



SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT



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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 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 _____
- 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: _____

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: _____

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

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

STRUCTURAL ITEMS

Yes No Unknown
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- 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? _____
- 34. Do you have a softener, filter, or other water purification system?
 Leased Owned
- 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 true septic system and not a cesspool?
- 37. If Septic System, when was it installed? _____
Location? _____
- 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?
- 39a. If "yes," is the closure in accordance with the municipality's ordinance? (explain): _____
- 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: _____
- 43. Water Heater: Electric Fuel Oil Gas
Age of Water Heater _____
- 43a. Are you aware of any problems with the water heater?
- 44. Explain any "yes" answers that you give in this section:

HEATING AND AIR CONDITIONING

Yes No Unknown

- 45. Type of Air Conditioning:
 Central one zone Central multiple zone Wall/Window Unit None
- 46. List any areas of the house that are not air conditioned:

- 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) _____

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?
156				
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				WOODBURNING STOVE OR FIREPLACE
162	Yes	No	Unknown	
163	[]	[]		56. Do you have <input type="checkbox"/> wood burning stove? <input type="checkbox"/> fireplace? <input type="checkbox"/> insert? <input type="checkbox"/> other
164	[]	[]		56a. Is it presently usable?
165	[]	[]	[]	57. If you have a fireplace, when was the flue 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? <input type="checkbox"/> Copper <input type="checkbox"/> Aluminum <input type="checkbox"/> Other <input type="checkbox"/> Unknown
174				61. What amp service does the property have?
175				<input type="checkbox"/> 60 <input type="checkbox"/> 100 <input type="checkbox"/> 150 <input type="checkbox"/> 200 <input type="checkbox"/> Other <input type="checkbox"/> Unknown
176	[]	[]	[]	62. Does it have 240 volt service? Which are present <input type="checkbox"/> Circuit Breakers, <input type="checkbox"/> Fuses or <input type="checkbox"/> 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: _____
178				
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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?
191				
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: _____
199				
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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: _____
204				
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207	[]	[]		77. Do you have a survey of the property?
208				
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				

228 81. Are you aware if the property has been tested for the presence of any other toxic substances,
 229 such as lead-based paint, urea-formaldehyde foam insulation, asbestos-containing materials, or
 230 others? (Attach copy of each test report if available).
 231 82. If "yes" to any of the above, explain:
 232 _____
 233 _____
 234 82a. If "yes" to any of the above, were any actions taken to correct the problem? Explain:
 235 _____
 236 _____
 237 83. Is the property in a designated Airport Safety Zone?
 238

239 **DEED RESTRICTIONS, SPECIAL DESIGNATIONS, HOMEOWNERS ASSOCIATION/CONDOMINIUMS**
 240 **AND CO-OPS**

241 Yes No Unknown
 242 84. Are you aware if the property is subject to any deed restrictions or other limitations on how it
 243 may be used due to its being situated within a designated historic district, or a protected area
 244 like the New Jersey Pinelands, or its being subject to similar legal authorities other than
 245 typical local zoning ordinances?
 246 85. Is the property part of a condominium or other common interest ownership plan?
 247 85a. If so, is the property subject to any covenants, conditions, or restrictions as a result of its
 248 being part of a condominium or other form of common interest ownership?
 249 86. As the owner of the property, are you required to belong to a condominium association or
 250 homeowners association, or other similar organization or property owners?
 251 86a. If so, what is the Association's name and telephone number?
 252 _____
 253 86b. If so, are there any dues or assessments involved? If "yes," how much?
 254 87. Are you aware of any defect, damage, or problem with any common elements or common
 255 areas that materially affects the property?
 256 88. Are you aware of any condition or claim which may result in an increase in assessments or
 257 fees?
 258 89. Since you purchased the property, have there been any changes to the rules or by-laws of the
 259 Association that impact the property?
 260 90. Explain any "yes" answers you give in this section:
 261 _____
 262 _____

