



**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, P.L.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, P.L.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 flooddisclosure.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: 7 Rynda Road
South Orange village NJ 07079 ("Property").

Seller: Eileen Hawkins
Marc Hawkins ("Seller").

The purpose of this Disclosure Statement is to disclose, to the best of Seller's knowledge, the condition of the Property, as of the date set forth below. The Seller is aware that he or she is under an obligation to disclose any known material defects in the Property even if not addressed in this printed form. Seller alone is the source of all information contained in this form. All prospective buyers of the Property are cautioned to carefully inspect the Property and to carefully inspect the surrounding area for any off-site conditions that may adversely affect the Property. Moreover, this Disclosure Statement is not intended to be a substitute for prospective buyer's hiring of qualified experts to inspect the Property.

If your Property consists of multiple units, systems and/or features, please provide complete answers on all such units, systems and/or features even if the question is phrased in the singular, such as if a duplex has multiple furnaces, water heaters and fireplaces.

OCCUPANCY

Yes No Unknown

1. Age of House, if known Built in 1927
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? 2004
- 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: Repoint chimney and chimney flashing, repair to shingles damaged by gutter cleaning - Done in 2024 and 2026

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:
During heavy rainstorms/hurricanes, water seepage noted in the basement

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: <u>Ar-Dean Termite & Pest Control LLC</u>
<u>979 Suburban Road, Union, NJ 07083</u> |
| ☒ | ☐ | | 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: <u>Termite damage to back of garage wall was not repaired. Termite damage to sill plate and basement window frames repaired.</u>
<u>Sill plate repair done in 2004, basement window frame replacement done in 2008.</u> |

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	☒	☐		34. Do you have a softener, filter, or other water purification system? ☐ Leased ☒ Owned
172				35. What is the type of sewage system?
173				☒ Public Sewer ☐ Private Sewer ☐ Septic System ☐ Cesspool ☐ Other (explain): _____
174	☐	☐		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				
176		☐		37. If Septic System, when was it installed? _____
177				Location? _____
178		☐		38. When was the Septic System or Cesspool last cleaned and/or serviced? _____
179	☐	☒		39. Are you aware of any abandoned Septic Systems or Cesspools on your Property?
180	☐	☐		39a. If "yes," is the closure in accordance with the municipality's ordinance? Explain: _____
181				
182	☐	☒		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?
183				If "yes," explain _____
184				
185				
186	☐	☒		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	☐	☒		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	☐	☒	☐	43. Is either the private water or sewage system shared? If "yes," explain: _____
192				
193				44. Water Heater: ☐ Electric ☐ Fuel Oil ☒ Gas
194			☐	Age of Water Heater <u>2 years</u>
195	☐	☒		44a. Are you aware of any problems with the water heater?
196				45. Explain any "yes" answers that you give in this section: <u>whole house water softener & kitchen sink water line with extra filter</u>
197				
198				
199				

HEATING AND AIR CONDITIONING

Yes No Unknown

201				46. Type of Air Conditioning:
202				☒ Central one zone ☐ Central multiple zone ☐ Wall/Window Unit ☐ None
203				47. List any areas of the house that are not air conditioned: <u>enclosed front porch & basement</u>
204				
205				
206			☐	48. What is the age of Air Conditioning System? <u>7 years old</u>
207				49. Type of heat: ☐ Electric ☐ Fuel Oil ☒ Natural Gas ☐ Propane ☐ Unheated ☐ Other
208				50. What is the type of heating system? (for example, forced air, hot water or base board, radiator, steam heat) <u>Boiler with steam radiators</u>
209				
210				51. If it is a centralized heating system, is it one zone or multiple zones? <u>one zone</u>
211				
212				52. Age of furnace <u>18</u> Date of last service: <u>11/20/25</u>
213				53. List any areas of the house that are not heated: <u>enclosed front porch & basement</u>
214				
215	☐	☒	☐	54. Are you aware of any tanks on the Property, either above or underground, used to store fuel or other substances?
216				
217	☐	☐		55. If tank is not in use, do you have a closure certificate? <u>pertaining to #46</u>
218	☐	☒		56. Are you aware of any problems with any items in this section? If "yes," explain: <u>AC - 1st floor wall mount ductless split, 2nd & 3rd floors central one zone</u>
219				
220				

