



INSTRUCTIONS –
NEW JERSEY REALTORS®
SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

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Effective August 1, 2024, the New Jersey Real Estate Consumer Protection Enhancement Act, PL 2024,c32, requires sellers of residential property located in New Jersey to complete and sign a property condition disclosure statement as promulgated by the New Jersey Division of Consumer Affairs pursuant to N.J.A.C. 13:45A-29.1. This requires all sellers of residential real estate to provide the property condition disclosure statement to a prospective buyer before the prospective buyer becomes obligated under any contract for the purchase of the property.

Additionally, the New Jersey Law of Flood Risk Notification, PL 2023,c93, requires sellers of all real property located in New Jersey to make certain supplemental disclosures concerning flood risks on the "Flood Risk Addendum" incorporated within the property condition disclosure statement. As a result of these two laws:

- All sellers of **residential property** must complete Questions 1-108 on the property condition disclosure statement; and
- All sellers of **residential and non-residential (i.e. commercial)**, must complete the Flood Risk Addendum, Questions 109-117, on the property condition disclosure statement.

Moreover, regarding the property condition disclosure statement, the New Jersey Division of Consumer Affairs has provided the following instructions:

The purpose of the Property Condition Disclosure Statement ("Disclosure Statement"), including the Flood Risk Addendum, is to disclose the condition of the property, as of the date set forth on the Disclosure Statement or Flood Risk Addendum. The seller is under an obligation to disclose any known material defects in the property even if not addressed in this printed form. The 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 a 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.

Pursuant to P.L. 2024, c.32, completion of questions 1 through 108 is mandatory for all sellers of residential real property in the State. Sellers of residential real property must answer these questions before the purchaser becomes obligated under any contract for the purchase of the property. Questions 1 through 108 must be answered to the best of the seller's knowledge, unless otherwise stated.

Pursuant to N.J.S.A. 56:8-19.2, completion of the "Flood Risk Addendum" questions 109 through 117 of the Disclosure Statement, is mandatory for all sellers of real property (including both residential and non-residential property). Sellers of real property must answer these questions before the purchaser becomes obligated under any contract for the purchase of the property. This is the case regardless of whether a seller completes questions 1-108 of the Disclosure Statement. Sellers must verify their answers to questions 109 and 110, and may do so using the Flood Risk Notification Tool located at floordisclosure.nj.gov. Questions 111 through 117 must be answered based on the seller's actual knowledge.

A seller must execute a separate acknowledgement for each portion of the Disclosure Statement that the seller completes. If a seller does not answer questions 1 through 108, no acknowledgement is required for that portion. However, the mandatory Flood Risk Addendum must still be completed and acknowledged in all cases.

Lastly, New Jersey REALTORS® Seller's Property Condition Disclosure Statement, Form #140, includes an Addendum Regarding Statutory Disclosures & Other Items, Questions 118-136a, to be answered to the best of seller's knowledge as required by law.





NEW JERSEY REALTORS® SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

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Property Address: 8 Long Branch Way West Orange, NJ 07052

("Property").

Seller: Mary and Alasdair Swanson

("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 1973

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? 1973

3a. Do you have in your possession the original or a copy of the deed evidencing your ownership of the Property? If "yes," please attach a copy of it to this form.

ROOF

Yes No Unknown

☒ ☐ ☒

4. Age of roof _____

5. Has roof been replaced or repaired since Seller bought the Property?

6. Are you aware of any roof leaks?

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

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: _____

12. Are you aware of any restrictions on how the attic may be used as a result of the manner in which the attic or roof was constructed?

13. Is the attic or house ventilated by: ☒ a whole house fan? ☐ an attic fan?

13a. Are you aware of any problems with the operation of such a fan?



14. In what manner is access to the attic space provided?

- ☐ staircase ☒ pull down stairs ☐ crawl space with aid of ladder or other device
☐ other _____

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

Seller to offer full credit of \$5,816 for mold remediation
at closing (see proposal attached)

TERMITES/WOOD DESTROYING INSECTS, DRY ROT, PESTS

Yes No Unknown

☒ ☐

☒ ☐

☐ ☒

☐ ☐

☒ ☐

16. Are you aware of any termites/wood destroying insects, dry rot, or pests affecting the Property?

17. Are you aware of any damage to the Property caused by termites/wood destroying insects, dry rot, or pests?

18. If "yes," has work been performed to repair the damage?

19. Is your Property under contract by a licensed pest control company? If "yes," state the name and address of the licensed pest control company: Quarterly - Farley, Matt

20. Are you aware of any termite/pest control inspections or treatments performed on the Property in the past?

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

Carpenter ants and bees treated in Aug 2025 (see certificate)
Seller to offer full credit of \$1,806 for termite treatment
(see proposal attached) at closing.

