



SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

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Property Address: 1 Crestwood Drive (177 Wyoming Avenue)

Maplewood

NJ 07040

Seller: Eric Gordon

Andrea Gordon

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 1949
- 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? 1992
- 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 15 YEARS
- 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: SLATE ROOF SWITCHED TO ASHLEIGH SHINGLE

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. _____



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

STRUCTURAL ITEMS

Yes No Unknown

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.

- 111 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?
- 112 33. When was well installed? _____
- 113 Location of well? _____
- 114 34. Do you have a softener, filter, or other water purification system? Leased Owned
- 115 35. What is the type of sewage system?
 Public Sewer Private Sewer Septic System Cesspool Other (explain): _____
- 116 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?
- 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 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: _____
- 123 41. Are you aware of any shut off, disconnected, or abandoned wells, underground water or sewage tanks, or dry wells on the property?
- 124 42. Is either the private water or sewage system shared? If "yes," explain: _____
- 125 43. Water Heater: Electric Fuel Oil Gas
Age of Water Heater _____
- 126 43a. Are you aware of any problems with the water heater?
- 127 44. Explain any "yes" answers that you give in this section:

HEATING AND AIR CONDITIONING

- 141 Yes No Unknown
- 142 45. Type of Air Conditioning:
 Central one zone Central multiple zone Wall/Window Unit None
- 143 46. List any areas of the house that are not heated: _____
- 144 47. What is the age of Air Conditioning System? _____ *10 YRS*
- 145 48. Type of heat: Electric Fuel Oil Natural Gas Propane Unheated Other
- 146 49. What is the type of heating system? (for example, forced air, hot water or base board, radiator, steam heat) _____ *FORCED HOT AIR*
- 147 50. If it is a centralized heating system, is it one zone or multiple zones? _____ *ONE ZONE*
- 148 51. Age of furnace _____ *10 YRS* Date of last service: _____
- 149 52. List any areas of the house that are not heated: _____
- 150 53. Are you aware of any tanks on the property, either above or underground, used to store fuel or other substances?
- 151 54. If tank is not in use, do you have a closure certificate?
- 152 55. Are you aware of any problems with any items in this section? If "yes," explain: _____ *TANK WILL BE REMOVE WITH PERMIT S*

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? 60 100 150 200 Other Unknown
- 175 62. Does it have 240 volt service? Which are present? Circuit Breakers, Fuses or Both?
- 176 63. Are you aware of any additions to the original service?
- 177 If "yes," were the additions done by a licensed electrician? Name and address:
- 178 _____
- 179 _____
- 180 64. If "yes," were proper building permits and approvals obtained?
- 181 65. Are you aware of any wall switches, light fixtures or electrical outlets in need of repair?
- 182 66. Explain any "yes" answers you give in this section:
- 183 _____
- 184 _____
- 185 _____

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

187 Yes No Unknown

- 188 67. Are you aware of any fill or expansive soil on the property?
- 189 68. Are you aware of any past or present mining operations in the area in which the property is located?
- 190 69. Is the property located in a flood hazard zone?
- 191 70. Are you aware of any drainage or flood problems affecting the property?
- 192 71. Are there any areas on the property which are designated as protected wetlands?
- 193 72. Are you aware of any encroachments, utility easements, boundary line disputes, or drainage or other easements affecting the property?
- 194 73. Are there any water retention basins on the property or the adjacent properties?
- 195 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:
- 196
- 197 _____
- 198 _____
- 199 _____
- 200 75. Are you aware of any shared or common areas (for example, driveways, bridges, docks, walls, bulkheads, etc.) or maintenance agreements regarding the property?
- 201 76. Explain any "yes" answers to the preceding questions in this section:
- 202 _____
- 203 _____
- 204 _____
- 205 77. Do you have a survey of the property?
- 206 _____

207 **ENVIRONMENTAL HAZARDS**

208 Yes No Unknown

- 209 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.
- 210 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:
- 211 _____
- 212 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:
- 213 _____
- 214 _____
- 215 _____
- 216 80. Are you aware if any underground storage tank has been tested?
- 217 (Attach a copy of each test report or closure certificate if available).
- 218 81. 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?
- 219 (Attach copy of each test report if available).
- 220 82. If "yes" to any of the above, explain:
- 221 _____
- 222 _____
- 223
- 224
- 225 _____
- 226 _____
- 227 _____
- 228 _____
- 229 _____
- 230 _____

- 231 82a. If "yes" to any of the above, were any actions taken to correct the problem? Explain:
232 _____
233 _____
234 83. Is the property in a designated Airport Safety Zone?
235