WOODBURNING STOVE OR FIREPLACE

Yes No Unknown

221				
222				
223	☒	☐		57. Do you have ☐ wood burning stove? ☒ fireplace? ☐ insert? ☐ other
224	☐	☒		57a. Is it presently usable?
225	☐	☐	☒	58. If you have a fireplace, when was the flue last cleaned? _____
226	☐	☐	☒	58a. Was the flue cleaned by a professional or non-professional? _____
227	☐	☒	☐	59. Have you obtained any required permits for any such item?
228		☒		60. Are you aware of any problems with any of these items? If "yes," please explain: _____
229				
230				

ELECTRICAL SYSTEM

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

61. What type of wiring is in this structure? ☒ Copper ☐ Aluminum ☐ Other ☐ Unknown **Double 100 amp**
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: Stacey Electric
458 Valley Street, Orange, NJ 07050, Air Group 1 Prince Road, whippany,
NJ 07981
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: non-working decorative wall light
in LR; will convey as-is

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: oil tank was removed
See attached
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: Asbestos wrapped pipes in basement remediated in 2026. See attached.

☒ ☐

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

☐ ☐ ☒

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: Garage as is condition

☒ ☐

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: garbage collection fee
\$82 bi-monthly

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

☒

☐

ET
(Initials)

MT
(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 _____

☒

☐

☐

☐

104. Smoke Detectors

☒ Battery ☐ Electric ☐ Both How many 6

☒ Carbon Monoxide Detectors How many 3

Location Basement, 1st floor LR, second floor hallway

☐

☒

☐

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

X

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

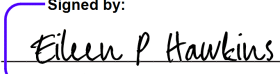
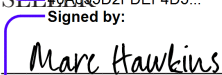
If "no," identify each item not in working order, explain the nature of the problem: _____

dishwasher not working; will convey as-is

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ACKNOWLEDGMENT OF SELLER

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

Signed by:			
	7/5/2026 23:14 EDT		
SELLER	DATE	SELLER	DATE
Signed by:			
	7/6/2026 21:35 EDT		
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.

	7/14/2026 19:24 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 njreal.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 njreal.to/flood-disclosure. To learn more about how to prepare for a flood emergency, visit njreal.to/flood-planning.

Yes No Unknown

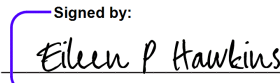
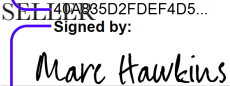
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|-------------------------------------|-------------------------------------|-------------------------------------|---|
| ☐ | ☒ | | 109. Is any or all of the Property located wholly or partially in the Special Flood Hazard Area ("100-year floodplain") according to FEMA's current flood insurance rate maps for your area? |
| ☐ | ☒ | | 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? |
| ☐ | ☒ | ☐ | 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> |
| ☐ | ☒ | ☐ | 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> |
| ☐ | ☒ | ☐ | 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> |
| ☐ | ☐ | ☒ | 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> |
| ☐ | ☒ | ☐ | 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? \$ _____ |
| ☒ | ☐ | ☐ | 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? <u>4-5 since 2004</u> |



117. Explain any “yes” answers that you give in this section: during heavy rain events such as
hurricanes had water seepage in basement

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.

Signed by:			
	7/5/2026 23:14 EDT		
SELLER	DATE	SELLER	DATE
Signed by:			
	7/6/2026 21:35 EDT		
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
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RECEIPT AND ACKNOWLEDGMENT BY PROSPECTIVE BUYER

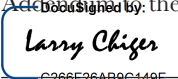
The undersigned Prospective Buyer acknowledges receipt of this completed Flood Risk Addendum to the Disclosure Statement prior to signing a Contract of Sale pertaining to this Property. Prospective Buyer acknowledges that this completed Flood Risk Addendum to the Disclosure Statement is not a warranty 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

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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.

