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



Seller		
	HUAT (D. GARWY & Stancy a. Ryan.
the da Prope prospe any of	The purpose of te set forth beli rty even if not ective buyers o f-site condition	This Disclosure Statement is to disclose, to the best of Seller's knowledge, the condition of the Property, as of ow. The Seller acknowledges that he/she is under an obligation to disclose any known material defects in the addressed in this printed form. Seller alone is the source of all information contained in this form. All if the Property are cautioned to carefully inspect the Property and to carefully inspect the surrounding area for as that may adversely affect the Property. Moreover, this Disclosure Statement is not intended to be a substitute r's hiring of qualified experts to inspect the Property.
systen firepla	ıs and/or featui	y consists of multiple units, systems and/or features, please provide complete answers on all such units, res even if the question is phrased in the singular, such as if a duplex has multiple furnaces, water heaters and
	UPANCY	
Yes		Il I. Age of House, if known 5940ACS
[]		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?
	[]	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
ROOI		
Yes		known 1 4. Age of roof FDD 2048AFS.
	ً م	Age or root Has roof been replaced or repaired since seller bought the property?
]	4	6. Are you aware of any roof leaks?
		7. Explain any "yes" answers that you give in this section:
r'es_	No Uni	NTS AND CRAWL SPACES (Complete only if applicable) known
1	[]	Does the property have one or more sump pumps? Are there any problems with the operation of any sump pump?
		Are you aware of any water leakage, accumulation, or dampness within the basement or crawl
1	i de la companya de l	spaces or any other areas within any of the structures on the property? ((brreaded) & 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?
Y	[]	10. Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawlenges if "yes" describe the location, nature and date of the repairs:
		How Franch within + Jump Hump System
ja.	[]	11. Are you aware of any cracks or bulges in the floor or foundation walls? [F"yes", specify
_	[alama	location Basemoun - wall - Repaired
]	17	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?
1	M	 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 Of other
		15. Explain any "yes" answers that you give in this section:
ie Davi	PERMOON	DESTROYING INSECTS, DRY ROT, PESTS
es	and the second s	SHOWN
] 1		 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
]	7	rot, or pests?
] /		18. If "yes," has work been performed to repair the damage?
7	L J	19. is your property currently under contract by a licensed pest control company? If "yes", state the
7		name and address of ticensed pest control company:

LF705

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72 73	l			21. Explain any "yes" answer that you give in this section:
74 75				
76	STR	UCTUR	AL ITEMS	
77 78 79	Yes []	No In		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
80 81 82	[]	1		the manner in which it was constructed?23. Are you aware if the property or or any of the structures on it have ever been damaged by fire, smoke, wind or flood?
3 4 5	[] []		-	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?
16 17	[4]	[]		26. Are you aware of any present or past efforts made to repair any problems with the items in this section?
88 89				27. Explain any "yes" answers that you give in this section. Please describe the location and nature of the location and nature o
90 91				heing restreed shortly and tree / Rosts
2		ITIONS.	REMODE	
93 94	Yes	No [4	Unknow	n 28. Are you aware of any additions, structural changes or other alterations to the structures on the
95 96 97 98	[]	()	[]	property made by any present or past owners? 29. Were the proper building permits and approvals obtained? Explain any "yes" answers you give it this section:
9				
0	PLU	MBING.	WATERA	ND SEWAGE
12	Yes	No	Unknow	
04				Well on property [] Other (explain)
05 06	[]	[]	_	31. If your drinking water supply is not public have you performed any tests on the water? If so when?
)7)8	[]		[]	Attach a copy of or describe the results. 32. Does the wastewater from any clothes washer, dishwasher, or other appliance discharge to any
9			г 1	location other than the sewer sentic or other system that services the rest of the property?
1				Location of Well?
3	[]	[]		34. Do you have a softener, filter, or other water purification system?
4				[] Leased [] Owned 35. What is the type of sewage system? [Public Sewer [] Private Sewer [] Septic System [] Cesspool [] Other (explain):
6	[]	[]		36. If you answered "septic system," have you ever had the system inspected to confirm that it is a t
8			[]	septic system and not a cesspool? 37. If Septic System, when was it installed?
0			[]	Location? 38. When was the Septic System or Cesspool last cleaned and/or serviced?
1	[]		[]	 Are you aware of any abandoned Septic Systems or Cesspools on your property? If "yes," is the closure in accordance with the municipality's ordinance? (explain):
	[]	[]	.,	
5	.,	1.1		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:
1	[]	Jan Barrell		41. Are you aware of any shut off, disconnected, or abandoned wells, underground water or sewage
	\square	[]	[]	tanks, or dry wells on the property? 42. Is either the private water or sewage system shared? If "yes," explain:
l				43. Water Heater: [] Electric [] Fuel Oil Gas
	[.]	[]	[]	Age of Water Heater 2 415 APP continued 43a. Are you aware of any problems with the water heater?
	K. J	LJ		43. Are you aware of any problems with the water heater? 44. Explain any "yes" answers that you give in this section:
ľ	TERLO	ייאורי באווי	D 170 CO	INVENDED
	Yes	No No	Unknown	ADITIONING
				45. Type of air conditioning: [Central one zone [] Central multiple zone [] Wall/Window Unit [] None 46. List any areas of the house that are not air conditioned;
			[]	
;				48. Type of heat: Electric Fuel Oil Natural Gas Propane Unheated Other
				 What is the type of heating system? (for example forced air hot water or base board, radiator, steam heat)
)				tudiniot, studin licati)
	LF705	•		
	NJAR E Poge 2	orm-140-5/ of 6	04	