STRUCTURAL ITEMS

Yes No Unknown

☐ ☒

☐ ☒

☐ ☒

☐ ☒

☐ ☒

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

23. Are you aware if the Property or any of the structures on it have ever been damaged by fire, smoke, wind or flood?

24. Are you aware of any fire retardant plywood used in the construction?

25. Are you aware of any current or past problems with driveways, walkways, patios, sinkholes, or retaining walls on the Property?

26. Are you aware of any present or past efforts made to repair any problems with the items in this section?

27. Explain any "yes" answers that you give in this section. Please describe the location and nature of the problem: _____

ADDITIONS/REMODELS

Yes No Unknown

☐ ☒

☐ ☒

28. Are you aware of any additions, structural changes or other alterations to the structures on the Property made by any present or past owners?

29. Were the proper building permits and approvals obtained? Explain any "yes" answers you give in this section: _____

PLUMBING, WATER AND SEWAGE

Yes No Unknown

☐ ☐

☐ ☒

30. What is the source of your drinking water?

☒ Public ☐ Community System ☐ Well on Property ☐ Other (explain) _____

31. If your drinking water source is not public, have you performed any tests on the water? If so, when? _____

Attach a copy of or describe the results: _____

32. Does the wastewater from any clothes washer, dishwasher, or other appliance discharge to any location other than the sewer, septic, or other system that services the rest of the Property?

33. When was well installed? _____

Location of well? _____

171	<input type="checkbox"/>	<input checked="" type="checkbox"/>	34. Do you have a softener, filter, or other water purification system? <input type="checkbox"/> Leased <input type="checkbox"/> Owned
172			35. What is the type of sewage system?
173			<input checked="" type="checkbox"/> Public Sewer <input type="checkbox"/> Private Sewer <input type="checkbox"/> Septic System <input type="checkbox"/> Cesspool <input type="checkbox"/> Other (explain): _____
174	<input type="checkbox"/>	<input type="checkbox"/>	36. If you answered "septic system," have you ever had the system inspected to confirm that it is a true septic system and not a cesspool?
175			37. If Septic System, when was it installed? _____
176		<input type="checkbox"/>	Location? _____
177			38. When was the Septic System or Cesspool last cleaned and/or serviced? _____
178		<input type="checkbox"/>	39. Are you aware of any abandoned Septic Systems or Cesspools on your Property?
179	<input type="checkbox"/>	<input checked="" type="checkbox"/>	39a. If "yes," is the closure in accordance with the municipality's ordinance? Explain: _____
180	<input type="checkbox"/>	<input type="checkbox"/>	
181			
182	<input type="checkbox"/>	<input checked="" type="checkbox"/>	40. Are you aware of any leaks, backups, or other problems relating to any of the plumbing systems and fixtures (including pipes, sinks, tubs and showers), or of any other water or sewage related problems? If "yes," explain _____
183			
184			
185			
186	<input type="checkbox"/>	<input checked="" type="checkbox"/>	41. Are you aware of the presence of any lead piping, including but not limited to any service line, piping materials, fixtures, and solder. If "yes," explain: _____
187			
188			
189	<input type="checkbox"/>	<input checked="" type="checkbox"/>	42. Are you aware of any shut off, disconnected, or abandoned wells, underground water or sewage tanks, or dry wells on the Property?
190			
191	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> 43. Is either the private water or sewage system shared? If "yes," explain: _____
192			
193			44. Water Heater: <input type="checkbox"/> Electric <input type="checkbox"/> Fuel Oil <input checked="" type="checkbox"/> Gas
194			Age of Water Heater _____
195	<input type="checkbox"/>	<input checked="" type="checkbox"/>	44a. Are you aware of any problems with the water heater?
196			45. Explain any "yes" answers that you give in this section: _____
197			
198			
199			

HEATING AND AIR CONDITIONING

200	Yes	No	Unknown	
201				46. Type of Air Conditioning:
202				<input type="checkbox"/> Central one zone <input checked="" type="checkbox"/> Central multiple zone <input type="checkbox"/> Wall/Window Unit <input type="checkbox"/> None
203				47. List any areas of the house that are not air conditioned: _____
204				<u>none</u>
205				48. What is the age of Air Conditioning System? _____
206			<input checked="" type="checkbox"/>	49. Type of heat: <input type="checkbox"/> Electric <input type="checkbox"/> Fuel Oil <input checked="" type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input type="checkbox"/> Unheated <input type="checkbox"/> Other
207				50. What is the type of heating system? (for example, forced air, hot water or base board, radiator, steam heat) <u>Baseboard hot water heating</u>
208				51. If it is a centralized heating system, is it one zone or multiple zones? _____
209				<u>multizone</u>
210				52. Age of furnace <u>unknown</u> Date of last service: <u>unknown</u>
211				53. List any areas of the house that are not heated: _____
212				<u>none</u>
213				54. Are you aware of any tanks on the Property, either above or underground, used to store fuel or other substances?
214	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	55. If tank is not in use, do you have a closure certificate?
215				56. Are you aware of any problems with any items in this section? If "yes," please explain: _____
216				
217	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
218	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
219				
220				