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

- | 238 | Yes | No | Unknown | |
|-----|--------------------------|-------------------------------------|--------------------------|--|
| 239 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | 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? |
| 240 | | | | |
| 241 | | | | |
| 242 | | | | |
| 243 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | 85. Is the property part of a condominium or other common interest ownership plan? |
| 244 | <input type="checkbox"/> | <input type="checkbox"/> | | 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? |
| 245 | | | | |
| 246 | <input type="checkbox"/> | <input type="checkbox"/> | | 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? |
| 247 | | | | |
| 248 | <input type="checkbox"/> | <input type="checkbox"/> | | 86a. If so, what is the Association's name and telephone number?
249 _____ |
| 250 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 86b. If so, are there any dues or assessments involved?
If "yes," how much? _____ |
| 251 | | | | |
| 252 | <input type="checkbox"/> | <input type="checkbox"/> | | 87. Are you aware of any defect, damage, or problem with any common elements or common areas that materially affects the property? |
| 253 | | | | |
| 254 | <input type="checkbox"/> | <input type="checkbox"/> | | 88. Are you aware of any condition or claim which may result in an increase in assessments or fees? |
| 255 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 89. Since you purchased the property, have there been any changes to the rules or by-laws of the Association that impact the property? |
| 256 | | | | |
| 257 | | | | 90. Explain any "yes" answers you give in this section:
258 _____
259 _____ |

260
261 **MISCELLANEOUS**

- | 262 | Yes | No | Unknown | |
|-----|--------------------------|-------------------------------------|--------------------------|--|
| 263 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | 91. Are you aware of any existing or threatened legal action affecting the property or any condominium or homeowners association to which you, as an owner, belong? |
| 264 | | | | |
| 265 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | 92. Are you aware of any violations of Federal, State or local laws or regulations relating to this property? |
| 266 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | 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.
269 _____ |
| 270 | | | | |
| 271 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | 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? |
| 272 | | | | |
| 273 | | | | |
| 274 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 95. Are there mortgages, encumbrances or liens on this property? |
| 275 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | 95a. Are you aware of any reason, including a defect in title, that would prevent you from conveying clear title? |
| 276 | | | | |
| 277 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | 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.)
278 If "yes," explain: _____
279 _____ |
| 280 | | | | |
| 281 | | | | |
| 282 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | 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 an ongoing basis with respect to this property, such as garbage collection fees? |
| 283 | | | | |
| 284 | | | | |
| 285 | | | | 98. Explain any other "yes" answers you give in this section:
286 _____
287 _____ |

291 **RADON GAS Instructions to Owners**

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

296 Yes No
297 _____
298 (Initials) (Initials)

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

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

311 **MAJOR APPLIANCES AND OTHER ITEMS**

312 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
313 in the sale of the property. Which of the following items are present in the property? (For items that are not present, indicate "not
314 applicable.")

315 Yes No Unknown N/A
316 102. Electric Garage Door Opener
317 102a. If "yes," are they reversible? Number of Transmitters 2
318 103. Smoke Detectors
319 Battery Electric Both How many _____
320 Carbon Monoxide Detectors How many _____
321 Location _____
322 104. With regard to the above items, are you aware that any item is not in working order?
323 104a. If "yes," identify each item that is not in working order or defective and explain the nature
324 of the problem: _____
325 _____
326 _____
327 105. In-ground pool Above-ground pool Pool Heater Spa/Hot Tub
328 105a. Were proper permits and approvals obtained?
329 105b. Are you aware of any leaks or other defects with the filter or the walls or other structural or
330 mechanical components of the pool or spa/hot tub?
331 105c. If an in-ground pool, are you aware of any water seeping behind the walls of the pool?
332 106. Indicate which of the following may be included in the sale? (Indicate Y for yes N for no.)
333 Refrigerator
334 Range
335 Microwave Oven
336 Dishwasher
337 Trash Compactor
338 Garbage Disposal
339 In-Ground Sprinkler System
340 Central Vacuum System
341 Security System
342 Washer
343 Dryer
344 Intercom
345 Other
346 107. Of those that may be included, is each in working order?
347 If "no," identify each item not in working order, explain the nature of the problem:
348 _____
349 _____
350 _____

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SOLAR PANEL SYSTEMS

By completing this section, Seller is acknowledging that the Property is serviced by a Solar Panel System, which means a system of solar panels designed to absorb the sunlight as a source of energy for generating electricity or heating, any and all inverters, net meter, wiring, roof supports and any other equipment pertaining to the Solar Panels (collectively, the "Solar Panel System"). This information may be used, among other purposes, to prepare a Solar Panel Addendum to be affixed to and made a part of a contract of sale for the Property.

