUYER'S REAL ESTATE BROKER/

DATE

BROKER-SALESPERSON/SALESPERSON:



WWW.SUEADLER.COM

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

The following items are to be INCLUDED in the sale:

Large shed and all items inside (garden tools, lawn equipment, etc), storage unit/shed by greenhouse, mini greenhouse, all outdoor furniture, portable electric fireplace in sunroom and primary bedroom, locking file cabinet in third floor room, armoire in third floor bedroom, wall safe in second floor back bedroom, three wall AC's, fireplace equipment, corner cabinet in kitchen, three storage racks in basement storage room, basement dehumidifier, basement refrigerator, storage cabinets in laundry area, two freestanding shelves in workshop, original brass light fixtures and additional tiling in crawlspace.

The following items are to be EXCLUDED from the sale:

Kitchen microwave

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

Fireplace's, chimney's and associated components (no known issues), all windows including screens and storm windows, gazebo, ADT security system (disconnected), sprinkler system (disconnected), plaster cracks in ceiling in third floor room (cosmetic), crack in kitchen counter

Seller:

ALBA ROSSI-GEORGE
6/12/25
(date)

Buyer:

(date)

Seller:

T.J. GEORGE
6/12/25
(date)

Buyer:

(date)

488 SPRINGFIELD AVE • SUMMIT, NJ 07901 • OFFICE: 908.273.2991 x101 • CELL: 973-464-9129 • VIP@SUEADLER.COM

KELLER WILLIAMS
REALTY
Premier Properties

Environmental Pest Services

Complete termite & pest control

M/ Rossi-George

July 22, 2025

Re: 180 Franklin St.

Morristown, NJ. 07960

Enclosed please find the following documents, invoice, certification and/or instructions

(X) Invoice/warranty on treatments provided

If Environmental has treated the above referenced property for wood destroying insects, or if insect activity or damage from wood destroying insects has been noted in our report or in a report made by another company. It is advised that the interested parties contact a structural carpenter to evaluate & determine if damage is present, the extent of damage & the need and cost of repair. This must include a further evaluation of hidden or concealed areas as determined by contractor. This must include the removal of certain finished materials to better ascertain extent of infestation and/or damage. If noted on the WDI report section II box B & 3 have been checked it merely establishes the need for treatment of infestation, it is not a structural damage report. If repairs have been made, it is advised a contractor work order/invoice be obtained or a letter detailing a description of the work done. Environmental Pest Service will neither assess damage nor guarantee repair quality. The quality of repairs & further evaluations rest with the party who made repairs and provided further evaluations.

All certifications & warranties are void unless payment has been received on or before closing. Unless prior arrangement has been made by attorney letter of intent to pay at time of closing.

Pete Fiore

NJDEP license # 22724B

Environmental Pest Service

NJDEP license #97289A

P O Box 185
Colonia, NJ. 07067

732 261-8266
envpestservice@gmail.com

Environmental Pest Services, LLC

P.O. Box 185
Colonia, NJ 07067
732-261-8266
Bus. Lic. # 97289A

DATE 7-22-2025	TIME IN OUT	ACCOUNT NO.	ROUTE NO.
BILL TO M/ Rossi-George		ACCOUNT TYPE	
ADDRESS 180 Franklin St.		<input type="checkbox"/> REGULAR <input type="checkbox"/> RESIDENTIAL <input type="checkbox"/> INDOOR	
CITY, STATE, ZIP Morristown, NJ.		<input type="checkbox"/> ONE-TIME <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> OUTDOOR	
PHONE 07960		FREQUENCY	
		<input type="checkbox"/> ANNUALLY <input type="checkbox"/> 6 MONTHS <input type="checkbox"/> 9 MONTHS	
		<input type="checkbox"/> MONTHLY <input type="checkbox"/> BI-MONTHLY <input type="checkbox"/> WEEKLY	

☐ INSPECTION ☒ TREATMENT ☐ ☐

SPECIAL INSTRUCTIONS

treat above premsies for termites & carpenter
ants per label & NJAC 7:30-104 w/ 1 yr warranty

TARGET PEST(S)	SITE TREATED	APPLICATION METHOD	APPLICATION RATE
termites	house/gar ext	appl of	Termidor @.06%
carp ants	house/gar	topical int/ext	Demand
	exterior bait	w/ Advance	
CHEMICALS USED	AMOUNT	%	EPA NUMBER
Termidor	2 X 20 oz @	.06%	7969-210
Advance	bait 1/8 oz	.011%	499-370
Demand	3 oz=3 g @	.06%	100-1066

REMARKS	DESCRIPTION OF SERVICE	AMOUNT
treatment for termites & carpenter ants w/		
1 year warranty		
warranty applies to treatments only		
	Thank You!	SUB-TOTAL 850.00
		TAX 56.31
	<input type="checkbox"/> CASH	TOTAL 906.31
SERVED BY <i>J. F. W. 4</i>	<input type="checkbox"/> CK #	BALANCE
LICENSE NUMBER 227246	AMOUNT PAID	906.31
CUSTOMER SIGNATURE	BALANCE DUE	-0-

SERVICE REPORT/INVOICE

No. 4979

This contract provides for retreatment of a structure but does not provide for the repair of damages caused by wood destroying organisms.

Environmental Pest Services, LLC

P.O. Box 185
Colonia, NJ 07067
732-261-8266
DEP Lic. # 97289A

TERMITE & WOOD DESTROYING INSECT SERVICE AGREEMENT

DATE: 7-22-2025

☒ Bait ☐ Bora Care ☒ Liquid

BUYER'S ADDRESS

Name (To appear on Guarantee)

Address (To appear on Guarantee) (Treated Premises)

180 Franklin St.

City Morristown, NJ. 07960

State Zip

Home Ph. Business Ph.