WOODBURNING STOVE OR FIREPLACE

221	Yes	No	Unknown	
222				57. Do you have <input checked="" type="checkbox"/> wood burning stove? <input type="checkbox"/> fireplace? <input type="checkbox"/> insert? <input type="checkbox"/> other
223	<input checked="" type="checkbox"/>	<input type="checkbox"/>		57a. Is it presently usable?
224	<input checked="" type="checkbox"/>	<input type="checkbox"/>		58. If you have a fireplace, when was the flue last cleaned? <u>unknown</u>
225	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	58a. Was the flue cleaned by a professional or non-professional? _____
226	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	59. Have you obtained any required permits for any such item?
227	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	60. Are you aware of any problems with any of these items? If "yes," please explain: _____
228	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
229				
230				

ELECTRICAL SYSTEM

Yes No Unknown

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: _____

LAND (SOILS, DRAINAGE AND BOUNDARIES)

Yes No Unknown

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?

ENVIRONMENTAL HAZARDS

Yes No Unknown

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: _____

291	<input type="checkbox"/>	<input type="checkbox"/>	83a.	If "yes" to any of the above, were any actions taken to correct the problem? Explain: _____
292				_____
293				_____
294	<input type="checkbox"/>	<input checked="" type="checkbox"/>	84.	Is the Property in a designated Airport Safety Zone?
295				
296	DEED RESTRICTIONS, SPECIAL DESIGNATIONS, HOMEOWNERS ASSOCIATION/CONDOMINIUMS			
297	AND CO-OPS			
298	Yes	No	Unknown	
299	<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?
300				
301				
302				
303	<input checked="" type="checkbox"/>	<input type="checkbox"/>	86.	Is the Property part of a condominium or other common interest ownership plan?
304	<input checked="" type="checkbox"/>	<input type="checkbox"/>	86a.	If so, is the Property subject to any covenants, conditions, or restrictions as a result of its being part of a condominium or other form of common interest ownership?
305				
306	<input checked="" type="checkbox"/>	<input type="checkbox"/>	87.	As the owner of the Property, are you required to belong to a condominium association or homeowners association, or other similar organization or property owners?
307				
308	<input checked="" type="checkbox"/>	<input type="checkbox"/>	87a.	If so, what is the Association's name and telephone number? <u>Taylor Management</u>
309				
310	<input type="checkbox"/>	<input type="checkbox"/>	87b.	If so, are there any dues or assessments involved?
311				If "yes," how much? <u>\$4,495.80 paid yearly in the Spring</u>
312	<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?
313				
314		<input checked="" type="checkbox"/>	89.	Are you aware of any condition or claim which may result in an increase in assessments or fees?
315	<input type="checkbox"/>	<input type="checkbox"/>	90.	Since you purchased the Property, have there been any changes to the rules or by-laws of the Association that impact the Property?
316				
317			91.	Explain any "yes" answers you give in this section: _____
318				_____
319				_____
320				
321	MISCELLANEOUS			
322	Yes	No	Unknown	
323	<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?
324				
325	<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?
326				
327	<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. _____
328				
329				
330				
331				
332	<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?
333				
334				
335	<input type="checkbox"/>	<input checked="" type="checkbox"/>	96.	Are there mortgages, encumbrances or liens on this Property?
336	<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?
337				
338	<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.) If "yes," explain: _____
339				
340				
341				
342				
343	<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?
344				
345			99.	Explain any other "yes" answers you give in this section: <u>Garbage Monday and Thursday, unsure of cost or provider.</u>
346				
347				
348				
349				
350				

RADON GAS Instructions to Owners

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

Yes No

☒

☐

MKS

(Initials)

AES

(Initials)

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

Yes No Unknown

☐

☒

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

☐

☒

101. Are you aware if the Property has been treated in an effort to mitigate the presence of radon gas? (If "yes," attach a copy of any evidence of such mitigation or treatment.)

☐

☒

102. Is radon remediation equipment now present in the Property?

☐

☐

102a. If "yes," is such equipment in good working order?

MAJOR APPLIANCES AND OTHER ITEMS

The terms of any final contract executed by the Seller shall be controlling as to what appliances or other items, if any, shall be included in the sale of the Property. Which of the following items are present in the Property? (For items that are not present, indicate "not applicable.")

Yes No Unknown N/A

☒

☐

☐

103. Electric Garage Door Opener

☒

☐

☐

103a. If "yes," are they reversible? Number of Transmitters 1

☒

☐

☐

☐

104. Smoke Detectors

☐ Battery ☐ Electric ☐ Both How many _____

☐ Carbon Monoxide Detectors How many _____

Location per town code

☐

☒

☐

105. With regard to the above items, are you aware that any item is not in working order?

105a. If "yes," identify each item that is not in working order or defective and explain the nature of the problem: _____

☐

☐

☒

106. ☐ In-ground pool ☐ Above-ground pool ☐ Pool Heater ☐ Spa/Hot Tub

☐

☐

☐

☒

106a. Were proper permits and approvals obtained?

☐

☐

☒

106b. Are you aware of any leaks or other defects with the filter or the walls or other structural or mechanical components of the pool or spa/hot tub?

☐

☐

☒

106c. If an in-ground pool, are you aware of any water seeping behind the walls of the pool?

107. Indicate which of the following may be included in the sale? (Indicate Y for yes N for no.)

☒ Refrigerator

☒ Range

☒ Microwave Oven

☒ Dishwasher

☐ Trash Compactor

☐ Garbage Disposal

☐ In-Ground Sprinkler System

☐ Central Vacuum System

☐ Security System

☒ Washer

☒ Dryer

☐ Intercom

☐ Other

108. Of those that may be included, is each in working order?

If "no," identify each item not in working order, explain the nature of the problem: _____

☒

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.

Mary Kay Swanson 9-8-2025 Glasdair S. Swanson 9-8-25 POA
 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.

SIGNED DATE SIGNED 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

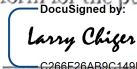
PROSPECTIVE BUYER DATE PROSPECTIVE BUYER DATE

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.

DocuSigned by:

 C266F26AB9C149F

9/9/2025 | 13:38 EDT

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

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

SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT CONTINUES ON NEXT PAGE



NEW JERSEY REALTORS® SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT ADDENDUM REGARDING FLOOD RISK

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Pursuant to N.J.S.A. 56:8-19.2, all Sellers of real property (including both residential and non-residential property) must complete questions 109-117 below.

Sellers of real property must answer these questions before the purchaser becomes obligated under any contract for the purchase of the Property. This is the case regardless of whether the Seller completes questions 1-108. Sellers must verify their answers to questions 109-110, and may do so using the Flood Risk Notification Tool located at njrcal.to/flood-disclosure. Questions 111-117 must be answered based on the Seller's actual knowledge.

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 your Property, visit njrcal.to/flood-disclosure. To learn more about how to prepare for a flood emergency, visit njrcal.to/flood-planning.

Yes No Unknown

- | | | | |
|--------------------------|-------------------------------------|--------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | | 109. 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? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | | 110. 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? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 111. Is the Property subject to any requirement under federal law to obtain and maintain flood insurance on the Property?
<i>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.</i> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 112. 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?
<i>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.</i> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 113. Is there flood insurance on the Property?
<i>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.</i> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 114. Is there a FEMA elevation certificate available for the Property? If so, the elevation certificate must be shared with the buyer.
<i>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.</i> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 115. 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? \$ _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 116. 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? _____ |



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

ACKNOWLEDGMENT OF SELLER

The undersigned Seller affirms that the information set forth in the above Flood Risk Addendum to the Disclosure Statement is accurate and complete to Seller's actual 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 completed Flood Risk Addendum to the 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 representation 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.

<u>MaKay Swanson</u>	<u>9-8-2025</u>	<u>Glasdair E. Swanson</u>	<u>9-8-2025</u>	<u>AOA</u>
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.

_____ SIGNED	_____ DATE	_____ SIGNED	_____ DATE
-----------------	---------------	-----------------	---------------

RECEIPT AND ACKNOWLEDGMENT BY PROSPECTIVE BUYER

The undersigned Prospective Buyer acknowledges receipt of this completed Flood Risk Addendum to the Disclosure Statement prior to signing a Contract of Sale pertaining to this Property. Prospective Buyer acknowledges that this completed Flood Risk Addendum to the 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
----------------------------	---------------	----------------------------	---------------

SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT CONTINUES ON NEXT PAGE

ACKNOWLEDGMENT OF REAL ESTATE BROKER/BROKER-SALESPERSON/SALESPERSON

The undersigned Seller's real estate broker/broker/broker-salesperson/salesperson acknowledges receipt of this completed Flood Risk Addendum to the Disclosure Statement and that the information contained in this 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/broker-salesperson also acknowledges receipt of this completed Flood Disclosure Addendum to the Property Disclosure for the purpose of providing it to the Prospective Buyer.