Yes No Unknown

- 108. When was the Solar Panel System Installed? _____
- 109. Are SRECs available from the Solar Panel System?
- 109a. If SRECs are available, when will the SRECs expire? _____
- 110. Is there any storage capacity on your Property for the Solar Panel System?
- 111. Are you aware of any defects in or damage to any component of the Solar Panel System? If yes, explain: _____

112. Choose one of the following three options:

- 112a. The Solar Panel System is financed under a power purchase agreement or other type of financing arrangement which requires me/us to make periodic payments to a Solar Panel System provider in order to acquire ownership of the Solar Panel System ("PPA")? If yes, proceed to Section A below.
- 112b. The Solar Panel System is the subject of a lease agreement. If yes, proceed to Section B below.
- 112c. I/we own the Solar Panel System outright. If yes, you do not have to answer any further questions.

SECTION A - THE SOLAR PANEL SYSTEM IS SUBJECT TO A PPA

- 113. What is the current periodic payment amount? \$ _____
- 114. What is the frequency of the periodic payments (check one)? Monthly Quarterly
- 115. What is the expiration date of the PPA, which is when you will become the owner of the Solar Panel System? _____ ("PPA Expiration Date")
- 116. Is there a balloon payment that will become due on or before the PPA Expiration Date?
- 117. If there is a balloon payment, what is the amount? \$ _____

118. Choose one of the following three options:

- 118a. Buyer will assume my/our obligations under the PPA at Closing.
- 118b. I/we will pay off or otherwise obtain cancellation of the PPA as of the Closing so that the Solar Panel System can be included in the sale free and clear.
- 118c. I/we will remove the Solar Panel System from the Property and pay off or otherwise obtain cancellation of the PPA as of the Closing.

SECTION B - THE SOLAR PANEL SYSTEM IS SUBJECT TO A LEASE

- 119. What is the current periodic lease payment amount? \$ _____
- 120. What is the frequency of the periodic lease payments (check one)? Monthly Quarterly
- 121. What is the expiration date of the lease? _____

122. Choose one of the following two options:

- 122a. Buyer will assume our obligations under the lease at Closing.
- 122b. I/we will obtain an early termination of the lease and will remove the Solar Panel System prior to Closing.

SECTION C - THE SOLAR PANEL SYSTEM IS SUBJECT TO ENERGY CERTIFICATE(S)

- 123. Are Solar Transition Renewable Energy Certificates ("TRECs") available from the Solar Panel System?
- 123a. If TRECs are available, when will the TRECs expire? _____
- 124. Are Solar Renewable Energy Certificates IIs ("SREC IIs") available from the Solar Panel System?
- 124a. If SREC IIs are available, when will the SREC IIs expire? _____

LEAD PLUMBING

Yes No Unknown

- 125. Are you aware of the presence of any lead plumbing, including but not limited to any service line, piping materials, fixtures, and solder. If "yes," explain: _____

471 **RECEIPT AND ACKNOWLEDGMENT BY PROSPECTIVE BUYER**

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

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485 _____ DATE

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489 _____ DATE

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493 _____ DATE

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497 _____ DATE

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501 **ACKNOWLEDGMENT OF REAL ESTATE BROKER/BROKER-SALESPERSON/SALESPERSON**

502 The undersigned Seller's real estate broker/broker-salesperson/salesperson acknowledges receipt of the Property Disclosure Statement
503 form and that the information contained in the form was provided by the Seller.

504 The Seller's real estate broker/broker-salesperson/salesperson also confirms that he or she visually inspected the property with reasonable
505 diligence to ascertain the accuracy of the information disclosed by the seller, prior to providing a copy of the property disclosure statement
506 to the buyer.

507 The Prospective Buyer's real estate broker/broker-salesperson/salesperson also acknowledges receipt of the Property Disclosure Statement
508 form for the purpose of providing it to the Prospective Buyer.

DocuSigned by:
Karen Kahn
KAREN KAHN
072ED0E69AE416

DocuSigned by:
Vanessa Pollock
vanessa Pollock
02F0699AE13748D...

5/25/2022 | 5:15 PM EDT

509
510
511 _____ DATE
512 SELLER'S REAL ESTATE BROKER/
513 BROKER-SALESPERSON/SALESPERSON:

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516 _____ DATE
517 PROSPECTIVE BUYER'S REAL ESTATE BROKER/
518 BROKER-SALESPERSON/SALESPERSON: