



SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

© 2018, New Jersey REALTORS®

Property Address: 12 Elm Place Berkeley Heights, NJ 07922

Seller: Warde, David W. & Arminda Ellen

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 1942

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? 1991

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. Deed is with Free Acres Association

ROOF

Yes No Unknown

☒ ☐ ☐

4. Age of roof 17 years old; 2 year old over the great room

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: _____

Tree branch fell on the roof over the great room, so it was replaced.

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:

In 2010, we replaced the insulation and installed fans and venting throughout the crawlspace

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 Hatch for addition
 58 15. Explain any "yes" answers that you give in this section:
 59 _____
 60 _____

TERMITES/WOOD DESTROYING INSECTS, DRY ROT, PESTS

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,
 65 or 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
 68 address of the licensed pest control company: Tamkee Tree Experts Inc (908) 647-3537
 69 _____
 70 ☒ ☐ 20. Are you aware of any termite/pest control inspections or treatments performed on the property in
 71 the past?
 72 21. Explain any "yes" answers that you give in this section:
 73 During the renovation and addition, wood was sprayed prior to install
 74 _____
 75 _____

STRUCTURAL ITEMS

Yes No Unknown

- 78 ☐ ☒ 22. Are you aware of any movement, shifting, or other problems with walls, floors, or foundations,
 79 including any restrictions on how any space, other than the attic or roof, may be used as a result of
 80 the 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
 85 retaining 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
 87 section?
 88 27. Explain any "yes" answers that you give in this section. Please describe the location and nature of the
 89 problem.
 90 _____
 91 _____
 92 _____

ADDITIONS/REMODELS

Yes No Unknown

- 95 ☒ ☐ 28. Are you aware of any additions, structural changes or other alterations to the structures on the
 96 property 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 1991- gut & rebuild, 1994- addition (2nd floor)
 100 _____
 101 _____

PLUMBING, WATER AND SEWAGE

Yes No Unknown

- 103 ☐ ☐ 30. What is the source of your drinking water?
 104 ☒ Public ☐ Community System ☐ Well on Property ☐ Other (explain) _____
 105 ☐ ☐ 31. If your drinking water source is not public, have you performed any tests on the water?
 106 If so, when? _____
 107 Attach a copy of or describe the results.
 108 _____
 109 _____
 110 _____

111	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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				
113			<input type="checkbox"/>	33. When was well installed? _____
114			<input type="checkbox"/>	Location of well? _____
115	<input type="checkbox"/>	<input checked="" type="checkbox"/>		34. Do you have a softener, filter, or other water purification system? <input type="checkbox"/> Leased <input type="checkbox"/> Owned
116				35. What is the type of sewage system?
117				<input type="checkbox"/> Public Sewer <input type="checkbox"/> Private Sewer <input type="checkbox"/> Septic System <input type="checkbox"/> Cesspool <input type="checkbox"/> Other (explain): _____
118	<input type="checkbox"/>	<input type="checkbox"/>		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?
119				
120			<input type="checkbox"/>	37. If Septic System, when was it installed? _____
121				Location? _____
122			<input type="checkbox"/>	38. When was the Septic System or Cesspool last cleaned and/or serviced? _____
123	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	39. Are you aware of any abandoned Septic Systems or Cesspools on your property?
124	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	39a. If "yes," is the closure in accordance with the municipality's ordinance? (explain): _____
125				
126	<input type="checkbox"/>	<input checked="" type="checkbox"/>		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?
127				If "yes," explain: _____
128				
129				
130	<input type="checkbox"/>	<input checked="" type="checkbox"/>		41. Are you aware of any shut off, disconnected, or abandoned wells, underground water or sewage tanks, or dry wells on the property?
131				
132	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	42. Is either the private water or sewage system shared? If "yes," explain: _____
133				
134				43. Water Heater: <input type="checkbox"/> Electric <input type="checkbox"/> Fuel Oil <input type="checkbox"/> Gas
135			<input type="checkbox"/>	Age of Water Heater <u>One is 3yrs old and the other is 4 yrs old.</u>
136	<input type="checkbox"/>	<input checked="" type="checkbox"/>		43a. Are you aware of any problems with the water heater?
137				44. Explain any "yes" answers that you give in this section:
138				_____
139				_____

HEATING AND AIR CONDITIONING

Yes No Unknown

143				45. Type of Air Conditioning:
144				<input checked="" type="checkbox"/> Central one zone <input type="checkbox"/> Central multiple zone <input type="checkbox"/> Wall/Window Unit <input type="checkbox"/> None
145				46. List any areas of the house that are not air conditioned:
146				_____
147			<input type="checkbox"/>	47. What is the age of Air Conditioning System? <u>14 years old</u>
148				48. Type of heat: <input type="checkbox"/> Electric <input type="checkbox"/> Fuel Oil <input checked="" type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input type="checkbox"/> Unheated <input type="checkbox"/> Other
149				49. What is the type of heating system? (for example, forced air, hot water or base board, radiator, steam heat) <u>Forced air</u>
150				
151				50. If it is a centralized heating system, is it one zone or multiple zones?
152				<u>2 separate systems; 1 zone each</u>
153			<input type="checkbox"/>	51. Age of furnace <u>both <1 yr</u> Date of last service: <u>3/9/22</u>
154				52. List any areas of the house that are not heated:
155				_____
156		<input checked="" type="checkbox"/>	<input type="checkbox"/>	53. Are you aware of any tanks on the property, either above or underground, used to store fuel or other substances?
157				
158		<input checked="" type="checkbox"/>		54. If tank is not in use, do you have a closure certificate?
159	<input type="checkbox"/>			55. Are you aware of any problems with any items in this section? If "yes," explain:
160				_____
161				

WOODBURNING STOVE OR FIREPLACE

Yes No Unknown

163	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	56. Do you have <input type="checkbox"/> wood burning stove? <input checked="" type="checkbox"/> fireplace? <input type="checkbox"/> insert? <input type="checkbox"/> other
164	<input type="checkbox"/>	<input type="checkbox"/>		
165	<input checked="" type="checkbox"/>	<input type="checkbox"/>		56a. Is it presently usable?
166	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	57. If you have a fireplace, when was the flue last cleaned? <u>10/15/20 Village Sweep</u>
167	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	57a. Was the flue cleaned by a professional or non-professional? <u>Professional</u>
168	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	58. Have you obtained any required permits for any such item?
169	<input type="checkbox"/>	<input checked="" type="checkbox"/>		59. Are you aware of any problems with any of these items? If "yes," please explain: _____
170				_____

ELECTRICAL SYSTEM

Yes	No	Unknown
-----	----	---------

60. What type of wiring is in this structure? ☒ Copper ☐ Aluminum ☐ Other ☐ Unknown61. What amp service does the property have? ☐ 60 ☐ 100 ☐ 150 ☒ 200 ☐ Other ☐ Unknown62. 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:

Curt Gerhand LLC (908) 604-6000☒ ☐ ☐

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:

Transfer switch added in 2013**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:

☒ ☐

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:

Sewer line runs through backyard. Property owned by Free Acres Association☒ ☐

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).

☐ ☒ ☐

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:

Tank was removed 8/19/2022. See attached documentation.

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 ☐ ☒ 84. Are you aware if the property is subject to any deed restrictions or other limitations on how it may
 240 be used due to its being situated within a designated historic district, or a protected area like the
 241 New Jersey Pinelands, or its being subject to similar legal authorities other than typical local zoning
 242 ordinances?

243 ☒ ☐ 85. Is the property part of a condominium or other common interest ownership plan?

244 ☒ ☐ 85a. If so, is the property subject to any covenants, conditions, or restrictions as a result of its being part
 245 of a condominium or other form of common interest ownership?

246 ☒ ☐ 86. As the owner of the property, are you required to belong to a condominium association or homeowners
 247 association, or other similar organization or property owners?

248 ☒ ☐ 86a. If so, what is the Association's name and telephone number?

249 **Free Acres Association**

250 ☒ ☐ ☐ 86b. If so, are there any dues or assessments involved?

251 If "yes," how much? _____

252 ☐ ☒ 87. Are you aware of any defect, damage, or problem with any common elements or common areas that
 253 materially affects the property?

254 ☐ ☒ 88. Are you aware of any condition or claim which may result in an increase in assessments or fees?

255 ☐ ☒ ☐ 89. Since you purchased the property, have there been any changes to the rules or by-laws of the
 256 Association that impact the property?

257 90. Explain any "yes" answers you give in this section:

258 **See Free Acres Association Constitution & Bylaws**

259

260

261 **MISCELLANEOUS**

262 Yes No Unknown

263 ☐ ☒ 91. Are you aware of any existing or threatened legal action affecting the property or any condominium
 264 or homeowners association to which you, as an owner, belong?

265 ☐ ☒ 92. Are you aware of any violations of Federal, State or local laws or regulations relating to this property?

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

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,
 273 building, 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 disclosed
 278 elsewhere on this form? (A defect is "material," if a reasonable person would attach importance
 279 to its existence or non-existence in deciding whether or how to proceed in the transaction.)
 280 If "yes," explain: _____

281

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

287

288

289

290

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?