DocuSigned by:

Larry Chiger

9/9/2025 | 13:38 EDT

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

DATE

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

DATE

ADDENDUM REGARDING STATUTORY DISCLOSURES & OTHER ITEMS CONTINUES ON NEXT PAGE



NEW JERSEY REALTORS®
SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT
ADDENDUM REGARDING STATUTORY DISCLOSURES & OTHER ITEMS

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SOLAR PANEL SYSTEMS Pursuant to P.L. 2023, c.312

This section is applicable if 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

☐ ☒

Is the Property serviced by a Solar Panel System?

If you responded "yes," answer the following questions.

Yes No Unknown

☐

118. When was the Solar Panel System Installed? _____

☐

118a. What is the name and contact information of the business that installed the Solar Panel System? _____

☐ ☐

118b. Do you have documents and/or contracts relating to the Solar Panel System? If "yes," please attach copies to this form.

☐ ☐ ☐

119. Are SRECs available from the Solar Panel System?

☐

119a. If SRECs are available, when will the SRECs expire? _____

☐ ☐ ☐

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

☐ ☐

121. 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:

☐

122a. 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.

☐

122b. The Solar Panel System is the subject of a lease agreement. If yes, proceed to **Section B** below.

☐

122c. 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

☐

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

☐

124. What is the frequency of the periodic payments (check one)? ☐ Monthly ☐ Quarterly

☐

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

☐ ☐

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

☐

127. If there is a balloon payment, what is the amount? \$ _____

Choose one of the following three options:

☐

128a. Buyer will assume my/our obligations under the PPA at Closing.

☐

128b. 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.

☐

128c. 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

☐

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

☐

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

☐

131. What is the expiration date of the lease? _____

Choose one of the following two options:

☐

132a. Buyer will assume our obligations under the lease at Closing.

☐

132b. 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)

133. Are Solar Transition Renewable Energy Certificates ("TREC's") available from the Solar Panel System? ☐ ☐ ☐
- 133a. If TREC's are available, when will the TREC's expire? ☐
134. Are Solar Renewable Energy Certificates II's ("SREC II's") available from the Solar Panel System? ☐ ☐ ☐
- 134a. If SREC II's are available, when will the SREC II's expire? ☐

WATER INTRUSION Pursuant to N.J.S.A. 56:8-19.1

Yes No Unknown

- ☒ ☐ ☐ 135. 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:
Mold found in basement. Refer to answer question #15 for credit being offered.

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

SECONDARY POWER SOURCE Pursuant to P.L.2025, c19

Yes No Unknown

- ☒ ☐ 136. Is there a secondary power source at the Property (i.e. permanently installed combustion generators, solar panels, battery storage systems, or any other supplemental source of electrical energy)? whole house generator
- ☒ ☐ 136a. If "yes," is a label installed within 18 inches of the main electrical panel and electrical meter warning of the dangers associated with the secondary power sources?

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.

Mary Kay Swanson 9-8-2025 Alasdair E. Swanson 9-8-25 ADT
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.

SIGNED DATE SIGNED DATE

RECEIPT AND ACKNOWLEDGMENT BY PROSPECTIVE BUYER

The undersigned Prospective Buyer acknowledges receipt of this completed Statutory Disclosures & Other Items Addendum to Disclosure Statement prior to signing a Contract of Sale pertaining to this Property. Prospective Buyer acknowledges that this completed Statutory Disclosures & Other Items Addendum 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/broker-salesperson/salesperson acknowledges receipt of this Statutory Disclosures & Other Items Addendum to the Disclosure Statement and that the information contained in this 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/broker-salesperson also acknowledges receipt of this completed Statutory Disclosures & Other Items Addendum to the Property Disclosure for the purpose of providing it to the Prospective Buyer.

DocuSigned by:

Larry Chiger

9/9/2025 | 13:38 EDT

SELLER'S REAL ESTATE BROKER/
BROKER-SALESPERSON/SALESPERSON:_____
DATE_____
PROSPECTIVE BUYER'S REAL ESTATE BROKER/
BROKER-SALESPERSON/SALESPERSON_____
DATE



WWW.SUEADLER.COM

Addendum to the Seller's Property Condition Disclosure Statement for: 8 Long Branch Way
West Orange, NJ 07052

The following items are to be INCLUDED in the sale:

The following items are to be EXCLUDED from the sale:

None

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

Chimney, fireplace/stove, and associated components (no known issues)

Foot lock on den sliding glass door (inoperable)

Windows (no known issues)

Seller: Mary Kay Swanson 9-8-2015 Buyer: _____
(date) (date)

Seller: ~~Mary Kay Swanson~~ Aladdin E. Swanson 9-8-2015 Buyer: _____
(date) (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/ Swanson