264 **MISCELLANEOUS**

265 Yes No Unknown
 266 91. Are you aware of any existing or threatened legal action affecting the property or any
 267 condominium or homeowners association to which you, as an owner, belong?
 268 92. Are you aware of any violations of Federal, State or local laws or regulations relating to this
 269 property?
 270 93. Are you aware of any zoning violations, encroachments on adjacent properties, non-
 271 conforming uses, or set-back violations relating to this property? If so, please state whether
 272 the condition is pre-existing non-conformance to present day zoning or a violation to zoning
 273 and/or land use laws.
 274 _____
 275 _____
 276 94. Are you aware of any public improvement, condominium or homeowner association
 277 assessments against the property that remain unpaid? Are you aware of any violations of
 278 zoning, housing, building, safety or fire ordinances that remain uncorrected?
 279 95. Are there mortgages, encumbrances or liens on this property?
 280 95a. Are you aware of any reason, including a defect in title, that would prevent you from
 281 conveying clear title?
 282 96. Are you aware of any material defects to the property, dwelling, or fixtures which are not
 283 disclosed elsewhere on this form? (A defect is "material," if a reasonable person would attach
 284 importance to its existence or non-existence in deciding whether or how to proceed in the
 285 transaction.) If "yes," explain: _____
 286 _____
 287 97. Other than water and sewer charges, utility and cable tv fees, your local property taxes, any
 288 special assessments and any association dues or membership fees, are there any other fees that
 289 you pay on an ongoing basis with respect to this property, such as garbage collection fees?
 290 98. Explain any other "yes" answers you give in this section:
 291 _____
 292 _____

295 **RADON GAS Instructions to Owners**

296 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
 297 that information about such testing and treatment be kept confidential until the time that the owner and a buyer enter into a
 298 contract of sale, at which time a copy of the test results and evidence of any subsequent mitigation or treatment shall be
 299 provided to the buyer. The law also provides that owners may waive, in writing, this right of confidentiality. As the owner(s)
 300 of this property, do you wish to waive this right?

301 Yes No
 302 _____
 303 (Initials) (Initials)
 304

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

- 306 Yes No Unknown
- 307 99. Are you aware if the property has been tested for radon gas? (Attach a copy of each test
- 308 report if available.)
- 309 100. Are you aware if the property has been treated in an effort to mitigate the presence of radon
- 310 gas? (If "yes," attach a copy of any evidence of such mitigation or treatment.)
- 311 101. Is radon remediation equipment now present in the property?
- 312 101a. If "yes," is such equipment in good working order?
- 313
- 314

315 **MAJOR APPLIANCES AND OTHER ITEMS**

316 The terms of any final contract executed by the seller shall be controlling as to what appliances or other items, if any, shall

317 be included in the sale of the property. Which of the following items are present in the property? (For items that are not present,

318 indicate "not applicable.")

319

320

- 321 Yes No Unknown N/A
- 322 102. Electric Garage Door Opener
- 323 102a. If "yes," are they reversible? Number of Transmitters _____
- 324 103. Smoke Detectors
- 325 Battery Electric Both How many _____
- 326 Carbon Monoxide Detectors How many _____
- 327 _____
- 328 104. With regard to the above items, are you aware that any item is not in working
- 329 order?
- 330 104a. If "yes," identify each item that is not in working order or defective and explain the
- 331 nature of the problem:
- 332 _____
- 333 _____
- 334
- 335 105. In-ground pool Above-ground pool Pool Heater Spa/Hot Tub
- 336 105a. Were proper permits and approvals obtained?
- 337 105b. Are you aware of any leaks or other defects with the filter or the walls or other
- 338 structural or mechanical components of the pool or spa/hot tub?
- 339 105c. If an in-ground pool, are you aware of any water seeping behind the walls of the
- 340 pool?
- 341 106. Indicate which of the following may be included in the sale? (Indicate Y for yes N
- 342 for no.)
- 343 Refrigerator
- 344 Range
- 345 Microwave Oven
- 346 Dishwasher
- 347 Trash Compactor
- 348 Garbage Disposal
- 349 In-Ground Sprinkler System
- 350 Central Vacuum System
- 351 Security System
- 352 Washer
- 353 Dryer
- 354 Intercom
- 355 Other
- 356 107. Of those that may be included, is each in working order? If "no," identify each item
- 357 not in working order, explain the nature of the problem:
- 358 _____
- 359 _____
- 360

361 **ACKNOWLEDGMENT OF SELLER**

362 The undersigned Seller affirms that the information set forth in this Disclosure Statement is accurate and complete to the

363 best of Seller's knowledge, but is not a warranty as to the condition of the Property. Seller hereby authorizes the real estate

364 brokerage firm representing or assisting the seller to provide this Disclosure Statement to all prospective buyers of the

365 Property, and to other real estate agents. Seller alone is the source of all information contained in this statement. If the Seller

366 relied upon any credible representations of another, the Seller should state the name(s) of the person(s) who made the

367 representation(s) and describe the information that was relied upon.

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EXECUTOR, ADMINISTRATOR, TRUSTEE

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

DATE:

DATE:

RECEIPT AND ACKNOWLEDGMENT BY PROSPECTIVE BUYER

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

PROSPECTIVE BUYER: DATE:

PROSPECTIVE BUYER: DATE:

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.

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

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