BILLING ADDRESS

Name (Agent)

M/ Rossi-George

Address

180 Franklin St.

City Morristown, NJ. 07960

State Zip

Home Ph. Business Ph.

STRUCTURE: ☒ Residential ☐ Commercial ☐ Other

SERVICES: You are hereby authorized to treat the premise(s) described above for the following:

- ☒ Subterranean Termites ☐ Other (Structural Modifications) as shown in the graph and specifications sheet attached hereto.
☒ Carpenter Ants
☐ Carpenter Bees

My guarantee will cover the above described premise(s) for a period of one year and will be subject to general terms and conditions as enumerated on reverse side.

RENEWAL: This agreement may be renewed upon the mutual agreement of the Purchaser and Environmental Pest Services, LLC and receipt of the annual renewal fee of \$300. on or before the end of the previous service period.

If this agreement is renewed, Environmental Pest Services, LLC will conduct periodic inspections (approximately annually) and provide additional treatment deemed necessary by Environmental Pest Services, LLC at no additional cost. The renewal fee will remain constant for 5 renewal periods, after the original contract term. Environmental Pest Services, LLC reserves the right to adjust the annual renewal fee after the first renewal and every year thereafter. This agreement may be terminated by either party for any reason at the end of any one year period and may be renewed after, the five (5) year term with additional treatment. See #10 reverse side.

IMPORTANT: I have read the explanation of the Guarantee to be issued, including the limitations and restrictions on the Guarantee contained on the back of this page. The attached graph, specifications and back of this Agreement contain important provisions which are part of this Agreement

Initial

EXCEPTION FOR EMERGENCY SERVICE

The buyer agrees that emergency treatment made prior to or at the time of this agreement will be paid for in full. Such emergency treatment is not subject to the notice of cancellation. (See Notice to Buyer).

ACCEPTANCE OF EMERGENCY TREATMENT BY:

Signature:

Date:

Buyer's / Agent Signature:

Date:

By: Environmental Pest Services, LLC

Peter Fiore #22724B

Approved By:

P. Fiore 7-22-2025

The cost of this treatment shall be as follows:

Initial Charge \$850.

Additional Renewal - # Years \$ -0-

NJ Sales Tax \$ 56.31

TOTAL \$906.31

Less Deposit \$

☐ CASH ☐ CHECK # ☐ CREDIT CARD

Balance Due \$ -0-

☒ Environmental Invoice # 4979

Upon receipt of full payment as indicated Environmental Pest Services, LLC is to initiate the following type ☒ Retreatment Only ☐ No Guarantee warranty:

Late Charge - Any account 30 days past due will be assessed a late fee equal to 1.75% of outstanding balances as of date of closing each month. Any account sixty (60) days past due, Environmental Pest Services, LLC reserves the right to cancel the account and place the account in the hands of an attorney for collection or suit. Owner agrees to pay the attorney's fees paid or incurred. **Notice to Buyer:** You may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. See attached Notice of Cancellation for an explanation of this right.

CONSUMER INFORMATION NOTICE

Environmental Pest Services, LLC

P.O. Box 185
Colonia, NJ 07067
732-261-8266
Bus. Lic. # 97289A

Name: M/ Rossi-George Location of Application: same
Address: 180 Franklin St.
Morristown, NJ. 07960

Dear Customer:

The New Jersey Department of Environmental Protection (DEP) Pesticide Control Regulations require us to provide you with the information contained in this notice regarding pesticide use on your property. No application shall be made until the customer or resident has had an opportunity to review this information. The table below lists the mandatory pesticide label instructions and precautions that could affect you for the pesticide(s) we will use on the proposed date of application. No application should begin unless all pre-application instructions and precautions have been followed. If any of the information in the table below should change, we will issue you a **new** Consumer information Notice reflecting that change.

Upon your request, we will inform you of the exact dates of pesticide application before the application takes place.

BRAND NAME (or CODE #)	CHEMICAL NAME (or CODE #)	APPLICATION DATE(S) (Approximate)	INSTRUCTIONS AND PRECAUTIONS
#20 Termidor	#20 Fipronil	7-22-2025	caution
#21 Advance	#21 Abamectin	7-22-2025	caution
Demand	pyrethrin	7-22-2025	caution

You are entitled by the New Jersey Pesticide Control Regulations to request and receive from us the specific label for each pesticide that will be used on your property. Furthermore, **if this is a contract for termite control** (using pesticides other than termite baiting systems) we are required to give you a copy of a summarization of the regulations regarding proper application of termiticides (N.J.A.C. 7:30-10.4).

We are also required to provide the following phone numbers for your use in the event you have questions concerning the materials that we will be using:

National Pesticide Information Network (general health and toxicology info.)	1-(800)-858-7378
New Jersey Poison Information & Education System (Emergencies)	1-(800)-222-1222
New Jersey DEP Pesticide Control Program (This number is for pesticide regulation information, complaints & health referrals.)	1-(609)-984-6507

Sanitation, as well as physical and biological control measures, should be considered as part of a good pest control program. Pesticides may be used as another part of a good pest control program. Pesticides are substances used to control living organisms and vary in degree of toxicity.

As the customer, I acknowledge that _____ has provided me, in writing, all the information required by the NJ DEP Pesticide Control Program's notification program. I have read the information supplied and understand my rights and responsibilities under this program.

Signed: _____ Date: _____