



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



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Property Address: 70 FOX CHASE LA

LEDGEWOOD, NJ 07852

Seller: WARREN E DOLLIE H BLANKS

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 BUILT 1999
- 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? 2001
- 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 10
- 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?

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50. If it is a centralized heating system, is it one zone or multiple zones? |
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51. Age of Furnace 10 Date of Last Service 2007 +/-
52. List any areas of the house that are not heated:
-
53. Are you aware of any tanks on the property, either above or underground, used to store fuel or other substances?
54. If tank is not in use, do you have a closure certificate?
55. Are you aware of any problems with any items in this section? If "yes," explain:

WOOD BURNING STOVE OR FIREPLACE

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

ELECTRICAL SYSTEM

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

LAND (SOILS, DRAINAGE AND BOUNDARIES)

- Yes No Unknown
67. Are you aware of any fill or expansive soil on the property?
68. Are you aware of any past or present mining operations in the area in which the property is located?
69. Is the property located in a flood hazard zone?
70. Are you aware of any drainage or flood problems affecting the property?
71. Are there any areas on the property which are designated as protected wetlands?
72. Are you aware of any encroachments, utility easements, boundary line disputes, or drainage or other easements affecting the property?
73. Are there any water retention basins on the property or the adjacent properties?
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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75. Are you aware of any shared or common areas (for example, driveways, bridges, docks, walls, bulkheads, etc.) or maintenance agreements regarding the property?
76. Explain any "yes" answers to the preceding questions in this section:
-
77. Do you have a survey of the property?

ENVIRONMENTAL HAZARDS

- Yes No Unknown
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.
- 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:
-
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:
-
80. Are you aware if any underground storage tank has been tested? (Attach a copy of each test 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, such as lead-based paint, urea-formaldehyde foam insulation, asbestos-containing materials, or others? (Attach copy of each test report if available).
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- 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?

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

- 240 Yes No Unknown
- 241 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?
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- 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 being part of a condominium or other form of common interest ownership?
- 248
- 249 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?
- 250
- 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 areas that materially affects the property?
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- 257 88. Are you aware of any condition or claim which may result in an increase in assessments or fees?
- 258 89. Since you purchased the property, have there been any changes to the rules or by-laws of the Association that impact the property?
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- 260 90. Explain any "yes" answers you give in this section:
- 261 _____
- 262 _____

MISCELLANEOUS

- 264 Yes No Unknown
- 265 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?
- 266
- 267 92. Are you aware of any violations of Federal, State or local laws or regulations relating to this property?
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- 269 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.
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- 271 NEIGHBOR'S DRIVEWAY SLIGHTLY ENCRDACHES
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- 275 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?
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- 278 95. Are there mortgages, encumbrances or liens on this property?
- 279 95a. Are you aware of any reason, including a defect in title, that would prevent you from conveying clear title?
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- 281 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.) If "yes," explain: _____
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- 286 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?
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- 289 98. Explain any other "yes" answers you give in this section:
- 290 _____
- 291 _____
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RADON GAS Instructions to Owners

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 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 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 owners may waive, in writing, this right of confidentiality. As the owner(s) of this property, do you wish to waive this right?

300 Yes No

301 _____ (Initials) _____ (Initials)

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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 report if available.)
- 308 100. 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.)
- 309 101. Is radon remediation equipment now present in the property?
- 310 101a. If "yes," is such equipment in good working order?

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316 MAJOR APPLIANCES 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 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.")

320 Yes No Unknown N/A

- 321 102. Electric Garage Door Opener
- 322 102a. If "yes," are they reversible? Number of Transmitters 2
- 323 103. Smoke Detectors
- 324 Battery Electric Both How many _____
- 325 Carbon Monoxide Detectors How many _____
- 326 Location _____

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- 327 104. With regard to the above items, are you aware that any item is not in working order?
- 328 104a. If "yes," identify each item that is not in working order or defective and explain the nature of the problem:

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- 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 structural or mechanical components of the pool or spa/hot tub?
- 338 105c. If an in-ground pool, are you aware of any water seeping behind the walls of the pool?

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- 340 106. Indicate which of the following may be included in the sale? (Indicate Y for yes N for no.)
- 341 Refrigerator **NEGOTIABLE**
- 342 Range
- 343 Microwave Oven
- 344 Dishwasher
- 345 ~~Trash Compactor~~
- 346 Garbage Disposal
- 347 In-Ground Sprinkler System
- 348 Central Vacuum System
- 349 Security System
- 350 Washer **NEGOTIABLE**
- 351 Dryer **NEGOTIABLE**
- 352 Intercom
- 353 Other

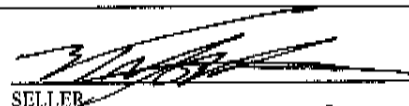
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- 356 107. Of those that may be included, is each in working order? If "no," identify each item not in working order, explain the nature of the problem:

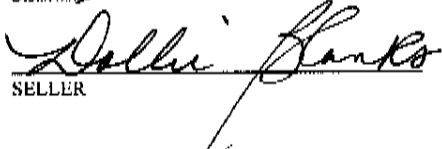
362 ACKNOWLEDGMENT OF SELLER

363 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

2/3/2009
DATE


SELLER

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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.

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

2/3/09

DATE

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

DATE