

NEW JERSEY ASSOCIATION OF REALTORS® STANDARD FORM OF SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT



Scher.			
the date Property prospec any off- for pros	e set forth y even if tive buye site conc spective b	n below. The not addressed ers of the Pro- ditions that manually buyer's hiring	closure Statement is to disclose, to the best of Seller's knowledge, the condition of the Property, as Seller acknowledges that he/she is under an obligation to disclose any known material defects in the dinthis printed form. Seller alone is the source of all information contained in this form. All perty are cautioned to carefully inspect the Property and to carefully inspect the surrounding area any adversely affect the Property. Moreover, this Disclosure Statement is not intended to be a substantial of qualified experts to inspect the Property.
systems fireplac		eatures even	if the question is phrased in the singular, such as if a duplex has multiple furnaces, water heaters a
OCCUI	PANCY		
Yes	No	Unknown	
		[]	1. Age of House, if known
[]	[]		2. Does the Seller currently occupy this property?
			If not how long has it been since Seller occupied the property?
[]	[]		3. What year did the seller buy the property?3a.Do you have in your possession the original or a copy of the deed evidencing your ownership 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:
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 craw 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 crawlspace? If "yes" describe the location, nature and date of the repairs
r 1	r 1		
[]	[]		11. Are you aware of any cracks or bulges in the 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
Гì	[]		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?
LJ	ιJ		13a. Are you aware of any problems with the operation of such a fair? 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:
		OOD DEST	ROYING INSECTS, DRY ROT, PESTS
Yes	No	Unknown	16. Are you aware of any termites/wood destroying insects, dry rot, pests affecting the propert
[]	[]		17. Are you aware of any damage to the property caused by termites/wood destroying insects,
ιJ	гЛ		rot, or pests?
[]	[]		18. If "yes," has work been performed to repair the damage?
[]	[]		19. Is your property currently under contract by a licensed pest control company? If "yes", state name and address of licensed pest control company:
			name and address of needsed pest control company.
[]	[]		20. Are you aware of any termite/pest control inspections or treatments for the property in the

72 73				21. Explain any "yes" answer that you give in this section:
1				
	CTDI	ICTIID A	L ITEMS	
7	Yes	No		
78 79 30	[]	[]		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 the manner in which it was constructed?
31 32	[]	[]		23. Are you aware if the property or or any of the structures on it have ever been damaged by fire, smoke, wind or flood?
83 84 85	[]	[]		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?
86 87	[]	[]		26. Are you aware of any present or past efforts made to repair any problems with the items in this section?
88 89 90				27. Explain any "yes" answers that you give in this section. Please describe the location and nature
1 2	ADDI	TIONS/I	REMODEL	.s
3 4	Yes	No []	Unknown	28. Are you aware of any additions, structural changes or other alterations to the structures on the
5	[]	[]	[]	property made by any present or past owners? 29. Were the proper building permits and approvals obtained? Explain any "yes" answers you give
7 8 9				this section:
0	PLUN	ARING. V	WATER AI	ND SEWAGE
2	Yes	No No	Unknown	1
3 4 5	r 1	r 1		 30. What is the source of your drinking water? [] Public [] Community System [] Well on property [] Other (explain) 31. If your drinking water supply is not public have you performed any tests on the water?
6	[]	[]		If so when? Attach a copy of or describe the results.
8 9	[]	[]	[]	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?
0 1			[]	33. When was well installed?
3	[]	[]		34. Do you have a softener, filter, or other water purification system? [] Leased [] Owned
5	[]	[]		 35. What is the type of sewage system? [] Public Sewer [] Private Sewer [] Septic System [] Cesspool [] Other (explain): 36. If you answered "septic system," have you ever had the system inspected to confirm that it is a
16 17 18	LJ	LJ	[]	36. If you answered "septic system," have you ever had the system inspected to confirm that it is a septic system and not a cesspool?37. If Septic System, when was it installed?
9			[]	Location?
0 1	[]	[]		 38. When was the Septic System or Cesspool last cleaned and/or serviced? 39. Are you aware of any abandoned Septic Systems or Cesspools on your property?
2	[]	[]	[]	39a. If "yes," is the closure in accordance with the municipality's ordinance? (explain):
4 5 6	[]	[]		40. Are you aware of any leaks, backups, or other problems relating to any of the plumbing system and fixtures (including pipes, sinks, tubs and showers), or of any other water or sewage related problems? If "yes," explain:
7 8 9	[]	[]		41. Are you aware of any shut off, disconnected, or abandoned wells, underground water or sewage tanks, or dry wells on the property?
0	[]	[]	[]	42. Is either the private water or sewage system shared? If "yes," explain:
2 3			[]	43. Water Heater: [] Electric [] Fuel Oil [] Gas Age of Water Heater 43a. Are you aware of any problems with the water heater?
5	[]	[]		43a. Are you aware of any problems with the water heater? 44. Explain any "yes" answers that you give in this section:
6 7				
8 9			D AIR CO	NDITIONING
0	Yes	No	Unknown	1 45. Type of air conditioning:
2 3				[] Central one zone [] Central multiple zone [] Wall/Window Unit [] None 46. List any areas of the house that are not air conditioned:
4			[]	47. What is the age of Air Conditioning System
15 16 17 18				47. What is the age of Air Conditioning System 48. Type of heat: [] Electric [] Fuel Oil [] Natural Gas [] Propane [] Unheated [] Other 49. What is the type of heating system? (for example, forced air, hot water or base board, radiator, steam heat)