			50. If it is a centralized heating system, is it one zone or multiple zones?
1		[]	51. Age of Furnace 4 months Date of Last Service may 2024 wo further the
		/	52. List any areas of the house that are not heated:
[]	A PORTOR DE	[,]	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?
Ü	[]		55. Are you aware of any problems with any items in this section? If "yes," explain:
woo	D BURN	UNG STO	VE OR FIREPLACE
Yes	/ No	Unknow	
1 []	[]		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?
[]	ij	[]	57a. Was the flue cleaned by a professional or non-professional? Flave 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:
			CAS Fireplace - Not ased in A while
ELEC	TRICAL	LSYSTEM	
Yes	No	Unknow	n 60. What type of wiring is in this structure? Copper Aluminum Other Unknown
			61. What amp service does it have?
F 3	[]	مسمن	[] 50 [] 100 [] 150 [] 200 [] Other [] Unknown 62. Does it have 240 volt service? Which are present? Circuit Breakers Fuses or Both?
	No.	£ 1	63. Are you aware of any additions to the original service? If "yes" were the additions done
			by a licensed electrician? Name and address:
[]		{ }	64. If yes, were proper building permits and approvals obtained?
ίΊ	PI		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:
	(SOILS		GE AND BOUNDARIES)
Yes	No	Unknowi	
[]			 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
[]	مركها		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?
LJ			71. Are there any aleas on the property which are designated as protected wetlands?
			72. Are you aware of any encroachments, utility easements, boundary line disputes, or drainage or
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[] [] ENVIR Yes [] []		TALHAZ	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: 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? 87. 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:

