



SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

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Property Address: 311 Lenox Avenue
South Orange NJ 07079 ("Property").

Seller: Eileen Carlton
John Carlton ("Seller").

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	
		<input checked="" type="checkbox"/>	1. Age of House, if known 1924
<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? _____
			3. What year did the Seller buy the Property? 2003
<input checked="" type="checkbox"/>	<input type="checkbox"/>		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"/>	4. Age of roof _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>		5. Has roof been replaced or repaired since Seller bought the Property?
<input type="checkbox"/>	<input checked="" type="checkbox"/>		6. Are you aware of any roof leaks?
			7. Explain any "yes" answers that you give in this section: _____

ATTIC, BASEMENTS AND CRAWL SPACES (Complete only if applicable)

Yes	No	Unknown	
<input type="checkbox"/>	<input checked="" type="checkbox"/>		8. Does the Property have one or more sump pumps?
<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"/>		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?
<input type="checkbox"/>	<input checked="" 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"/>		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: _____
			Exterior French drain and landscaping
<input type="checkbox"/>	<input checked="" type="checkbox"/>		11. Are you aware of any cracks or bulges in the basement floor or foundation walls? If "yes," specify location: _____



51	<input type="checkbox"/>	<input checked="" 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?
52				
53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	13.	Is the attic or house ventilated by: <input type="checkbox"/> a whole house fan? <input type="checkbox"/> an attic fan?
54	<input type="checkbox"/>	<input type="checkbox"/>	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				<input checked="" type="checkbox"/> staircase <input type="checkbox"/> pull down stairs <input type="checkbox"/> crawl space with aid of ladder or other device
57				<input type="checkbox"/> other _____
58			15.	Explain any "yes" answers that you give in this section: _____
59				<u>Dampness in basement controlled with use of dehumidifier</u>
60				<u>3x in 20 years we had several inches of water enter under basement door</u>
61				
62	TERMITES/WOOD DESTROYING INSECTS, DRY ROT, PESTS			
63	Yes	No	Unknown	
64	<input type="checkbox"/>	<input checked="" type="checkbox"/>		16. Are you aware of any termites/wood destroying insects, dry rot, or pests affecting the Property?
65	<input type="checkbox"/>	<input checked="" type="checkbox"/>		17. Are you aware of any damage to the Property caused by termites/wood destroying insects, dry rot, or pests?
66				
67	<input type="checkbox"/>	<input type="checkbox"/>		18. If "yes," has work been performed to repair the damage?
68	<input checked="" type="checkbox"/>	<input type="checkbox"/>		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: <u>Crown Termite Control Inc.,</u>
69				<u>Scotch Plains, NJ</u>
70				
71	<input checked="" type="checkbox"/>	<input type="checkbox"/>		20. Are you aware of any termite/pest control inspections or treatments performed on the Property in the past?
72				
73				21. Explain any "yes" answers that you give in this section: <u>We have had the property inspected</u>
74				<u>and treated for termites/insects over the years.</u>
75				_____
76				
77	STRUCTURAL ITEMS			
78	Yes	No	Unknown	
79	<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?
80				
81				
82	<input type="checkbox"/>	<input checked="" type="checkbox"/>		23. Are you aware if the Property or any of the structures on it have ever been damaged by fire, smoke, wind or flood?
83				
84	<input type="checkbox"/>	<input type="checkbox"/>	X	24. Are you aware of any fire retardant plywood used in the construction?
85	<input type="checkbox"/>	<input checked="" type="checkbox"/>		25. Are you aware of any current or past problems with driveways, walkways, patios, sinkholes, or retaining walls on the Property?
86				
87	<input type="checkbox"/>	<input checked="" type="checkbox"/>		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 problem: _____
90				_____
91				_____
92				
93				
94	ADDITIONS/REMODELS			
95	Yes	No	Unknown	
96	<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?
97				
98	<input type="checkbox"/>	<input type="checkbox"/>	X	29. Were the proper building permits and approvals obtained? Explain any "yes" answers you give in this section: _____
99				_____
100				_____
101				
102				
103	PLUMBING, WATER AND SEWAGE			
104	Yes	No	Unknown	
105				30. What is the source of your drinking water?
106				<input checked="" type="checkbox"/> Public <input type="checkbox"/> Community System <input type="checkbox"/> Well on Property <input type="checkbox"/> Other(explain) _____
107	<input type="checkbox"/>	<input type="checkbox"/>		31. If your drinking water source is not public, have you performed any tests on the water? If so, when? _____
108				Attach a copy of or describe the results: _____
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					33.	When was well installed? _____
113						Location of well? _____
114					34.	Do you have a softener, filter, or other water purification system? <input type="checkbox"/> Leased <input checked="" type="checkbox"/> Owned
115		<input checked="" type="checkbox"/>		<input type="checkbox"/>	35.	What is the type of sewage system?
116						<input checked="" type="checkbox"/> Public Sewer <input type="checkbox"/> Private Sewer <input type="checkbox"/> Septic System <input type="checkbox"/> Cesspool <input type="checkbox"/> 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		<input type="checkbox"/>		<input type="checkbox"/>	37.	If Septic System, when was it installed? _____
119						Location? _____
120				<input type="checkbox"/>	38.	When was the Septic System or Cesspool last cleaned and/or serviced? _____
121					39.	Are you aware of any abandoned Septic Systems or Cesspools on your Property?
122		<input type="checkbox"/>		<input checked="" type="checkbox"/>	39a.	If "yes," is the closure in accordance with the municipality's ordinance? Explain: _____
123		<input type="checkbox"/>		<input type="checkbox"/>		_____
124					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?
125						If "yes," explain _____
126		<input type="checkbox"/>		<input checked="" type="checkbox"/>	41.	Are you aware of the presence of any lead piping, including but not limited to any service line, piping materials, fixtures, and solder. If "yes," explain: _____
127				x		_____
128		<input type="checkbox"/>		<input checked="" type="checkbox"/>	42.	Are you aware of any shut off, disconnected, or abandoned wells, underground water or sewage tanks, or dry wells on the Property?
129					43.	Is either the private water or sewage system shared? If "yes," explain: _____
130		<input type="checkbox"/>		<input type="checkbox"/>	44.	Water Heater: <input type="checkbox"/> Electric <input type="checkbox"/> Fuel Oil <input checked="" type="checkbox"/> Gas
131						Age of Water Heater <u>3 years</u>
132					44a.	Are you aware of any problems with the water heater?
133		<input type="checkbox"/>		<input checked="" type="checkbox"/>	45.	Explain any "yes" answers that you give in this section: _____
134						_____
135						_____
136						_____
137						_____
138						_____
139						_____
140						_____
141						_____
142						_____
143						_____