7/14/2026 | 19:24 EDT
SELLER’S REAL ESTATE BROKER/
BROKER-SALESPERSON/SALESPERSON: DATE

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



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 IIs (“SREC IIs”) available from the Solar Panel System?
- ☐

☐

☐

134a. If SREC IIs are available, when will the SREC IIs 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:
During heavy rainstorms/hurricanes, water seepage noted in the basement

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.

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)?
- ☐

☐

☐

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.

Signed by:

Eileen P Hawkins

7/5/2026 | 23:14 EDT

SELLER

140AB85D2FDEF4D5...

DATE

SELLER

DATE

Signed by:

Marc Hawkins

7/6/2026 | 21:35 EDT

SELLER

ED203C219DA7414...

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

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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’s 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.

 C266F26AB9C149F...	7/14/2026 19:24 EDT
_____ SELLER’S REAL ESTATE BROKER/ BROKER-SALESPERSON/SALESPERSON:	_____ DATE

_____ PROSPECTIVE BUYER’S REAL ESTATE BROKER/ BROKER-SALESPERSON/SALESPERSON	_____ DATE
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WWW.SUEADLER.COM

Addendum to the Seller's Property Condition Disclosure Statement for: 7 Rynda Road, South Orange

The following items are to be INCLUDED in the sale:

Water Softener, Deep chest freezer

The following items are to be EXCLUDED from the sale:

None

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

Chimney, fireplace and associated components

Stairwell window (broken thermal seal), kitchen windows (failed gaskets), Dishwasher (inoperable), Ice maker in freezer (disconnected)
Garage

Signed by: Seller: Eileen P Hawkins 7/5/2026 | 23:14 EDT Buyer: _____
40A835D2FDEF4D5... (date) (date)

Signed by: Seller: Marc Hawkins 7/6/2026 | 21:35 EDT Buyer: _____
ED263C219DA7414... (date) (date)

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



RED GROUP SERVICES CORP

PO Box 178 TCB
West Orange, NJ 07052
(973) 324-9461
rgcarpentry2010@gmail.com

INVOICE

BILL TO

Elieen Hawkins
7 Rynda Rd
South Orange NJ

INVOICE # 3819
DATE 02/09/2024

DESCRIPTION	TOTAL
CHIMNEY FLASHING SYSTEM Protect surrounding areas falling debris with tarps & plywood if needed Remove shingle around of the chimney Inspect decking for rotten and deteriorated wood and replacement. Install protection weather watch Install new flashing Install new shingles, similar to existing Apply seal	0.00
REPOINT CHIMNEY Protect surrounding areas of falling debris with tarps & plywood if needed Chip out vertical joint and then do horizontal joint Brush any loose particles of dirt or mortar out of the joints Dampen the joints After the mortar hardens, brush any excess Dampen the bricks Clean the brick of any mortar and dirt Make new crown cement Apply seal	
TOTAL	4,500.00
PAYMENT	4,500.00
BALANCE DUE	\$0.00

Acceptance of proposal: The above price specifications and
Conditions are hereby accepted, you are authorized to do the work.



JOHN E. MCAULIFFE

Structural Contractor

-725 Fairfield Avenue-

KENILWORTH, NEW JERSEY 07033

Tel. (908) 245-9131 Fax (908) 245-1789

DATE	August 9, 2004
NAME	Eileen Hawkins- H/O
LOCATION	7 Rynda Rd. South Orange
PHONE NUMBER	973-327-4073
FAX NUMBER	
PROPOSAL NUMBER	M9925b

Crawl Space- Set up hydraulics to alleviate the weight of the structure. Remove and replace 12' of 4x6 sill between crawl and basement. Remove and replace 4' on right side wall. Replace with new pressure treated material. *Note: Any additional sill will be \$60.00 per foot. Beam between (2) crawl spaces has significant amounts of termite mud on it. Once sill around it has been removed then a full evaluation can be given on the girder. If beam is damaged and needs to be replaced, it will be an additional \$1285.00 to remove and replace.

Work complete paid in full check 11/22/04
2263 - 9-7-04 Nelson Henry.

House Company is fully insured. Price includes labor, materials and removal of debris.

Any additional damage found, price will be determined at time of repairs

If you wish our company to perform this work, sign and return copy to above address

WE PROPOSE hereby to furnish material and labor - complete in accordance with above specifications, for the sum of:

DOLLAR AMOUNT-One Thousand Three Hundred Eighty Five Dollars and 00/00
 \$1385.00

PAYMENT TO BE MADE AS FOLLOWS-Half due first day, balance upon completion

All materials is guaranteed to be as specified. all work to be completed in a substantial workmen like manner according to specifications submitted, per standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delay beyond our control. Owner to carry fire, Tornado and other necessary insurance. Our workers our fully covered by Workers Compensation Insurance.

Authorized Signature

ACCEPTANCE OF PROPOSAL The above prices, specifications and conditions are satisfactory and here by accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance 8/10/04

Signature Eileen Hawkins

Sunrise Environmental Service Inc.

P.O. BOX 309
ELMWOOD PARK, NJ 07407
(201) 797-0020

INVOICE**11248**

DATE: August 6, 2004

S O L D T O		Eileen Hawkins 7 Rynda Road South Orange, New Jersey 07079		S H I P T O		1000 Gallon #2 heating oil tank cut, cleaned & removed from under the front lawn.							
CUST ORDER NO WRITTEN		DATE SHIPPED		SHIPPED VIA		TERMS DUE ON RECEIPT		SALESMAN		F O B		OUR ORDER NO	
QTY ORDERED		B/O		QTY SHIPPED		DESCRIPTION				UNIT PRICE		AMOUNT	
						TOTAL BILLING DUE: 1000 Gal Tank Removal: Town Permit: 850 Gallon x .69¢ LWD (Disposal) Emergency plumbing repair of 3/4 inch water line 50' plus couplers						\$ 3,176. 50 \$ 1,800. 00 \$ 65. 00 \$ 586. 50 \$ 725. 00 \$ 3,176. 50	

Paid in full!
8/12/04

Thank You

check # 3939
John A. Rothstein
Attorney Trust Account

Garage Environmental Service Inc.

P.O. BOX 309
ELMWOOD PARK, NJ 07407
(201) 797-0020

EILEEN HAWKINS

Customer Name

7 RYNOA ROAD

Street

SOUTH ORANGE, N.J. 07079

City, State

In compliance with regulations of the New Jersey Department of Environmental Protection concerning the disposal of liquid hazardous wastes (N.J.A.C. 7:26-7.7), you are hereby advised that approximately 850 gallons was removed from the above addressed location and will be processed in accordance with said regulations.

[Signature]

Authorized Representative

New Jersey Department of Environmental
Protection Registration #S7518

Environmental Protection Agency
Registration #NJD980650196

[Signature]

Customer Signature

11248

Sunrise Environmental Service, Inc.

P.O. Box 309 • Elmwood Park, NJ 07407

DAILY JOB REPORT

DATE 8/6/04

DATE STARTED
MO. DAY YR.

--	--	--	--

DATE COMPLETED
MO. DAY YR.

--	--	--	--

CUSTOMER
P.O. NUMBER

--

CUSTOMER EILEEN HAWKINS

BILLING ADDRESS 7 RYAN RD

SOUTH ORANGE, N.J. 07079

LOCATION _____

1000 GALLON #2 HEATING OIL TANK REMOVAL
FRONT LAWN

MATERIAL USED:

Rain Gear _____ Boots _____ Miscellaneous PHANITA 20040582
Absorb Boom _____ Disposable _____
Gloves _____ Suits _____
Garbage Bags _____ 3M Type _____
3M Type X-IT 5. ORANGE AUK

NUMBER	EQUIPMENT	HOURS/ MILES	TOLLS	NUMBER	EQUIPMENT	HOURS/ MILES	TOLLS
<u>75</u>	<u>SEWAGE VAC</u>	<u>1</u>	<u> </u>				
<u>8</u>	<u>MANHOLE DUMP</u>	<u>1</u>	<u> </u>				
<u>810</u>	<u>XTB + PC-90</u>	<u>1</u>	<u> </u>				