228 229 230		مسل	[]	81.	Are you aware if the properly 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).
231	;			82.	If "yes" to any of the above, explain:
233 234 235	[]	[]	_	82a.	If "yes" to any of the above, were any actions taken to correct the problem? Explain:
236 237 238	[]	H	[]	83.	Is the property in a designated Airport Safety Zone?
239 240	DEE	D RESTR	ICTION	IS, SP	ECIAL DESIGNATIONS, HOMEOWNERS ASSOCIATIONS/CONDOMINIUMS
241	Yes	No No	Unkno		
242 243 244				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
245 246		i _{ze} rozano		85,	ofdinances?
247	į	[]			Is the property part of a condominium or other common interest ownership plan? If so, is the property subject to any covenants, conditions, or restrictions as a result of its being part
248 249	[[]	-	86.	of a condominium or other form of common interest ownership?
250		سليما			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?
251 252	[]	[]		86a	If so, what is the Association's name and telephone number?
253	[]	[]		86b.	If so, are there any dues or assessments involved? If "yes," how much?
254 256	[[]	م م	_	87.	Are you aware of any defect, damage, or problem with any common elements or common areas that materially affects the property?
257	[]	[4]		88.	Are you aware of any condition or claim which may result in an increase in assessments or fees?
258 259	[]	L1	[]	89.	Since you purchased the property, have there been any changes to the rules or by-laws of the Association that impact the property?
260				90.	Explain any "yes" answers you give in this section:
261 262					
263	Misc	ELLANE	Otte		
264 265	Yes	No	Unknov	vn	
266	[]			91.	Are you aware of any existing or threatened legal action affecting the property or any condominium
267 268	11	[4		92.	or homeowners association to which you, as an owner, belong? Are you aware of any violations of Federal, State or local laws or regulations relating to this
269 270	. []	ia			property?
271 272 273	.,	LJ			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.
274		_			
275 276 277	[]	!		í	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?
278 279	[] []			95. 7	Are there mortgages, encumbrances or liens on this property?
280	[]	*/		t	Are you aware of any reason, including a defect in title, that would prevent you from conveying clear itle?
281 282 283 284 285	[]			.6	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:
286 287 288	[]	[]		г	Other than water and sewer charges, utility and cable to fees, your local property taxes, any special assessments and any association dues or membership fees, are there any other fees that you pay on
289 290			!	98. E	in ongoing basis with respect to this property, such as garbage collection fees? Explain any other "yes" answers you give in this section:
291					
293					
294 295	RADO	N GAS Ins	tructions	s to	
296	Owners	By law (N	I.J.S.A. 2	26:2D-	73), a property owner who has had his or her property tested or treated for radon gas may require
97 198	unati indi	ormation at	out suct	i testin	g and treatment be kept confidential until the time that the owner and a buyer enter into a contract of est results and evidence of any subsequent mitigation or treatment shall be provided to the buyer.
99	E IIC IRV	s man bross	ues mai	owners	s may waive, in writing, this right of confidentiality. As the owner(s) of this property, do you wish
00 01	to waive	e this right! No	?		
02	[]	[]			
03 04					(Initials) (Initials)
	LF705				
	NJAR Fo	orm-1 40- 5/04 of 6	:		

Page 4 of 6

30: 30:	5 lf	you re	esponded	"yes," ansv	ver the following questions. If you responded *no,* proceed to the next section.
30'	7 Y		No	Unknown	
308 309]			99. Are you aware if the property has been tested for radon gas? (Attach a copy of each test
310)				report if available.) 100. Are you aware if the property has been treated in an effort to mitigate the presence of radon
311 312	1		6.1		gas? (If "Yes," attach a copy of any evidence of such mitigation or transment
313	1		[] []		101. Is radon remediation equipment now present in the property? 101a. If "yes," is such equipment in good working order?
314			••		rota. If yes, is such equipment in good working order?
315 316 317 318	М	Th	e terms o	fany final c	OD OTHER ITEMS contract executed by the seller shall be controlling as to what appliances or other items, if any, shall be reportly. Which of the following items are present in the property? (For items that are not present,
319 320	[II	dicate	"not app	olicable.")	to the state and present in the property: (For nems that are not present,
321		s No	Unkn	own N/A	
322 323	13			[]	102. Electric Garage Door Opener
324	,	/ []	[]	[]	102a. If "yes," are they reversible? Number of Transmitters 103. Smoke Detectors
325					Battery [] Electric [] Both How many
326 327	ŀ				Carbon Monoxide Detectors How many Location
328	[]				104. With regard to the above items, are you aware that any item is not in working order?
329 330	[
331					104a. If "yes," identify each item that is not in working order or defective and explain the nature of the problem:
332 333	ļ				
334				_	/
335 336		[]	[]		105. [] In-ground pool [] Above-ground pool [] Pool Heater [] Spa/Hot Tub
337	[]		LJ	[]	105a. Were proper permits and approvals obtained? 105b. Are you aware of any leaks or other defects with the filter or the walls or other structural or
338 339	1.1	F 1			mechanical components of the pool or spa/hot tub?
340	[]	[]		[]	105c. If an in-ground pool, are you aware of any water seeping behind the walls of the pool?
341					106. Indicate which of the following may be included in the sale? (Indicate Y for yes N for
342 343					no.) Refrigerator
344					Range
345 346					. [] Dishwasher
347					[] Trash Compactor [] Garbage Disposal
348 349					[] In-Ground Sprinkler System
350					[] Central Vacuum System
351					Greeurity System Greenster
352 353					[Jwasner [Dryer
354					[] Intercom
355 356	سمين	 []			[] Other
357		FJ			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:
358 359					strong start, explain the father of the problem.
360					
361					
362 363	AÇK	NOW.	LEDGN	AENT OF	SELLER
364	best	O1 1201	TOT 2 WHO	wieuge, bu	affirms that the information set forth in this Disclosure Statement is accurate and complete to the is not a warranty as to the condition of the Property. Seller hereby authorizes the real estate
365	DIVIN	May C	THE PERMIT	eschung or	assisting the seller to broude this Disclosure Statement to all agreements of the seller to
366 367	min t	o our	1 1001 031	aic agons.	Solici alone is the source of all information contained in this atotomage. If the pattern of the
368	u., .	10010	o iobiose	CILCUITS OF	another, the Seller should state the name(s) of the person(s) who made the representation(s) and is relied upon.
169 170					
71					
72			3		
73 74			LUAT	DIG	3 rus 2/9/24
75		SELI	LER		DATE
76 77			•		
78					' /
79		SELI	ER		DATE
80					
	LF705				

NJAR Form-140-5/04 Page 5 of 6

35 36 37	sclosure Statement.		e property and lacks personal knowledge necessary to complete
7			
8			DATE
			DATE
			DATE
RE	CEIPT AND ACKNOWLEDGM	IENT BY PROSPECT	IVE BUYER
	The undersigned Prospective 1	Buyer acknowledges rec	ceipt of this Disclosure Statement prior to signing a Contract of
Sa.	le pertaining to this Property, Prospet it is Prospective Buyer's responsible	ective Buyer acknowled	lges that this Disclosure Statement is not a warranty by Seller as to the condition of the Property. Prospective Buyer
ack	mowledges that the Property may be	e inspected by qualified	professionals, at Prospective Buyer's expense, to determine the
acti	ual condition of the Property, Prospe	ective Buyer further ack	knowledges that this form is intended to provide information
rela	ating to the condition of the land, str	ructures, major systems	and amenities, if any, included in the sale. This form does not
etc.	ress tocal conditions which may are Prospective Buver acknowledges to	tect a purchasers use an hat they may independe	ed enfoyment of the property such as noise, odors, traffic volun ently investigate such local conditions before entering into a bin
COB	itract to purchase the property. Prosp	pective Buyer acknowle	edges that he or she understands that the visual inspection
per	formed by the Seller's real estate bro	oker/broker-salesperson	salesperson does not constitute a professional home inspection
per:	formed by a licensed home inspecto	DI.	
ļ			
PRO	OSPECTIVE BUYER		DATE
			DATE
		,	·
PRC	DSPECTIVE BUYER		DATE
l .			
A.C.	KNOWI PDCMENT OF DEAL 1	PETATE DRAWED OF	BOWER OIL EGREROOMS I CORRESCO
	The undersigned Seller's real esta	ate broker/broker-sales:	ROKER-SALESPERSON/SALESPERSON person/salesperson acknowledges receipt of the Property
	The undersigned Seller's real esta sture Statement form and that the in	ate broker/broker-salesp	person/ salesperson acknowledges receipt of the Property
Discle	The undersigned Seller's real esta osure Statement form and that the in The Seller's real estate broker/br	ate broker/broker-salesp nformation contained in roker-salesperson/salesp	person/salesperson acknowledges receipt of the Property the form was provided by the Settler. person also confirms that he or she visually inspected the
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