Yes No

☒☐

(Initials)

(Initials)

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 _____

☒☐☐☐

103. Smoke Detectors

☐ Battery ☐ Electric ☐ Both How many _____

☐ Carbon Monoxide Detectors How many _____

Location Per code

☐☒☐

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 **As-is**

☒ 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: _____

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 ("TREC") available from the Solar Panel System?

123a. If TREC are available, when will the TREC 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

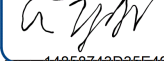
Yes No Unknown

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: _____

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.

DocuSigned by:



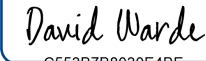
9/10/2022 | 3:57 PM EDT

14858743D35E495...

SELLER

DATE

DocuSigned by:



9/12/2022 | 5:38 PM PDT

C553B7B8030E48E...

SELLER

DATE

SELLER

DATE

SELLER

DATE

EXECUTOR, ADMINISTRATOR, TRUSTEE

(If applicable) The undersigned has never occupied the property and lacks the 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

 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.

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

 DATE

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

 DATE



WWW.SUEADLER.COM

Addendum to Contract of Sale for: 12 Elm Pl. Berkeley Heights, 07922

The following items are to be INCLUDED in the sale:

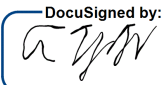
Hot Tub
 Surround sound system mounted in family room
 4 bar stools in kitchen
 Wall cabinet display case in dining room
 All flower pots and plants
 Rubbermaid storage bins outside
 Cut fire wood
 Non-rolling workbench in basement
 Wall shelving in basement
 Weber Grill

The following items are to be EXCLUDED from the sale:

TV & wall bracket mounted on wall in the family room
 Saw stop table saw in basement
 Rolling carts in basement
 Rolling workbench in basement
 Two wall mounted lights next to bed in primary bedroom
 All items in shed (lawn mower, generator, snow blower)
 Outdoor furniture and umbrellas
 Fire wood racks

The following items are to convey in strictly AS-IS condition:

Retaining wall off rear deck

DocuSigned by:

 Seller: _____
T4858743D35E495...

9/10/2022 | 3:57 PM EDT

(date)

Buyer: _____

(date)

DocuSigned by:

 Seller: _____
C553B7B8030E4BE...

9/12/2022 | 5:38 PM PDT

(date)

Buyer: _____

(date)

488 SPRINGFIELD AVE • SUMMIT, NJ 07901 • OFFICE: 908.273.2991 x101 • CELL: 973-464-9129 • VIP@SUEADLER.COM





ANCO
ENVIRONMENTAL SERVICES, INC. 1 Russo Place, Berkeley Heights, NJ 07922
(908)464-9200 FAX (908)464-8979

OIL TANK REMOVAL CERTIFICATION

September 6, 2022.

Mindy Warde
12 Elm Pl,
Berkeley Heights, NJ, 07922

This is to certify that on August 19, 2022, the removal of one 550 gallon previously sand filled underground fuel oil tank was removed and inspected from the following address:

12 Elm Pl,
Berkeley Heights, NJ, 07922
Block: 2901 Lot: 1.76

The oil tank removal was done in compliance with the structural intent of NJDCA Bulletin 95-1B, in addition to local municipal ordinance. An official from the Township of Berkeley Heights performed an inspection. At the time of inspection there were no indications that the tank had ever leaked, as the tank was free of obvious holes, and there were no signs of petroleum odors or staining in the subsurface soils near the tank. The excavated area is now structurally secure against future collapse.

ANCO shall not be liable for costs to investigate or remediate any oil leaks, whether discovered as a result of ANCO's services or otherwise, it being customer's sole and exclusive responsibility to report all leakage in accordance with applicable federal and state law and regulations to the appropriate persons, and to arrange for and to take all necessary remedial action in connection therewith.

Signed and sealed by:

Mark Annis, President
ANCO Environmental Services, Inc.





Berkeley Heights Township
29 Park Avenue
Berkeley Heights, New Jersey 07922

Date Issued 8/22/2022
Control Number C-22-0851
Permit Number 22-0559
Permit Issue Date 8/8/2022
Certificate Number 22-0559

Certificate

Construction Code Division
(Certificate of Approval)

Identification

Work Site Location: 12 ELM PLACE Berkeley Heights Township, Block: 2901 Lot: 1.76 Qual: _____
NJ
Owner in Fee: WARDE, DAVID W. & ARMINDA ELLEN
Owner Address: C/O FREE ACRES ASSOC BERKELEY HEIGHTS NJ 07922
Telephone: (646) 306-0584
Contractor Anco Environmental Services, Inc.
Address 1 Russo Place Berkeley Heights NJ 07922
Telephone: (908) 464-3511 Fax: (908) 464-8979 Federal Emp. Number: 223095838
License Number or Builders Registration Number: _____

Home Warranty Number: _____ Type of Warranty Plan: ☐ State ☐ Private

Use Group: U Construction Classification: _____

Maximum Live Load: 0 Maximum Occupancy Load: 0

Description of Work/Use: - Removal of (1) 550 Gal Previously sand filled home heating oil UST.