Aug. 4, 2025

Re: 8 Long Branch Way
West Orange, NJ. 07052

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 8-4-2025	TIME N OUT	ACCOUNT NO.	ROUTE NO.
BILL TO Swanson		ACCOUNT TYPE	
ADDRESS 8 Long Branch Way		<input type="checkbox"/> REGULAR	<input type="checkbox"/> RESIDENTIAL <input type="checkbox"/> INDOOR
CITY, STATE, ZIP West Orange, NJ.		<input type="checkbox"/> ONE-TIME	<input type="checkbox"/> COMMERCIAL <input type="checkbox"/> OUTDOOR
PHONE 07052		FREQUENCY	
		<input type="checkbox"/> ANNUALLY	<input type="checkbox"/> 6 MONTHS <input type="checkbox"/> 3 MONTHS
		<input type="checkbox"/> MONTHLY	<input type="checkbox"/> BI-MONTHLY <input type="checkbox"/> WEEKLY

☐ INSPECTION ☒ TREATMENT ☐ _____ ☐ _____

SPECIAL INSTRUCTIONS

treat above premises for carpenter ants &
 carpenter bees per label & NJDEP regs.

TARGET PEST(S)	SITE TREATED	APPLICATION METHOD	APPLICATION RATE
carp ants	house bait w/	Advance	& topical appl.
	of Demand		
carp bees	rake/trim boards	topical w/ Demand	
CHEMICALS USED		AMOUNT	%
Demand	4 oz = 4 g	@ .06%	100-1066
Advance	1/4 oz	.011%	499-370

REMARKS	DESCRIPTION OF SERVICE	AMOUNT
treatment for carpenter ants & carpenter bees		
	Thank You!	SUB-TOTAL 400.00
		TAX 26.50
	<input type="checkbox"/> CASH	TOTAL 426.50
SERVED BY <i>P. Fiock</i>	<input checked="" type="checkbox"/> CK # <i>6311</i>	BALANCE
LICENSE NUMBER <i>227248</i>	AMOUNT PAID	426.50
CUSTOMER SIGNATURE	BALANCE DUE	-0-

X
SERVICE REPORT/INVOICE **No. 4983**

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: 8-4-2025

☒ Bait ☐ Bora Care ☒ Liquid

BUYER'S ADDRESS

Name (To appear on Guarantee)

Address (To appear on Guarantee) (Treated Premises)

8 Long Branch Way

City West Orange, NJ. 07052

State Zip

Home Ph. Business Ph.

BILLING ADDRESS

Name (Agent)

M/ Swanson

Address

8 Long Branch Way

City West Orange, NJ. 07052

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 \$250. 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 8-4-2025

The cost of this treatment shall be as follows:

Initial Charge \$400.
Additional Renewal - # Years \$-0-
NJ Sales Tax \$ 26.50
TOTAL \$426.50
Less Deposit \$

☐ CASH ☐ CHECK # ☐ CREDIT CARD

Balance Due \$ -0-

4983

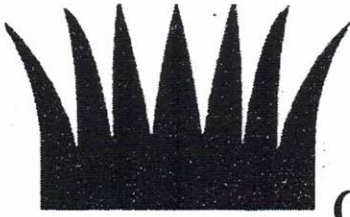
☒ Environmental Invoice #

Upon receipt of full payment as indicated Environmental Pest Services, LLC is to initiate the following type warranty:

☒ Retreatment Only

☐ No Guarantee

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.



Phone: 908-322-6288

Fax: 908-322-2537

Email: crowntermite@verizon.net

CROWN TERMITE CONTROL Inc.

P.O. Box 393 • SCOTCH PLAINS, NJ 07076

July 29, 2025

Mr. & Mrs. Swanson
8 Long Branch Way
West Orange, NJ 07052

RE : 8 Long Branch Way
West Orange, NJ 07052

Dear Mr. & Mrs. Swanson:

Attached is our proposal for treatment of the property located at the above address as a result of our inspection of July 29, 2025.

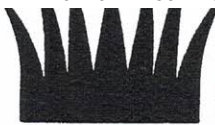
Upon receipt of authorization to proceed with the necessary work we shall send you the information regarding the pesticide to be used, as required by the Department of Environmental Protection.

We look forward to being of further service to you and shall schedule the necessary work as soon as possible upon receipt of authorization to proceed.

Very truly yours,

CROWN TERMITE CONTROL, INC.

SERVING THE HOME OWNER, REAL ESTATE, INDUSTRY. PERMANENT PROTECTION
AGAINST TERMITES. EXTERMINATION OF OTHER INSECTS. STRUCTURAL REPAIRS.



CROWN TERMITE CONTROL Inc.

P.O. BOX 393, SCOTCH PLAINS, NEW JERSEY 07076
(908) 322-6288 FAX: (908) 322-2537

Email: crowntermite@verizon.net

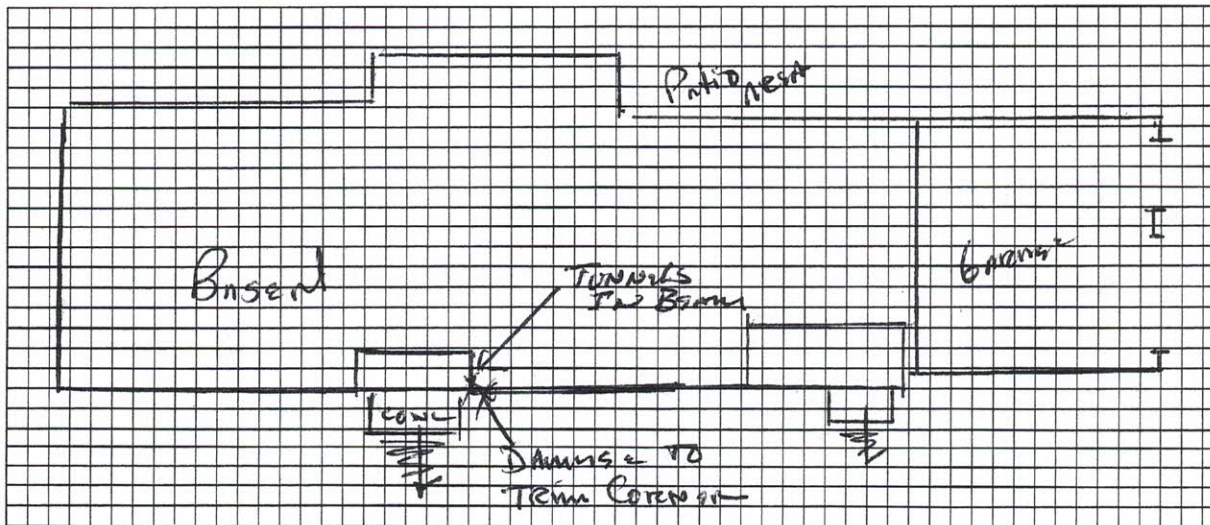
To: Mr & Mrs SWANSON

Proposal No. 250729K

Our inspection of the property located at: 8 LONG BRANCH WAY WEST ORANGE
on 7/29/2025 revealed infestation by subterranean termites. This inspection was limited to readily accessible visual areas and does not include areas concealed by paneling, plaster, siding, furniture, carpeting that may have been present at the time the inspection was made. In order to control the termite infestation, it will be necessary to treat the following areas:

TERMITE TREATMENT

OUTSIDE	INSIDE
<input checked="" type="checkbox"/> Treatment of the soil adjacent to foundation wall	Drill concrete and treat soil beneath
<input checked="" type="checkbox"/> Drill concrete porches and entrances and treat soil beneath	Drill thru foundation wall and treat soil
Drill foundation wall and treat soil	Treatment of soil in crawl areas
Drill thru wall insert rod and treat soil	Create access into hidden crawl area
Treatment of soil in crawl area	Drill and flush infested wood
<input checked="" type="checkbox"/> Drill and treat garage floor <u>Doorposts</u>	Drill and treat cellar floor
Other	Other
Other	Other



We have designed this treatment to provide the best possible protection for the home as well as protecting the environment while keeping the cost to you at a minimum.

Prior to the arrival of our technicians, please comply with the following requests as indicated:

- ☐ Remove all debris in unexcavated areas.
- ☐ All stored material in garage must be moved at a minimum of 3 feet from all interior walls of the garage.

Neither Crown nor its employees claim any expertise in construction or in the building trades. Accordingly, this report does not and cannot state the extent of any damages to the structure inspected or to its structural integrity. Parties interested in the extent of damage and need for repairs are advised to consult a qualified expert in the construction of buildings. Crown does not and cannot advise as to the presence or absence of any other damage to the premises including, but not limited to damage caused by fire, water, moisture, rot, humidity, flood, leaks or storms.

Our Charge of Treatment and Work as described above will be \$ 1286.00 plus \$ 90.00 N.J. Sales Tax

- ☐ Enclosed is a list of requirements prior to treatment.

This estimate does not include damage repairs. Upon completion of the above work, a warranty for 1 year will be issued. This warranty may be extended at the end of the warranty period on payment of \$ 384.00 per year.

Inspector [Signature] Date 7/29/2025

I HEREBY AUTHORIZE THE TERMITE TREATMENT DESCRIBED IN YOUR PROPOSAL NO. 250729K

THE TOTAL COST WITH A ONE YEAR GUARANTEE IS \$ 1376.00

Signature of Home Owner or Authorized Agent _____ Date: _____

Termite Damage
Real Estate Inspection Remediations



J.E. Kriney Contractors

P.O. Box 393
Scotch Plains, NJ 07076

All Home Improvements

License # 13VH00224600

908-322-6288

Fax 908-322-2537

crowntermite@verizon.net

To: Mr. & Mrs. Swanson
8 Long Branch Way
West Orange, NJ 07052

Date 7/29/2025

Re: 8 Long Branch Way
West Orange, NJ 07052

104375

Terms: Upon Completion

Delivery: Upon Written Authorization

Quotations Good for 60 Days

We are pleased to quote as follows.

Quantity	Description	Price
	REMOVE PINE TRIM BOARD, EXTERIOR PORCH COVERING TO EXAMINE FOR HIDDEN DAMAGE.	
	REPLACE PINE IF NO HIDDEN DAMAGE.	
	TOTAL:	\$ 430.00
	*ESTIMATE HIDDEN DAMAGE, IF ANY.	
	THE POSSIBILITY OF HIDDEN DAMAGE MAY EXIST, NOT ESTIMATED FOR.	

"SPECIALIZING IN RECONSTRUCTION OF TERMITE DAMAGED BUILDINGS"

Written Authorization Required _____

Date _____

Phone # _____

P & M M O L D P R O .

18-20 Lackawanna Plaza, Suite 300 Montclair, NJ 07042

Office: (973) 863-3953 Cell: (609) 977-1165

Fax: (973) 863-3952

LIC # 13VH09933000

July 29th, 2025

Prepared for:

8 Long Branch Way,

West Orange, NJ 07052

Upon inspection of the referenced property, direct mold was seen on the cinderblock wall of the basement, also in the upper right corner of the ceiling. The moisture level in the basement walls was approximately 83%. Attached you'll find the following documents:

- A. Protocol - a detailed narrative of work that will be performed.
- B. Price Agreement - which includes pricing and payment schedule.
- C. Few pictures of the affected area

Recommendation

- Once mold is found in a home or building it's highly recommended to have the HVAC system flushed and sanitized, also change filters with MERV 7 or higher if the home is equipped with a central air system.

This project should be undertaken by a professional mold remediation firm that will adhere to the IICR-S520 mold remediation standard guidelines on Assessment and Remediation of Fungi in the indoor Environments. The work area(s) should be contained utilizing negative air pressure and HEPA filtered exhaust systems along with critical barriers to minimize the potential of airborne particulates entering the occupied living space(s).

This proposal is only based on the visual and physical appearance of the area concerned and not on any hidden issues that may arise/present. Note: All work and materials at the above address will be performed and completed according to the EPA guidelines. If additional affected areas/damages are discovered during the recovery procedure, it will be brought to the attention of the homeowner which may require additional contracting if necessary. Please review and sign for prompt scheduling, if you have any questions concerning this proposal, please contact our office at the above venues.

Presley Williams,
CMI, CMRC, HST
P&M MOLD PRO LLC
Office: (973) 863-3953

Specializes in:

- Indoor Air Quality Testing (Mycotoxins)
- Mold Inspection
- Mold Restoration/ Remediation
- Biohazard cleanup.

Basement

1. Seal off all surrounding areas with 6(ml) plastic to prevent cross contamination of nearby areas using a negative air pressure containment system. This system will isolate the work area and prevent the mitigation of contaminants to the unaffected areas.
2. Thermally fog the entire basement with “Benefect”, and other EPA registered anti-fungal/microbial disinfectant.
3. Install two (02) air scrubbers, this removes airborne spores and particles and in turn isolates them from further contamination throughout the home.
4. Install two (02) commercial dehumidifiers to get rid of the excess moisture.
5. Spray all above-mentioned affected areas with commercial grade MMR, Oxypar, and other EPA registered antifungal/microbial solution.
6. Scrub the affected area to remove the dead mold spores.
7. Encapsulate with two (02) coats of mold-resistant sealant (IAQ Fiber lock 6100) to prevent mold regrowth.
8. Hepa-vac.
9. Remove all equipment and cleanup.

P & M M O L D P R O .

To provide materials, equipment, labor and consumables to complete this project as requested.
This job is projected to be completed in approximately 3 days.

2 Hazmat suits @ 40 x 3 days = \$120.00

Protective gloves and respirators x 3 days = \$110.00

2 Commercial Air Scrubbers @ \$140/daily 3 days = \$420.00

2 Commercial Dehumidifiers @ \$100/daily x 3 days = \$300.00

Thermal Fogging = \$475.00

Apply plant base anti-microbial agent = \$870.00

Apply chemical agent = \$740.00

Scrubbing of dead mold spores = \$920.00

Apply protective sealant = \$1500.00

Subtotal = \$5455.00

NJ Tax (6.625%) = \$361.00

Grand total = \$5816.00

Deposit upon commencement = \$2900.00

Final payment upon completion = \$2916

Client sign & date _____ Mold contractor sign & date _____