			50. If it is a centralized heating system, is it one zone or multiple zones?
		[]	51. Age of Furnace Date of Last Service 52. List any areas of the house that are not heated:
[]	[]	[]	53. Are you aware of any tanks on the property, either above or underground, used to store fuel or other substances?
[]	[]		54. If tank is not in use, do you have a closure certificate?55. Are you aware of any problems with any items in this section? If "yes," explain:
			VE OR FIREPLACE
Yes	No	Unknowi	
[]	[] []		56. Do you have [] wood burning stove? [] fireplace? [] insert? [] Other 56a. Is it presently usable?
[]	[]	[]	57. If you have a fireplace, when was the flu last cleaned?
[]	[]	[]	57a. Was the flue cleaned by a professional or non-professional?
[]	[]	[]	Have you obtained any required permits for any such item?
[]	[]		59. Are you aware of any problems with any of these items? If "yes," please explain:
ELEC	TRICA	L SYSTEM	I .
Yes	No	Unknow	O What to a of minima is in this atmost and I Common I Aluminum I Other I Halmanum
			60. What type of wiring is in this structure? [] Copper [] Aluminum [] Other [] Unknown 61. What amp service does it have? [] 60 [] 100 [] 150 [] 200 [] Other [] Unknown
r 1	r 1	[]	62. Does it have 240 volt service? Which are present? [] Circuit Breakers [] Fuses or [] Both?
[]	[]	[]	63. Are you aware of any additions to the original service? If "yes" were the additions done by a licensed electrician? Name and address:
[]	[]	[]	64. If yes, were proper building permits and approvals obtained?
[]	[]	LJ	65. Are you aware of any wall switches, light fixtures or electrical outlets in need of repair?
LJ			66. Explain any "yes" answers you give in this section:
Yes	No []	S, DRAINA Unknowi	67. Are you aware of any fill or expansive soil on the property?
[]	[]		68. Are you aware of any past or present mining operations in the area in which the property is located?
[]	[]		69. Is the property located in a flood hazard zone?
[]	[]		70. Are you aware of any drainage or flood problems affecting the property?
[]	[]	[]	71. Are there any areas on the property which are designated as protected wetlands?72. Are you aware of any encroachments, utility easements, boundary line disputes, or drainage or
[]	[]		other easements affecting the property?
[]	[]		 73. Are there any water retention basins on the property or the adjacent properties? 74. 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:
[]	[]		75. Are you aware of any shared or common areas (for example, driveways, bridges, docks, walls,
			bulkheads, etc.) or maintenance agreements regarding the property? 76. Explain any "yes" answers to the preceding questions in this section:
[]	[]		77. Do you have a survey of the property?
ENVII	RONME	ENTAL HA	ZARDS
Yes	No	Unknown	
[]	[]		78. 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.
[]	[]		78a. 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:
[]	[]		79. 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:
[]	[]		80. Are you aware if any underground storage tank has been tested? (Attach a copy of each test report or closure certificate if available).

8 [9 0 1 2]	[]	[]	81. 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). If "yes" to any of the above, explain:
3 4 []	[]		82a.	If "yes" to any of the above, were any actions taken to correct the problem? Explain:
5 6					
7 []	[]	[]	83.	Is the property in a designated Airport Safety Zone?
		REST		IS, SPI	ECIAL DESIGNATIONS, HOMEOWNERS ASSOCIATIONS/CONDOMINIUMS
1 Y	es	No	Unkno		
2 [3 4 5	J	[]		84.	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?
5 [[]		85.	Is the property part of a condominium or other common interest ownership plan?
] []	[]		85a.	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?
[]	[]		86.	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?
[]	[]		86a	If so, what is the Association's name and telephone number?
[[]	[]	86b.	If so, are there any dues or assessments involved? If "yes," how much?
[]	[]		87.	Are you aware of any defect, damage, or problem with any common elements or common areas that materially affects the property?
[[]		88.	Are you aware of any condition or claim which may result in an increase in assessments or fees?
[J	[]	[]	89.	Since you purchased the property, have there been any changes to the rules or by-laws of the Association that impact the property?
				90.	Explain any "yes" answers you give in this section:
l .	IISCI es	ELLAI No	NEOUS Unkno	own	
[[]	Cimilo	91.	Are you aware of any existing or threatened legal action affecting the property or any condominium
[]	[]		92.	or homeowners association to which you, as an owner, belong? Are you aware of any violations of Federal, State or local laws or regulations relating to this property?
[]	[]		93.	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.
[]	[]		94.	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?
[[]		95.	Are there mortgages, encumbrances or liens on this property?
[]	[]		95a.	Are you aware of any reason, including a defect in title, that would prevent you from conveying clear title?
[]	[]		96.	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:
[]	[]		97.	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
				98.	an ongoing basis with respect to this property, such as garbage collection fees? Explain any other "yes" answers you give in this section:
D	<u>ል</u> ከሰ	N CA	S Instruction	one to C	Dwners
		By la	aw (N.J.S.A	A. 26:2	D-73), a property owner who has had his or her property tested or treated for radon gas may require
sa Ti	ile, at he lav	which v also j	time a cop provides th	y of th	ting and treatment be kept confidential until the time that the owner and a buyer enter into a contract of e test results and evidence of any subsequent mitigation or treatment shall be provided to the buyer. ers may waive, in writing, this right of confidentiality. As the owner(s) of this property, do you wish
	waiv es	e this i	right?		
[[]			(Initials) (Initials)
					(Initials) (Initials)

305 306	If you	responded	l "yes," answe	er the following questions. If you responded •no,• proceed to the next section.
307 308 309	Yes	No]	Unknown	99. Are you aware if the property has been tested for radon gas? (Attach a copy of each test
310 311 312 313 314	[]	[]		report if available.) 100. 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.) 101. Is radon remediation equipment now present in the property? 101a. If "yes," is such equipment in good working order?
315 316 317 318 319	include	The terms ed in the s	of any final c	DOTHER ITEMS ontract executed by the seller shall be controlling as to what appliances or other items, if any, shall be perty. Which of the following items are present in the property? (For items that are not present,
320 321 322 323 324 325 326	Yes N [] [nown N/A [] []	102. Electric Garage Door Opener 102a. If "yes," are they reversible? Number of Transmitters 103. Smoke Detectors [] Battery [] Electric [] Both How many [] Carbon Monoxide Detectors How many
327 328	[] [] [1	Location
329 330 331 332				104a. If "yes," identify each item that is not in working order or defective and explain the nature of the problem:
333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359			[] [] []	105. [] In-ground pool [] Above-ground pool [] Pool Heater [] Spa/Hot Tub 105a. Were proper permits and approvals obtained? 105b. 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? 105c. If an in-ground pool, are you aware of any water seeping behind the walls of the pool? 106. 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 [] Security System [] Security System [] Washer [] Dryer [] Intercom [] Other 107. Of those that may be included, is each in working order? If "no," identify each item not working order, explain the nature of the problem:
360 361 362 363 364 365 366 367 368 369 370 371 372	of Sell- firm re real est represe	The underser's know presenting tate agent entations of	ledge, but is g or assisting s. Seller alon	affirms that the information set forth in this Disclosure Statement is accurate and complete to the best not a warranty as to the condition of the Property. Seller hereby authorizes the real estate brokerage the seller to provide this Disclosure Statement to all prospective buyers of the Property, and to other e is the source of all information contained in this statement. If the Seller relied upon any credible e Seller should state the name(s) of the person(s) who made the representation(s) and describe the
373 374 375 376		SELLER		DATE
377 378 379 380		SELLER		DATE

381

_		DATE
_		DATE
RECE	IPT AND ACKNOWLEDGMENT BY PRO	OSPECTIVE BUYER
that it is acknown actual of	ertaining to this Property. Prospective Buyer acts Prospective Buyer's responsibility to satisfy wledges that the Property may be inspected by condition of the Property. Prospective Buyer f	eledges receipt of this Disclosure Statement prior to signing a Contract cknowledges that this Disclosure Statement is not a warranty by Selle himself or herself as to the condition of the Property. Prospective Buy qualified professionals, at Prospective Buyer's expense, to determine further acknowledges that this form is intended to provide information
address etc. Pro	s local conditions which may affect a purchase ospective Buyer acknowledges that they may i	r systems and amenities, if any, included in the sale. This form does needs use and enjoyment of the property such as noise, odors, traffic volundependently investigate such local conditions before entering into a acknowledges that he or she understands that the visual inspection
perform		alesperson/salesperson does not constitute a professional home inspect
periori	ned by a needised notice hispector	
F	PROSPECTIVE BUYER	DATE
<u></u>	PROSPECTIVE BUYER	D.A.M.
r	KOSPECTIVE BUYEK	
_		DATE
		DATE
		OKER/BROKER-SALESPERSON/SALESPERSON broker-salesperson/ salesperson acknowledges receipt of the Property
ACKN	The undersigned Seller's real estate broker/b sure Statement form and that the information of	OKER/BROKER-SALESPERSON/SALESPERSON oroker-salesperson/salesperson acknowledges receipt of the Property contained in the form was provided by the Seller.
ACKN Disclos	The undersigned Seller's real estate broker/b sure Statement form and that the information of The Seller's real estate broker/broker-salesp ty with reasonable diligence to ascertain the ac	OKER/BROKER-SALESPERSON/SALESPERSON broker-salesperson/ salesperson acknowledges receipt of the Property
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