NAME	START	FINISH	NAME	START	FINISH
<u>A. GAMBICK</u>			<u>CONTRACT RATE</u>		
<u>H. B. LUTHER</u>					
<u>P. WYMAN</u>			<u>1000 GALLON #2 REMOVAL</u>	<u>1800.00</u>	
			<u>TOWN PERMIT</u>	<u>65.00</u>	
			<u>850 GALLON DEWATERING .69 GAL</u>	<u>586.50</u>	
			<u>EMERGENCY PLYMOUTH REPAIR OF 3/4 TON W/STL TANK</u>	<u>725.00</u>	
			<u>50' PLYT COMPLINT</u>		
			<u>Total</u>	<u>3176.50</u>	

SUB-CONTRACTOR _____

QUANTITY TYPE MANIFEST # FOREMAN

DISPOSAL: _____

DATE: _____ CUSTOMER'S APPROVAL: Eileen P. Hawkins

Sunrise Environmental Service, Inc.

(201) 797-0020 • P.O. Box 309 • Elmwood Park, New Jersey 07407 • Fax (201) 797-3910

CERTIFICATE OF REMOVAL

Presented to:
Eileen Hawkins

This certifies that the 1000-gallon capacity
fuel oil underground storage tank located at

7 Rynda Road, South Orange, NJ

was thoroughly cleaned, and removed on,

August 6, 2004

By ***Sunrise*** Environmental Service, Inc., Elmwood Park, NJ

This removal was performed in accordance
with the requirements of the USEPA, NJDEP/BUST,
API, NFPA, and BOCA.

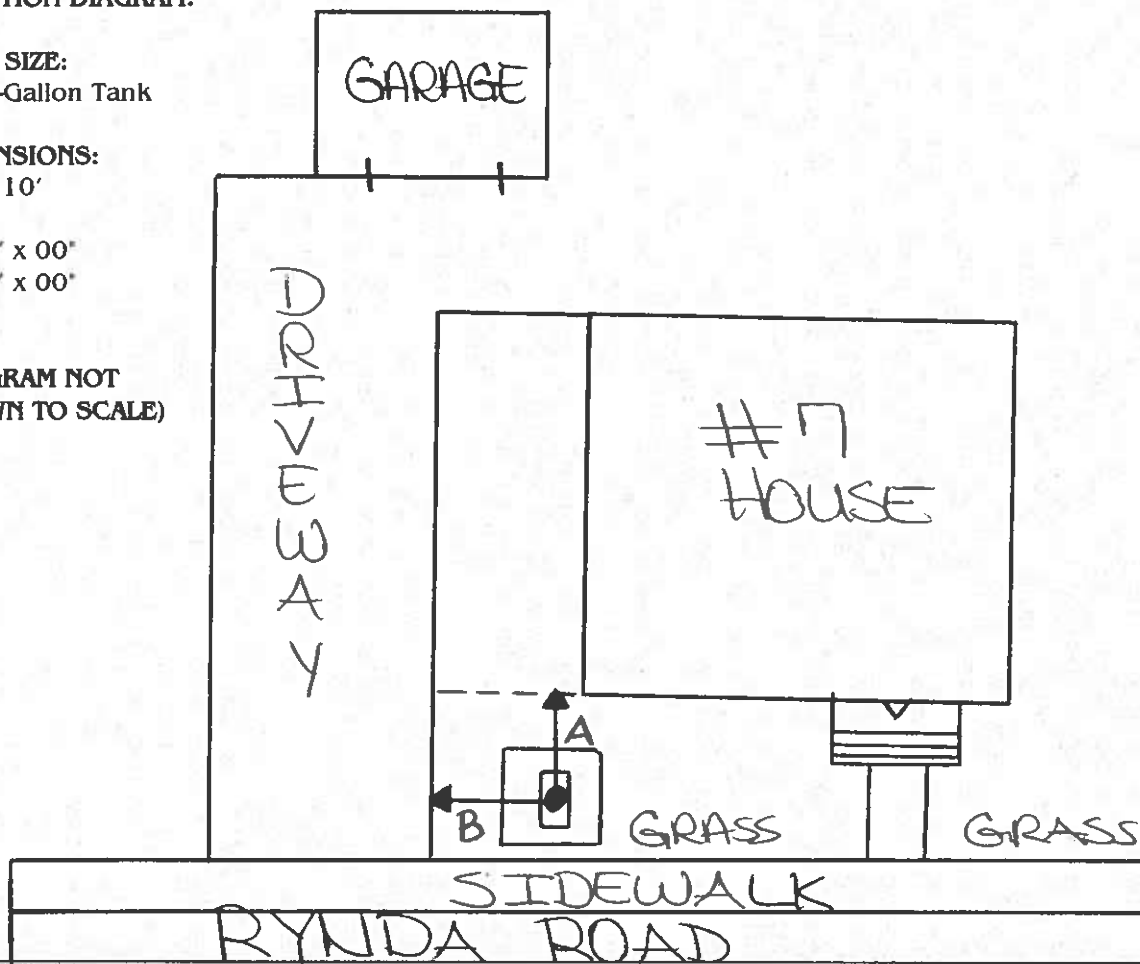
LOCATION DIAGRAM:

