



SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

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Property Address: 34 Kennedy Lane  
Morristown NJ 07960

Seller: Michael Farrell

Nancy Farrell

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 24 yrs

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? 24 yrs ago

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 24

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:  
WOOD ROOF LINSEED OIL APPLICATION REGULARLY

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. CRACK IN BASEMENT FLOOR - 24 YRS OLD



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

**TERMITES/WOOD DESTROYING INSECTS, DRY ROT, PESTS**

- |                                     |                                     |         |
|-------------------------------------|-------------------------------------|---------|
| Yes                                 | No                                  | Unknown |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> |         |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> |         |
| <input type="checkbox"/>            | <input type="checkbox"/>            |         |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            |         |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            |         |

- 16. Are you aware of any termites/wood destroying insects, dry rot, or pests affecting the property?
- 17. Are you aware of any damage to the property caused by termites/wood destroying insects, dry rot, or pests?
- 18. If "yes," has work been performed to repair the damage?
- 19. Is your property under contract by a licensed pest control company? If "yes," state the name and address of the licensed pest control company: VIRNIS
- 20. Are you aware of any termite/pest control inspections or treatments performed on the property in the past?
- 21. Explain any "yes" answers that you give in this section:  
REGULAR VISITS FROM VIRNIS quarterly

**STRUCTURAL ITEMS**

- |                          |                                     |         |
|--------------------------|-------------------------------------|---------|
| Yes                      | No                                  | Unknown |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> |         |
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| <input type="checkbox"/> | <input checked="" type="checkbox"/> |         |

- 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 of the manner in which it was constructed?
- 23. Are you aware if the property or any of the structures on it have ever been damaged by fire, smoke, wind or flood?
- 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?
- 26. Are you aware of any present or past efforts made to repair any problems with the items in this section?
- 27. Explain any "yes" answers that you give in this section. Please describe the location and nature of the problem.  
 \_\_\_\_\_  
 \_\_\_\_\_

**ADDITIONS/REMODELS**

- |                          |                                     |                                     |
|--------------------------|-------------------------------------|-------------------------------------|
| Yes                      | No                                  | Unknown                             |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> |                                     |
| <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

- 28. Are you aware of any additions, structural changes or other alterations to the structures on the property made by any present or past owners?
- 29. Were the proper building permits and approvals obtained? Explain any "yes" answers you give in this section:  
PA SPA Installation

**PLUMBING, WATER AND SEWAGE**

- |                                     |                          |         |
|-------------------------------------|--------------------------|---------|
| Yes                                 | No                       | Unknown |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> |         |

- 30. What is the source of your drinking water?  
 Public  Community System  Well on Property  Other (explain) \_\_\_\_\_
- 31. If your drinking water source is not public, have you performed any tests on the water? If so, when? RECENTLY  
 Attach a copy of or describe the results.

- 111    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    33. When was well installed? 1999
- 113    Location of well? FRONT LAWN LEFT SIDE OF HOUSE
- 114    34. Do you have a softener, filter, or other water purification system?  Leased  Owned 2023
- 115    35. What is the type of sewage system?
- 116     Public Sewer  Private Sewer  Septic System  Cesspool  Other (explain): \_\_\_\_\_
- 117    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?
- 118    37. If Septic System, when was it installed? 1999
- 119    Location? LEFT SIDE OF HOUSE FRONT HOUSE
- 120    38. When was the Septic System or Cesspool last cleaned and/or serviced? 6 MONTHS AGO
- 121    39. Are you aware of any abandoned Septic Systems or Cesspools on your property?
- 122    39a. If "yes," is the closure in accordance with the municipality's ordinance? (explain): \_\_\_\_\_
- 123    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: \_\_\_\_\_
- 124    41. Are you aware of any shut off, disconnected, or abandoned wells, underground water or sewage tanks, or dry wells on the property?
- 125    42. Is either the private water or sewage system shared? If "yes," explain: \_\_\_\_\_
- 126    43. Water Heater:  Electric  Fuel Oil  Gas
- 127    Age of Water Heater 1 year old
- 128    43a. Are you aware of any problems with the water heater?
- 129    44. Explain any "yes" answers that you give in this section: BRAND NEW 2023

**HEATING AND AIR CONDITIONING**

Yes No Unknown

- 141    45. Type of Air Conditioning:
- 142     Central one zone  Central multiple zone  Wall/Window Unit  None
- 143    46. List any areas of the house that are not air conditioned: none
- 144    47. What is the age of Air Conditioning System? ALL REPAIRED IN LAST FIVE YEARS
- 145    48. Type of heat:  Electric  Fuel Oil  Natural Gas  Propane  Unheated  Other
- 146    49. What is the type of heating system? (for example, forced air, hot water or base board, radiator, steam heat)
- 147    50. If it is a centralized heating system, is it one zone or multiple zones? one zone
- 148    51. Age of furnace LESS THAN 10 YRS Date of last service: ANNUALLY
- 149    52. List any areas of the house that are not heated: none BY AIR GROUP
- 150    53. Are you aware of any tanks on the property, either above or underground, used to store fuel or other substances?
- 151    54. If tank is not in use, do you have a closure certificate?
- 152    55. Are you aware of any problems with any items in this section? If "yes," explain: \_\_\_\_\_

**WOODBURNING STOVE OR FIREPLACE**

Yes No Unknown

- 161    56. Do you have  wood burning stove?  fireplace?  insert?  other
- 162    56a. Is it presently usable? NO
- 163    57. If you have a fireplace, when was the flue last cleaned? APPROX 7 YEARS / SOME NEARLY
- 164    57a. Was the flue cleaned by a professional or non-professional? IN THE PAST
- 165    58. Have you obtained any required permits for any such item?
- 166    59. Are you aware of any problems with any of these items? If "yes," please explain: \_\_\_\_\_