Certificate Comments:

☐ Certificate of Occupancy

This serves notice that said building or structure has been constructed in accordance with the New Jersey Uniform Construction Code and is approved for occupancy.

☒ Certificate of Approval

This serves notice that the work completed has been constructed or installed in accordance with the New Jersey Uniform Construction Code and is approved. If the permit was issued for minor work, this certificate was based upon what was visible at the time of inspection.

☐ Certificate of Continued Occupancy

This serves notice that based on a general inspection of the visible parts of the building there are no imminent hazards and the building is approved for continued occupancy.

☐ Temporary Certificate of Compliance

The following conditions must be met no later than or the owner will be subject to fine or order to vacate:
This certificate has an expiration date of:

Conditions to be met:

☐ Certificate of Clearance - Lead Abatement 5:17

This serves notice that based on written certification, lead abatement was performed as per NJAC5:17 to the following extent.

- ☐ Total removal of lead-based paint hazards in scope of work
☐ Partial or limited time period (years); see file

☐ Certificate of Clearance - Asbestos Abatement

This serves notice that based on written certification, asbestos abatement was performed to the following extent.

- ☐ Total removal of asbestos hazards in scope of work
☐ Partial or limited time period (years); see file

☐ Certificate of Compliance

This serves notice that said potentially hazardous equipment has been installed and/or maintained in accordance with the New Jersey Uniform Construction Code and is approved for use until

☐ Temporary Certificate of Occupancy

The following conditions must be met no later than:
or the owner will be subject to fine or order to vacate:
This certificate has an expiration date of:

Conditions to be met:

Joe Paparolo
Construction Official

Date Printed: 8/22/2022

U.C.C. F260 (rev. 08/05)

Fee: \$0.00
Check Number: _____
Collected By: _____

Page 1



DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT ABOUT LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS

I. LEAD PAINT WARNING

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

II. PROPERTY ADDRESS: 12 Elm Place Berkeley Heights, NJ 07922

III. SELLER'S DISCLOSURE (initial) (To be completed and signed at time of listing)

(a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and Reports available to the seller (check one below):

☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based hazards in the housing.

☐ Seller has the following reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing, all of which seller has provided to its listing agent, and has directed its listing agent to provide purchaser or purchaser's agent with these records and reports **prior to seller accepting any offer to purchase** (list documents below):

(c) **If there is any change in the above information prior to seller accepting an offer from the purchaser to purchase, seller will disclose all changes to the purchaser prior to accepting the offer.**

IV. SELLER'S CERTIFICATION OF ACCURACY

Seller(s) have reviewed the Seller's Disclosure in Section III and certify, to the best of his/her/their knowledge, that the information they have provided is true and accurate.

Seller David Warde Date 9/10/2022 | 3:57 PM EDT Date / /

Seller David Warde Date 9/12/2022 | 5:38 PM PDT Date / /

V. LISTING AGENT'S CERTIFICATION OF ACCURACY

Listing Agent certifies that he/she has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Listing Agent Sue Adler Date / /

VI. PURCHASER'S ACKNOWLEDGMENT (initial) (The Seller's Disclosure in Section III and Certification in Section IV and the Listing Agent's Certification in Section V to be completed and signed prior to purchaser signing this Disclosure.)

(a) Purchaser has received copies of all information listed in Section III above.

(b) Purchaser has received the pamphlet Protect Your Family From Lead in Your Home.

57 _____ (c) Purchaser has (check one below):

58 ☐ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection
59 for the presence of lead-based paint and/or lead-based paint hazards; or

60 ☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or
61 lead-based paint hazards.

62
63 **VII. PURCHASER’S CERTIFICATION OF ACCURACY**

64 Purchaser(s) have reviewed the Purchaser’s Acknowledgment in Section VI and certify, to the best of his/her/their
65 knowledge, that the information they have provided is true and accurate.

66
67 Purchaser _____ Date / / Purchaser _____ Date / /

68
69 Purchaser _____ Date / / Purchaser _____ Date / /

70
71 **VIII. SELLING/BUYER’S AGENT’S CERTIFICATION OF ACCURACY**

72 Selling/Buyer’s Agent certifies that the purchaser has received the information in section VI (a) and (b).

73
74 Selling/Buyer’s Agent _____ Date / /

75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100
101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116