



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?
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?

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
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?
11. Are you aware of any cracks or bulges in the basement floor or foundation walls?
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:
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?
15. Explain any "yes" answers that you give in this section:

TERMITES/WOOD DESTROYING INSECTS, DRY ROT, PESTS

- Yes No
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?
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:

72 **STRUCTURAL ITEMS**

- 73 Yes No
- 74 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?
- 75
- 76
- 77 23. Are you aware if the property or any of the structures on it have ever been damaged by fire, smoke, wind or flood?
- 78
- 79 24. Are you aware of any fire retardant plywood used in the construction?
- 80 25. Are you aware of any current or past problems with driveways, walkways, patios, sinkholes, or retaining walls on the property?
- 81
- 82 26. Are you aware of any present or past efforts made to repair any problems with the items in this section?
- 83 27. Explain any "yes" answers that you give in this section. Please describe the location and nature of the problem.
- 84

87

88 **ADDITIONS/REMODELS**

- 89 Yes No Unknown
- 90 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?
- 91
- 92 29. Were the proper building permits and approvals obtained? Explain any "yes" answers you give in this section:
- 93

96

97 **PLUMBING, WATER AND SEWAGE**

- 98 Yes No Unknown
- 99 30. What is the source of your drinking water? Public Community System
- 100 Well on Property Other (explain) _____
- 101 31. If your drinking water source is not public, have you performed any tests on the water? If so, when? _____
- 102 Attach a copy of or describe the results.
- 103
- 104 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?
- 105
- 106 33. When was well installed? _____
- 107 Location of well? _____
- 108 34. Do you have a softener, filter, or other water purification system?
- 109 Leased Owned
- 110 35. What is the type of sewage system? Public Sewer Private Sewer Septic System
- 111 Cesspool Other (explain): _____
- 112 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?
- 113
- 114 37. If Septic System, when was it installed? _____
- 115 Location? _____
- 116 38. When was the Septic System or Cesspool last cleaned and/or serviced? _____
- 117 39. Are you aware of any abandoned Septic Systems or Cesspools on your property?
- 118 39a. If "yes," is the closure in accordance with the municipality's ordinance? (explain): _____
- 119
- 120 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: _____
- 121
- 122
- 123
- 124 41. Are you aware of any shut off, disconnected, or abandoned wells, underground water or sewage tanks, or dry wells on the property?
- 125
- 126 42. Is either the private water or sewage system shared? If "yes," explain: _____
- 127
- 128 43. Water Heater: Electric Fuel Oil Gas
- 129 Age of Water Heater _____
- 130 43a. Are you aware of any problems with the water heater?
- 131 44. Explain any "yes" answers that you give in this section:
- 132
- 133
- 134

135 **HEATING AND AIR CONDITIONING**

- 136 Yes No Unknown
- 137 45. Type of Air Conditioning:
- 138 Central one zone Central multiple zone Wall/Window Unit None
- 139 46. List any areas of the house that are not air conditioned:
- 140
- 141 47. What is the age of Air Conditioning System? _____
- 142 48. Type of heat: Electric Fuel Oil Natural Gas Propane Unheated Other
- 143 49. What is the type of heating system? (for example, forced air, hot water or base board, radiator, steam heat) _____
- 144
- 145 50. If it is a centralized heating system, is it one zone or multiple zones?
- 146
- 147 51. Age of furnace _____ Date of last service: _____
- 148 52. List any areas of the house that are not heated:
- 149

- 151 53. Are you aware of any tanks on the property, either above or underground, used to store fuel
 152 or other substances?
 153 54. If tank is not in use, do you have a closure certificate?
 154 55. Are you aware of any problems with any items in this section? If "yes," explain:
 155 _____
 156 _____

157 **WOODBURNING STOVE OR FIREPLACE**

- 158 Yes No Unknown
 159 56. Do you have wood burning stove? fireplace? insert? other
 160 56a. Is it presently usable?
 161 57. If you have a fireplace, when was the flue last cleaned? _____
 162 57a. Was the flue cleaned by a professional or non-professional? _____
 163 58. Have you obtained any required permits for any such item?
 164 59. Are you aware of any problems with any of these items? If "yes," please explain:
 165 _____
 166 _____

167 **ELECTRICAL SYSTEM**

- 168 Yes No Unknown
 169 60. What type of wiring is in this structure? Copper Aluminum Other Unknown
 170 61. What amp service does the property have?
 171 60 100 150 200 Other Unknown
 172 62. Does it have 240 volt service? Which are present Circuit Breakers, Fuses or Both?
 173 63. Are you aware of any additions to the original service? If "yes," were the additions done by a
 174 licensed electrician? Name and address:
 175 _____
 176 _____
 177 64. If "yes," were proper building permits and approvals obtained?
 178 65. Are you aware of any wall switches, light fixtures or electrical outlets in need of repair?
 179 66. Explain any "yes" answers you give in this section:
 180 _____
 181 _____
 182 _____

183 **LAND (SOILS, DRAINAGE AND BOUNDARIES)**

- 184 Yes No Unknown
 185 67. Are you aware of any fill or expansive soil on the property?
 186 68. Are you aware of any past or present mining operations in the area in which the property is
 187 located?
 188 69. Is the property located in a flood hazard zone?
 189 70. Are you aware of any drainage or flood problems affecting the property?
 190 71. Are there any areas on the property which are designated as protected wetlands?
 191 72. Are you aware of any encroachments, utility easements, boundary line disputes, or drainage
 192 or other easements affecting the property?
 193 73. Are there any water retention basins on the property or the adjacent properties?
 194 74. Are you aware if any part of the property is being claimed by the State of New Jersey as
 195 land presently or formerly covered by tidal water (Riparian claim or lease grant)? Explain:
 196 _____
 197 _____
 198 75. Are you aware of any shared or common areas (for example, driveways, bridges, docks,
 199 walls, bulkheads, etc.) or maintenance agreements regarding the property?
 200 76. Explain any "yes" answers to the preceding questions in this section:
 201 _____
 202 _____
 203 77. Do you have a survey of the property?
 204 _____

205 **ENVIRONMENTAL HAZARDS**

- 206 Yes No Unknown
 207 78. Have you received any written notification from any public agency or private concern
 208 informing you that the property is adversely affected, or may be adversely affected, by a
 209 condition that exists on a property in the vicinity of this property? If "yes," attach a copy of
 210 any such notice currently in your possession.
 211 78a. Are you aware of any condition that exists on any property in the vicinity which adversely
 212 affects, or has been identified as possibly adversely affecting, the quality or safety of the air,
 213 soil, water, and/or physical structures present on this property? If "yes," explain:
 214 _____
 215 _____
 216 79. Are you aware of any underground storage tanks (UST) or toxic substances now or previously
 217 present on this property or adjacent property (structure or soil), such as polychlorinated
 218 biphenyl (PCB), solvents, hydraulic fluid, petro-chemicals, hazardous wastes, pesticides,
 219 chromium, thorium, lead or other hazardous substances in the soil? If "yes," explain:
 220 _____
 221 _____
 222 80. Are you aware if any underground storage tank has been tested? (Attach a copy of each test
 223 report or closure certificate if available).
 224 81. Are you aware if the property has been tested for the presence of any other toxic substances,
 225 such as lead-based paint, urea-formaldehyde foam insulation, asbestos-containing materials,
 226 or others? (Attach copy of each test report if available).
 227 82. If "yes" to any of the above, explain:
 228 _____
 229 _____

230 82a. If "yes" to any of the above, were any actions taken to correct the problem? Explain:
231 _____
232 _____

233 83. Is the property in a designated Airport Safety Zone?
234

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

237 Yes No Unknown

238 84. Are you aware if the property is subject to any deed restrictions or other limitations on how it
239 may be used due to its being situated within a designated historic district, or a protected area
240 like the New Jersey Pinelands, or its being subject to similar legal authorities other than
241 typical local zoning ordinances?

242 85. Is the property part of a condominium or other common interest ownership plan?

243 85a. If so, is the property subject to any covenants, conditions, or restrictions as a result of its
244 being part of a condominium or other form of common interest ownership?

245 86. As the owner of the property, are you required to belong to a condominium association or
246 homeowners association, or other similar organization or property owners?

247 86a. If so, what is the Association's name and telephone number?
248 _____

249 86b. If so, are there any dues or assessments involved? If "yes," how much? _____

250 87. Are you aware of any defect, damage, or problem with any common elements or common
251 areas that materially affects the property?

252 88. Are you aware of any condition or claim which may result in an increase in assessments or
253 fees?

254 89. Since you purchased the property, have there been any changes to the rules or by-laws of the
255 Association that impact the property?

256 90. Explain any "yes" answers you give in this section:
257 _____
258 _____

MISCELLANEOUS

261 Yes No Unknown

262 91. Are you aware of any existing or threatened legal action affecting the property or any
263 condominium or homeowners association to which you, as an owner, belong?

264 92. Are you aware of any violations of Federal, State or local laws or regulations relating to this
265 property?

266 93. Are you aware of any zoning violations, encroachments on adjacent properties, non-
267 conforming uses, or set-back violations relating to this property? If so, please state whether
268 the condition is pre-existing non-conformance to present day zoning or a violation to zoning
269 and/or land use laws.
270 _____

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272 94. Are you aware of any public improvement, condominium or homeowner association
273 assessments against the property that remain unpaid? Are you aware of any violations of
274 zoning, housing, building, safety or fire ordinances that remain uncorrected?

275 95. Are there mortgages, encumbrances or liens on this property?

276 95a. Are you aware of any reason, including a defect in title, that would prevent you from
277 conveying clear title?

278 96. Are you aware of any material defects to the property, dwelling, or fixtures which are not
279 disclosed elsewhere on this form? (A defect is "material," if a reasonable person would
280 attach importance to its existence or non-existence in deciding whether or how to proceed in
281 the transaction.) If "yes," explain: _____
282 _____

283 97. Other than water and sewer charges, utility and cable tv fees, your local property taxes, any
284 special assessments and any association dues or membership fees, are there any other fees
285 that you pay on an ongoing basis with respect to this property, such as garbage collection
286 fees?

287 98. Explain any other "yes" answers you give in this section:
288 _____
289 _____

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RADON GAS Instructions to Owners

294 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
295 that information about such testing and treatment be kept confidential until the time that the owner and a buyer enter into a
296 contract of sale, at which time a copy of the test results and evidence of any subsequent mitigation or treatment shall be
297 provided to the buyer. The law also provides that owners may waive, in writing, this right of confidentiality. As the owner(s)
298 of this property, do you wish to waive this right?

299 Yes No

300 _____

301 (Initials) (Initials)

302

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

304

305 Yes No

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

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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