



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 Unknown
8. Does the property have one or more sump pumps?
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?
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 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?
20. Are you aware of any termite/pest control inspections or treatments performed on the property in the past?

72 21. Explain any "yes" answers that you give in this section:
73 _____
74 _____
75 _____

76 **STRUCTURAL ITEMS**

77 Yes No Unknown

- 78 22. Are you aware of any movement, shifting, or other problems with walls, floors, or foundations,
79 including any restrictions on how any space, other than the attic or roof, may be used as a result
80 of the manner in which it was constructed?
81 23. Are you aware if the property or any of the structures on it have ever been damaged by fire,
82 smoke, wind or flood?
83 24. Are you aware of any fire retardant plywood used in the construction?
84 25. Are you aware of any current or past problems with driveways, walkways, patios, sinkholes, or
85 retaining walls on the property?
86 26. Are you aware of any present or past efforts made to repair any problems with the items in this section?
87 27. Explain any "yes" answers that you give in this section. Please describe the location and nature
88 of the problem.
89 _____
90 _____
91 _____

92 **ADDITIONS/REMODELS**

93 Yes No Unknown

- 94 28. Are you aware of any additions, structural changes or other alterations to the structures on the
95 property made by any present or past owners?
96 29. Were the proper building permits and approvals obtained? Explain any "yes" answers you give
97 in this section:
98 _____
99 _____

100 **PLUMBING, WATER AND SEWAGE**

101 Yes No Unknown

- 102 30. What is the source of your drinking water? Public Community System
103 Well on Property Other (explain) _____
104 31. If your drinking water source is not public, have you performed any tests on the water?
105 If so, when? _____
106 Attach a copy of or describe the results.
107 32. Does the wastewater from any clothes washer, dishwasher, or other appliance discharge to any
108 location other than the sewer, septic, or other system that services the rest of the property?
109 33. When was well installed? _____
110 Location of well? _____
111 34. Do you have a softener, filter, or other water purification system?
112 Leased Owned
113 35. What is the type of sewage system? Public Sewer Private Sewer Septic System
114 Cesspool Other (explain): _____
115 36. If you answered "septic system," have you ever had the system inspected to confirm that it is a
116 true septic system and not a cesspool?
117 37. If Septic System, when was it installed? _____
118 Location? _____
119 38. When was the Septic System or Cesspool last cleaned and/or serviced? _____
120 39. Are you aware of any abandoned Septic Systems or Cesspools on your property?
121 39a. If "yes," is the closure in accordance with the municipality's ordinance? (explain):
122 _____
123 _____
124 40. Are you aware of any leaks, backups, or other problems relating to any of the plumbing systems
125 and fixtures (including pipes, sinks, tubs and showers), or of any other water or sewage related
126 problems? If "yes," explain: _____
127 _____
128 41. Are you aware of any shut off, disconnected, or abandoned wells, underground water or sewage
129 tanks, or dry wells on the property?
130 42. Is either the private water or sewage system shared? If "yes," explain: _____
131 _____
132 43. Water Heater: Electric Fuel Oil Gas
133 Age of Water Heater _____
134 43a. Are you aware of any problems with the water heater?
135 44. Explain any "yes" answers that you give in this section:
136 _____
137 _____
138 _____

139 **HEATING AND AIR CONDITIONING**

140 Yes No Unknown

- 141 45. Type of Air Conditioning:
142 Central one zone Central multiple zone Wall/Window Unit None
143 46. List any areas of the house that are not air conditioned:
144 _____
145 47. What is the age of Air Conditioning System? _____
146 48. Type of heat: Electric Fuel Oil Natural Gas Propane Unheated Other
147 49. What is the type of heating system? (for example, forced air, hot water or base board, radiator,
148 steam heat) _____
149 _____

- 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
 156 other substances?
 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 wood burning stove? fireplace? insert? 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? Copper Aluminum Other Unknown
 174 61. What amp service does the property 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
 178 licensed electrician? Name and address:
 179 _____
 180 _____
 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 _____
 185 _____
 186 _____

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
 191 located?
 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
 196 or other easements affecting the property?
 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
 199 presently or formerly covered by tidal water (Riparian claim or lease grant)? Explain:
 200 _____
 201 _____
 202 {} {} 75. Are you aware of any shared or common areas (for example, driveways, bridges, docks, walls,
 203 bulkheads, etc.) or maintenance agreements regarding the property?
 204 76. Explain any "yes" answers to the preceding questions in this section:
 205 _____
 206 _____
 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
 212 informing you that the property is adversely affected, or may be adversely affected, by a
 213 condition that exists on a property in the vicinity of this property? If "yes," attach a copy of
 214 any such notice currently in your possession.
 215 {} {} 78a. Are you aware of any condition that exists on any property in the vicinity which adversely
 216 affects, or has been identified as possibly adversely affecting, the quality or safety of the air,
 217 soil, water, and/or physical structures present on this property? If "yes," explain:
 218 _____
 219 _____
 220 {} {} 79. Are you aware of any underground storage tanks (UST) or toxic substances now or previously
 221 present on this property or adjacent property (structure or soil), such as polychlorinated
 222 biphenyl (PCB), solvents, hydraulic fluid, petro-chemicals, hazardous wastes, pesticides,
 223 chromium, thorium, lead or other hazardous substances in the soil? If "yes," explain:
 224 _____
 225 _____
 226 {} {} 80. Are you aware if any underground storage tank has been tested? (Attach a copy of each test
 227 report or closure certificate if available).

- 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 _____
 263

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 _____
 293 _____
 294

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
- 307 Yes No Unknown
- 308 99. Are you aware if the property has been tested for radon gas? (Attach a copy of each test
- 309 report if available.)
- 310 100. Are you aware if the property has been treated in an effort to mitigate the presence of radon
- 311 gas? (If "yes," attach a copy of any evidence of such mitigation or treatment.)
- 312 101. Is radon remediation equipment now present in the property?
- 313 101a. If "yes," is such equipment in good working order?
- 314
- 315

316 **MAJOR APPLANCES AND OTHER ITEMS**

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

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

319 indicate "not applicable.")

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 Location _____
- 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

362 **ACKNOWLEDGMENT OF SELLER**

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

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

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

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

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

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

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376 SELLER:

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376 DATE:

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379 SELLER:

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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: