



SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

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Property Address: 206 Washington Street, Berkeley Heights, NJ 07922

Seller: Michael Giacomelli

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 6 years

2. Does the Seller currently occupy this property?

If not, how long has it been since Seller occupied the property? 1 month

3. What year did the seller buy the property? 2010

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, if known 6 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:

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.



- 51 12. Are you aware of any restrictions on how the attic may be used as a result of the manner in which
 52 the attic or roof was constructed?
 53 13. Is the attic or house ventilated by: a whole house fan? an attic fan?
 54 13a. Are you aware of any problems with the operation of such a fan?
 55 14. In what manner is access to the attic space provided?
 56 staircase pull down stairs crawl space with aid of ladder or other device
 57 other
 58 15. Explain any "yes" answers that you give in this section:
 59
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 61

TERMITES/WOOD DESTROYING INSECTS, DRY ROT, PESTS

- 62 Yes No Unknown
 63 16. Are you aware of any termites/wood destroying insects, dry rot, or pests affecting the property?
 64 17. Are you aware of any damage to the property caused by termites/wood destroying insects, dry rot, or
 65 pests?
 66 18. If "yes," has work been performed to repair the damage?
 67 19. Is your property under contract by a licensed pest control company? If "yes," state the name and ad-
 68 dress of the licensed pest control company: _____
 69
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 71 20. Are you aware of any termite/pest control inspections or treatments performed on the property in the
 72 past?
 73 21. Explain any "yes" answers that you give in this section:
 74
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STRUCTURAL ITEMS

- 77 Yes No Unknown
 78 22. Are you aware of any movement, shifting, or other problems with walls, floors, or foundations, in-
 79 cluding any restrictions on how any space, other than the attic or roof, may be used as a result of the
 80 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, smoke,
 82 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 re-
 85 taining 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 sec-
 87 tion?
 88 27. Explain any "yes" answers that you give in this section. Please describe the location and nature of
 89 the problem.
 90
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 93

ADDITIONS/REMODELS

- 94 Yes No Unknown
 95 28. Are you aware of any additions, structural changes or other alterations to the structures on the prop-
 96 erty made by any present or past owners?
 97 29. Were the proper building permits and approvals obtained? Explain any "yes" answers you give in this
 98 section:
 99
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 102

PLUMBING, WATER AND SEWAGE

- 103 Yes No Unknown
 104 30. What is the source of your drinking water?
 105 Public Community System Well on Property Other (explain) _____
 106 31. If your drinking water source is not public, have you performed any tests on the water?
 107 If so, when? _____
 108 Attach a copy of or describe the results.
 109 32. Does the wastewater from any clothes washer, dishwasher, or other appliance discharge to any loca-
 110

- 111 _____
 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 _____
 116 35. What is the type of sewage system?
 117 Public Sewer Private Sewer Septic System Cesspool Other (explain): _____
 118 _____
 119 36. If you answered "septic system," have you ever had the system inspected to confirm that it is a true
 120 septic system and not a cesspool?
 121 _____
 122 37. If Septic System, when was it installed? _____
 123 Location?
 124 _____
 125 38. When was the Septic System or Cesspool last cleaned and/or serviced?
 126 _____
 127 39. Are you aware of any abandoned Septic Systems or Cesspools on your property?
 128 _____
 129 39a. If "yes," is the closure in accordance with the municipality's ordinance? (explain):
 130 _____
 131 40. Are you aware of any leaks, backups, or other problems relating to any of the plumbing systems and
 132 fixtures (including pipes, sinks, tubs and showers), or of any other water or sewage related problems?
 133 _____
 134 41. Are you aware of any shut off, disconnected, or abandoned wells, underground water or sewage
 135 tanks, or dry wells on the property?
 136 _____
 137 42. Is either the private water or sewage system shared? If "yes," explain: _____
 138 _____
 139 _____
 140 _____
 141 43. Water Heater: Electric Fuel Oil Gas
 142 _____
 143 Age of Water Heater 6 years
 144 _____
 145 43a. Are you aware of any problems with the water heater?
 146 _____
 147 44. Explain any "yes" answers that you give in this section:
 148 _____
 149 _____
 150 _____
 151 _____
 152 _____
 153 _____
 154 _____

HEATING AND AIR CONDITIONING

- 141 Yes No Unknown
 142 _____
 143 45. Type of Air Conditioning:
 144 Central one zone Central multiple zone Wall/Window Unit None
 145 _____
 146 46. List any areas of the house that are not air conditioned:
 147 _____
 148 47. What is the age of Air Conditioning System? 6 years
 149 _____
 150 48. Type of heat: Electric Fuel Oil Natural Gas Propane Unheated Other
 151 _____
 152 49. What is the type of heating system? (for example, forced air, hot water or base board, radiator, steam
 153 heat) **Forced air**
 154 _____
 155 50. If it is a centralized heating system, is it one zone or multiple zones?
 156 **Mult**
 157 _____
 158 51. Age of furnace _____ Date of last service: _____
 159 52. List any areas of the house that are not heated:
 160 _____
 161 53. Are you aware of any tanks on the property, either above or underground, used to store fuel or other
 162 substances?
 163 54. If tank is not in use, do you have a closure certificate?
 164 55. Are you aware of any problems with any items in this section? If "yes," explain:
 165 _____
 166 _____
 167 _____
 168 _____
 169 _____
 170 _____

WOODBURNING STOVE OR FIREPLACE

- 162 Yes No Unknown
 163 _____
 164 56. Do you have wood burning stove? fireplace? insert? other
 165 56a. Is it presently usable?
 166 57. If you have a fireplace, when was the flue last cleaned? **It's gas**
 167 57a. Was the flue cleaned by a professional or non-professional? **It's gas**
 168 58. Have you obtained any required permits for any such item?
 169 59. Are you aware of any problems with any of these items? If "yes," please explain:
 170 **None**

171 **ELECTRICAL SYSTEM**
172 Yes No Unknown

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60. What type of wiring is in this structure? Copper Aluminum Other Unknown
61. What amp service does the property 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:
Na
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:

Na

186 **LAND (SOILS, DRAINAGE AND BOUNDARIES)**
187 Yes No Unknown

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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:

Na

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:

Na

77. Do you have a survey of the property?

206 **ENVIRONMENTAL HAZARDS**
207 Yes No Unknown

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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:

Na

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:

Na

80. Are you aware if any underground storage tank has been tested?
(Attach a copy of each test report or closure certificate if available).
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).
82. If "yes" to any of the above, explain:

Na

231 82a. If "yes" to any of the above, were any actions taken to correct the problem? Explain:
 232 **Na**
 233
 234 83. Is the property in a designated Airport Safety Zone?
 235
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 may
 239 be used due to its being situated within a designated historic district, or a protected area like the
 240 New Jersey Pinelands, or its being subject to similar legal authorities other than typical local zoning
 241 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 being part
 244 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 homeown-
 246 ers association, or other similar organization or property owners?
 247 86a. If so, what is the Association's name and telephone number?
 248 **Na**
 249 86b. If so, are there any dues or assessments involved?
 250 If "yes," how much? **Na**
 251 87. Are you aware of any defect, damage, or problem with any common elements or common areas that
 252 materially affects the property?
 253 88. Are you aware of any condition or claim which may result in an increase in assessments or fees?
 254 89. Since you purchased the property, have there been any changes to the rules or by-laws of the Asso-
 255 ciation that impact the property?
 256 90. Explain any "yes" answers you give in this section:
 257 **Na**
 258
 259

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

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)
 299

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

301
 302 Yes No Unknown
 303 99. Are you aware if the property has been tested for radon gas? (Attach a copy of each test report if
 304 available.)
 305 100. Are you aware if the property has been treated in an effort to mitigate the presence of radon gas? (If
 306 "yes," attach a copy of any evidence of such mitigation or treatment.)
 307 101. Is radon remediation equipment now present in the property?
 308 101a. If "yes," is such equipment in good working order?
 309
 310

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 ap-
 314 plicable.")

315
 316 Yes No Unknown NA
 317 102. Electric Garage Door Opener
 318 102a. If "yes," are they reversible? Number of Transmitters _____
 319 103. Smoke Detectors
 320 Battery Electric Both How many **As by code** _____
 321 Carbon Monoxide Detectors How many _____
 322 Location **Na** _____
 323 104. With regard to the above items, are you aware that any item is not in working order?
 324 104a. If "yes," identify each item that is not in working order or defective and explain the nature
 325 of the problem: **Na**
 326 **Na** _____
 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 **Na**
 349

350 **ACKNOWLEDGMENT OF SELLER**

351 The undersigned Seller affirms that the information set forth in this Disclosure Statement is accurate and complete to the best of Seller's
352 knowledge, but is not a warranty as to the condition of the Property. Seller hereby authorizes the real estate brokerage firm representing
353 or assisting the seller to provide this Disclosure Statement to all prospective buyers of the Property, and to other real estate agents. Seller
354 alone is the source of all information contained in this statement. If the Seller relied upon any credible representations of another, the
355 Seller should state the name(s) of the person(s) who made the representation(s) and describe the information that was relied upon.

356 Na
357
358
359

360
361 *Michael Giacobelli* dotloop verified
11/08/17 1:17PM EST
RDGQ-VTPU-NWKE-YFQN
362
363 SELLER DATE

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367 SELLER DATE

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371 **EXECUTOR, ADMINISTRATOR, TRUSTEE**
372 (If applicable) The undersigned has never occupied the property and lacks the personal knowledge necessary to complete this Disclosure
373 Statement.

374
375
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377 DATE

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381 DATE

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386 **RECEIPT AND ACKNOWLEDGMENT BY PROSPECTIVE BUYER**

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

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401 PROSPECTIVE BUYER DATE

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