



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



Property Address: _____

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 acknowledges that he/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 _____
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 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: _____

ATTICS, 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 crawlspace? If "yes" describe the location, nature and date of the repairs:

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 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: _____

TERMITES/WOOD DESTROYING INSECTS, DRY ROT, PESTS

Yes No Unknown
[] [] []

16. Are you aware of any termites/wood destroying insects, dry rot, 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 currently under contract by a licensed pest control company? If "yes", state the name and address of licensed pest control company: _____
20. Are you aware of any termite/pest control inspections or treatments for the property in the past?

Yes No
[] []

Yes	No	Unknown
[]	[]	

Yes No Unknown

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:

41. Are you aware of any shut off, disconnected, or abandoned wells, underground water or sewage tanks, or dry wells on the property?

42. Is either the private water or sewage system shared? If "yes," explain: _____

Yes No Unknown

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150				50.	If it is a centralized heating system, is it one zone or multiple zones?
151					
152			[]	51.	Age of Furnace _____ Date of Last Service _____
153				52.	List any areas of the house that are not heated:
154					
155	[]	[]	[]	53.	Are you aware of any tanks on the property, either above or underground, used to store fuel or other substances?
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157	[]	[]		54.	If tank is not in use, do you have a closure certificate?
158	[]	[]		55.	Are you aware of any problems with any items in this section? If "yes," explain:
159					
160					
161					WOOD BURNING STOVE OR FIREPLACE
162	Yes	No	Unknown		
163	[]	[]		56.	Do you have [] wood burning stove? [] fireplace? [] insert? [] Other
164	[]	[]		56a.	Is it presently usable?
165	[]	[]	[]	57.	If you have a fireplace, when was the flu last cleaned? _____
166	[]	[]	[]	57a.	Was the flue cleaned by a professional or non-professional? _____
167	[]	[]	[]	58.	Have you obtained any required permits for any such item?
168	[]	[]		59.	Are you aware of any problems with any of these items? If "yes," please explain:
169					
170					
171					ELECTRICAL SYSTEM
172	Yes	No	Unknown		
173				60.	What type of wiring is in this structure? [] Copper [] Aluminum [] Other [] Unknown
174				61.	What amp service does it have?
175					[] 60 [] 100 [] 150 [] 200 [] Other [] Unknown
176	[]	[]	[]	62.	Does it have 240 volt service? Which are present? [] Circuit Breakers [] Fuses or [] Both?
177	[]	[]		63.	Are you aware of any additions to the original service? If "yes" were the additions done by a licensed electrician? Name and address:
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181	[]	[]	[]	64.	If yes, were proper building permits and approvals obtained?
182	[]	[]		65.	Are you aware of any wall switches, light fixtures or electrical outlets in need of repair?
183				66.	Explain any "yes" answers you give in this section:
184					
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187					LAND (SOILS, DRAINAGE AND BOUNDARIES)
188	Yes	No	Unknown		
189	[]	[]		67.	Are you aware of any fill or expansive soil on the property?
190	[]	[]		68.	Are you aware of any past or present mining operations in the area in which the property is located?
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192	[]	[]		69.	Is the property located in a flood hazard zone?
193	[]	[]		70.	Are you aware of any drainage or flood problems affecting the property?
194	[]	[]	[]	71.	Are there any areas on the property which are designated as protected wetlands?
195	[]	[]		72.	Are you aware of any encroachments, utility easements, boundary line disputes, or drainage or other easements affecting the property?
196					
197	[]	[]		73.	Are there any water retention basins on the property or the adjacent properties?
198	[]	[]		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:
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202	[]	[]		75.	Are you aware of any shared or common areas (for example, driveways, bridges, docks, walls, bulkheads, etc.) or maintenance agreements regarding the property?
203				76.	Explain any "yes" answers to the preceding questions in this section:
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207	[]	[]		77.	Do you have a survey of the property?
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209					ENVIRONMENTAL HAZARDS
210	Yes	No	Unknown		
211	[]	[]		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.
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215	[]	[]		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:
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220	[]	[]		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:
221					
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226	[]	[]		80.	Are you aware if any underground storage tank has been tested? (Attach a copy of each test report or closure certificate if available).
227					

[illegible]

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

Yes No Unknown

[] []

99. Are you aware if the property has been tested for radon gas? (Attach a copy of each test 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?

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MAJOR APPLIANCES AND OTHER ITEMS

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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.")

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Yes No Unknown N/A

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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 _____

Location _____

[] [] []

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

104a. If "yes," identify each item that is not in working order or defective and explain the nature of the problem:

[] [] []

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

[] Central Vacuum 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 in working order, explain the nature of the problem:

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ACKNOWLEDGMENT OF SELLER

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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.

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SELLER

DATE

SELLER

DATE

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EXECUTOR, ADMINISTRATOR, TRUSTEE
(If applicable). The undersigned has never occupied the property and lacks personal knowledge necessary to complete this Disclosure Statement.

_____	_____
	DATE
_____	_____
	DATE

RECEIPT AND ACKNOWLEDGMENT BY PROSPECTIVE BUYER

The undersigned Prospective Buyer acknowledges receipt of this Disclosure Statement prior to signing a Contract of Sale pertaining to this Property. Prospective Buyer acknowledges that this Disclosure Statement is not a warranty by Seller and that it is Prospective Buyer's responsibility to satisfy himself or herself as to the condition of the Property. Prospective Buyer acknowledges that the Property may be inspected by qualified professionals, at Prospective Buyer's expense, to determine the actual condition of the Property. Prospective Buyer further acknowledges that this form is intended to provide information relating to the condition of the land, structures, major systems and amenities, if any, included in the sale. This form does not address local conditions which may affect a purchaser's use and enjoyment of the property such as noise, odors, traffic volume, etc. Prospective Buyer acknowledges that they may independently investigate such local conditions before entering into a binding contract to purchase the property. Prospective Buyer acknowledges that he or she understands that the visual inspection performed by the Seller's real estate broker/broker-salesperson/salesperson does not constitute a professional home inspection as performed by a licensed home inspector

_____	_____
PROSPECTIVE BUYER	DATE
_____	_____
PROSPECTIVE BUYER	DATE

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.

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