**ELECTRICAL SYSTEM**

Yes No Unknown

- 171 60. What type of wiring is in this structure?  Copper  Aluminum  Other  Unknown
- 172 61. What amp service does the property have?  60  100  150  200  Other  Unknown
- 173 62. Does it have 240 volt service? Which are present  Circuit Breakers,  Fuses or  Both?
- 174 63. Are you aware of any additions to the original service?
- 175 If "yes," were the additions done by a licensed electrician? Name and address:
- 176 \_\_\_\_\_
- 177 \_\_\_\_\_
- 178 64. If "yes," were proper building permits and approvals obtained?
- 179 65. Are you aware of any wall switches, light fixtures or electrical outlets in need of repair?
- 180 66. Explain any "yes" answers you give in this section:
- 181 \_\_\_\_\_
- 182 \_\_\_\_\_
- 183 \_\_\_\_\_
- 184 \_\_\_\_\_

**LAND (SOILS, DRAINAGE AND BOUNDARIES)**

Yes No Unknown

- 187 67. Are you aware of any fill or expansive soil on the property?
- 188 68. Are you aware of any past or present mining operations in the area in which the property is located?
- 189 69. Is the property located in a flood hazard zone?
- 190 70. Are you aware of any drainage or flood problems affecting the property?
- 191 71. Are there any areas on the property which are designated as protected wetlands?
- 192 72. Are you aware of any encroachments, utility easements, boundary line disputes, or drainage or other easements affecting the property? - *ENCROACH FROM BRADLEY PARK back of property*
- 193 73. Are there any water retention basins on the property or the adjacent properties?
- 194 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:
- 195 \_\_\_\_\_
- 196 \_\_\_\_\_
- 197 \_\_\_\_\_
- 198 \_\_\_\_\_
- 199 75. Are you aware of any shared or common areas (for example, driveways, bridges, docks, walls, bulkheads, etc.) or maintenance agreements regarding the property?
- 200 76. Explain any "yes" answers to the preceding questions in this section:
- 201 \_\_\_\_\_
- 202 \_\_\_\_\_
- 203 \_\_\_\_\_
- 204 77. Do you have a survey of the property?

**ENVIRONMENTAL HAZARDS**

Yes No Unknown

- 208 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.
- 209 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:
- 210 \_\_\_\_\_
- 211 \_\_\_\_\_
- 212 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:
- 213 \_\_\_\_\_
- 214 \_\_\_\_\_
- 215 80. Are you aware if any underground storage tank has been tested? (Attach a copy of each test report or closure certificate if available).
- 216 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).
- 217 82. If "yes" to any of the above, explain:
- 218 \_\_\_\_\_
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82a. If "yes" to any of the above, were any actions taken to correct the problem? Explain:

83. Is the property in a designated Airport Safety Zone?

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

Yes No Unknown

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?

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

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?

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?

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

KENWOOD Woods

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

If "yes," how much? YES 3,000 Annual

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

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

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

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

USA INTERNAL - 10,000 ASSESSMENT LAST MONTH FOR NEW PERMITS

**MISCELLANEOUS**

Yes No Unknown

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?

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

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.

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?

95. Are there mortgages, encumbrances or liens on this property?

95a. Are you aware of any reason, including a defect in title, that would prevent you from conveying clear title?

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:

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?

98. Explain any other "yes" answers you give in this section:

GARAGE - \$90 Bi Monthly  
HELOC for other property

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**RADON GAS Instructions to Owners**

By law (N.J.S.A. 26:2D-73), a property owner who has had his or her property tested or treated for radon gas may require that information about such testing and treatment be kept confidential until the time that the owner and a buyer enter into a contract of sale, at which time a copy of the test results and evidence of any subsequent mitigation or treatment shall be provided to the buyer. The law also provides that owners may waive, in writing, this right of confidentiality. As the owner(s) of this property, do you wish to waive this right?

Yes  No   
MR MR  
(Initials) (Initials)

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

- 99. Are you aware if the property has been tested for radon gas? (Attach a copy of each test report if available.)  
Yes  No  Unknown
- 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.)  
Yes  No  Unknown
- 101. Is radon remediation equipment now present in the property?  
Yes  No  Unknown
- 101a. If "yes," is such equipment in good working order?  
Yes  No  Unknown

**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.")

- 102. Electric Garage Door Opener  Yes  No  Unknown  N/A   
102a. If "yes," are they reversible? Number of Transmitters 2
- 103. Smoke Detectors  Yes  No  Unknown  N/A   
 Battery  Electric  Both How many Several  
 Carbon Monoxide Detectors How many \_\_\_\_\_  
Location \_\_\_\_\_
- 104. With regard to the above items, are you aware that any item is not in working order?  
Yes  No  Unknown  N/A   
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 MR  
 Garbage Disposal MR  
 In-Ground Sprinkler System  
 Central Vacuum System - AS 15 - NEVER USED  
 Security System  
 Washer  
 Dryer  
 Intercom - NEVER USED - AS-15  
 Other Garage
- 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:  
\* Intercom / VAC NEVER USED  
OUTDOOR GARAGE LIGHTS REPLACEMENT NOT INCLUDED

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**SOLAR PANEL SYSTEMS** *WA*

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.

**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.

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*[Signature]*  
SELLER  
*Nancy Farrell*

*10/23/23*  
DATE

SELLER

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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.

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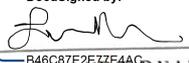
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**ACKNOWLEDGMENT OF REAL ESTATE BROKER/BROKER-SALESPERSON/SALESPERSON**

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.

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

11/1/2023 | 1:38 PM PDT  
DATE

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

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