TANK SIZE:
1000-Gallon Tank

DIMENSIONS:
48" x 10'

A=18' x 00"
B=02' x 00"

(DIAGRAM NOT
DRAWN TO SCALE)



***Sunrise* Environmental Service, Inc.**

• (201) 797-0020 • P.O. Box 309 • Elmwood Park, New Jersey 07407 • Fax (201) 797-3910

August 9, 2004

The Township of South Orange Village
Building Department
101 South Orange Avenue
South Orange, New Jersey 07079

Attn: Mr. Anthony Grenci

Dear Mr. Grenci:

Enclosed is a copy of the Certificate of Removal of one 1000-gallon #2 heating oil underground storage tank for Eileen Hawkins, 7 Rynda Road, in South Orange, New Jersey. (PERMIT #: 2004-0582)

A copy of the waste receipt for the liquid waste removed from the tank and the tank disposal receipt is provided for your records.

If you need any other information for your files, please do not hesitate to call me.
Thank you for your time.

Sincerely,



Laura Iannini

***Sunrise* Environmental Service, Inc.**

Certificate of Completion

Re: 7 Rynda Rd, South Orange NJ, 07079

On June 22nd ,2026 our company performed an asbestos abatement project at the above referenced site location. The project consisted of the following:

Removal and disposal of approximately 50 linear feet of fiberglass and asbestos containing pipe insulation on elbows, located in the basement.

The asbestos was isolated from adjacent areas within critical barriers of 6-mil polyethylene sheeting secured with duct tape. ACM was removed by under wet conditions and HEPA negative air filtration. All material was placed in double, labeled 6-mil polyethylene bags, transported to and disposed of at an approved asbestos landfill. Once the substrate had been thoroughly cleaned, it was painted with a binding encapsulant in order to lock down any invisible fibers that might remain.

The State licensed asbestos workers performed the work. This project conformed to all OSHA & EPA rules & regulations pertaining to the removal of asbestos containing material. If you have any questions, please feel free to call our office.

