



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



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Property Address: 1625 Cedar Ave, HARRON Hts NJ 08031

Seller: Carolyn D. Kincler Real Estate Trust
KURT D. GARNEY & NANCY A. RYAN.

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 | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Age of house, if known <u>59 years</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Does the Seller currently occupy this property?
If not how long has it been since Seller occupied the property? _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 3. What year did the seller buy the property? <u>1965</u> |
| | | | 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 | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 4. Age of roof <u>App 20 years.</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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 | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 8. Does the property have one or more sump pumps? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 8a. Are there any problems with the operation of any sump pump? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 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? <u>(Corrected) See Line 10.</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 10. Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawl spaces? If "yes" describe the location, nature and date of the repairs:
<u>New French Drain + Sump Pump System installed May 2024</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 11. Are you aware of any cracks or bulges in the floor or foundation walls? If "yes", specify location. <u>Basement - 1 wall - Repaired</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 13. Is the attic or house ventilated by: <input type="checkbox"/> a whole house fan? <input checked="" type="checkbox"/> an attic fan? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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? <input type="checkbox"/> staircase <input type="checkbox"/> pull down stairs
<input checked="" type="checkbox"/> crawl space with aid of ladder or other device <input checked="" type="checkbox"/> other |
| | | | 15. Explain any "yes" answers that you give in this section: _____ |

TERMITES/WOOD DESTROYING INSECTS, DRY ROT, PESTS

- | | | | |
|-------------------------------------|-------------------------------------|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Yes | No | Unknown | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 16. Are you aware of any termites/wood destroying insects, dry rot, pests affecting the property? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 17. Are you aware of any damage to the property caused by termites/wood destroying insects, dry rot, or pests? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 18. If "yes," has work been performed to repair the damage? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 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: <u>Romeo Power</u>
<u>Comdr 1, Palace wood, NJ</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 20. Are you aware of any termite/pest control inspections or treatments for the property in the past? <u>Once a quarter by Romeo Power Control!</u> |

- 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?
- 238

DEED RESTRICTIONS, SPECIAL DESIGNATIONS, HOMEOWNERS ASSOCIATIONS/CONDOMINIUMS 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 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?
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- 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 _____
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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?
- 268
- 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.
- 270 _____
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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

296 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
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(Initials)

(Initials)

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

Yes No Unknown

- 99. Are you aware if the property has been tested for radon gas? (Attach a copy of each test report if available.)
- 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.)
- 101. Is radon remediation equipment now present in the property?
- 101a. If "yes," is such equipment in good working order?

MAJOR APPLIANCES AND OTHER ITEMS

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.")

Yes No Unknown N/A

- 102. Electric Garage Door Opener
- 102a. If "yes," are they reversible? Number of Transmitters 2
- 103. Smoke Detectors
 - Battery Electric Both How many 2
 - Carbon Monoxide Detectors How many 2
 - Location _____
- 104. With regard to the above items, are you aware that any item is not in working order?
- 104a. If "yes," identify each item that is not in working order or defective and explain the nature of the problem:

- 105. In-ground pool Above-ground pool Pool Heater Spa/Hot Tub
- 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 mechanical components of the pool or spa/hot tub?
- 105c. If an in-ground pool, are you aware of any water seeping behind the walls of the pool?
- 106. Indicate which of the following may be included in the sale? (Indicate Y for yes N for no.)
 - Refrigerator
 - Range
 - Microwave Oven
 - Dishwasher
 - Trash Compactor
 - Garbage Disposal
 - In-Ground Sprinkler System
 - Central Vacuum System
 - Security System
 - Washer
 - Dryer
 - Intercom
 - Other

- 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:

ACKNOWLEDGMENT OF SELLER

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.

Kurt D. Garcia
SELLER

8/12/24
DATE

SELLER

DATE

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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.

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

SELLER'S REAL ESTATEBROKER/
BROKER-SALESPERSON/SALESPERSON DATE