Respectfully submitted,

Dejan Antic Dopsaj

Dejan Antic Dopsaj, President

Job No. 719-29

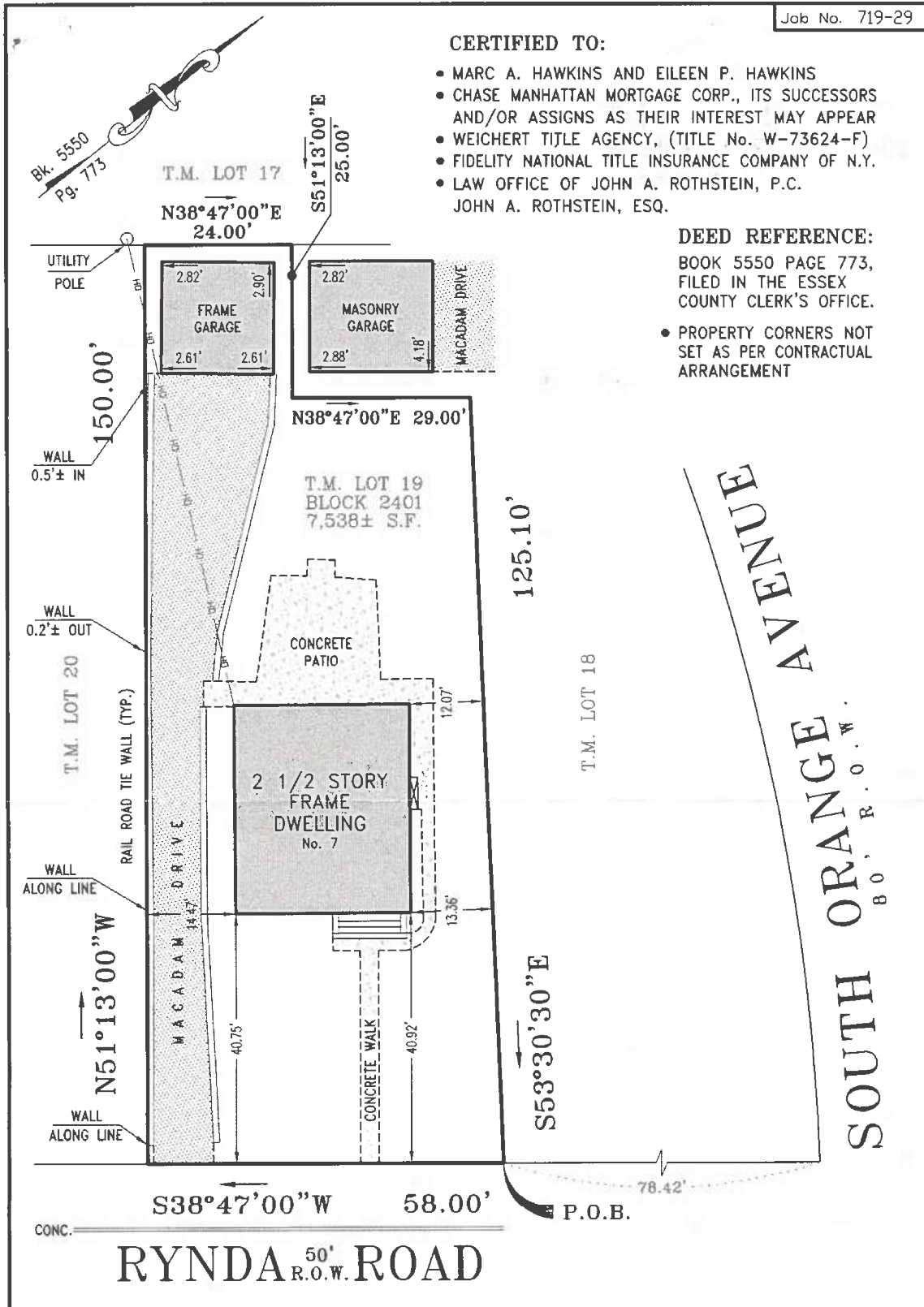
CERTIFIED TO:

- MARC A. HAWKINS AND EILEEN P. HAWKINS
- CHASE MANHATTAN MORTGAGE CORP., ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR
- WEICHERT TITLE AGENCY, (TITLE No. W-73624-F)
- FIDELITY NATIONAL TITLE INSURANCE COMPANY OF N.Y.
- LAW OFFICE OF JOHN A. ROTHSTEIN, P.C.
JOHN A. ROTHSTEIN, ESQ.

DEED REFERENCE:

BOOK 5550 PAGE 773,
FILED IN THE ESSEX
COUNTY CLERK'S OFFICE.

- PROPERTY CORNERS NOT SET AS PER CONTRACTUAL ARRANGEMENT



JAMES P. DEADY

PROFESSIONAL LAND SURVEYOR and PLANNER

MAIN STREET
BEDMINSTER
(908) 234-9296

P.O. BOX 942
FAR HILLS, N.J.
07931

SURVEY
of

TAX LOT 19-BLOCK 2401

LOCATED IN THE

**TOWNSHIP OF SOUTH ORANGE VILLAGE
ESSEX COUNTY, NEW JERSEY**

REVISIONS	DATE	Scale: 1"=20'
		Date: 6/25/04
		Dwn. By: M.M.
		Chk'd By: J.P.D.
		Job No. 719-29
		BK 188 PG 102

BY:

James P. Deady
James P. Deady N.J.P.L.S. Lic. No 22413