144 HEATING AND AIR CONDITIONING

145	Yes	No	Unknown		46.	Type of Air Conditioning:
146						<input checked="" type="checkbox"/> Central one zone <input type="checkbox"/> Central multiple zone <input type="checkbox"/> Wall/Window Unit <input type="checkbox"/> None
147					47.	List any areas of the house that are not air conditioned: <u>First floor and basement</u>
148						_____
149					48.	What is the age of Air Conditioning System? <u>5 years</u>
150				<input type="checkbox"/>	49.	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
151					50.	What is the type of heating system? (for example, forced air, hot water or base board, radiator, steam heat) <u>Radiator and baseboard</u>
152					51.	If it is a centralized heating system, is it one zone or multiple zones? _____
153						<u>one zone</u>
154					52.	Age of furnace <u>21 years</u> Date of last service: <u>October 2024</u>
155					53.	List any areas of the house that are not heated: <u>Basement and unfinished portion of attic</u>
156						_____
157					54.	Are you aware of any tanks on the Property, either above or underground, used to store fuel or other substances?
158					55.	If tank is not in use, do you have a closure certificate?
159		<input type="checkbox"/>		<input checked="" type="checkbox"/>	56.	Are you aware of any problems with any items in this section? If "yes," explain: _____
160				x		_____
161		<input type="checkbox"/>		<input checked="" type="checkbox"/>		_____
162						_____
163						_____
164						_____

165 WOODBURNING STOVE OR FIREPLACE

166	Yes	No	Unknown		57.	Do you have <input type="checkbox"/> wood burning stove? <input checked="" type="checkbox"/> fireplace? <input type="checkbox"/> insert? <input type="checkbox"/> other
167	<input checked="" type="checkbox"/>				57a.	Is it presently usable?
168		<input type="checkbox"/>			58.	If you have a fireplace, when was the flue last cleaned? <u>2019 converted to gas fireplace</u>
169				<input checked="" type="checkbox"/>	58a.	Was the flue cleaned by a professional or non-professional? _____
170				<input checked="" type="checkbox"/>		_____

171	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	59.	Have you obtained any required permits for any such item?
172	<input type="checkbox"/>	<input type="checkbox"/>		60.	Are you aware of any problems with any of these items? If "yes," please explain: _____
173					_____
174	ELECTRICAL SYSTEM				
175	Yes	No	Unknown		
176				61.	What type of wiring is in this structure? <input type="checkbox"/> Copper <input type="checkbox"/> Aluminum <input type="checkbox"/> Other <input checked="" type="checkbox"/> Unknown
177				62.	What amp service does the Property have? <input type="checkbox"/> 60 <input type="checkbox"/> 100 <input type="checkbox"/> 150 <input checked="" type="checkbox"/> 200 <input type="checkbox"/> Other <input type="checkbox"/> Unknown
178	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	63.	Does it have 240 volt service? Which are present <input checked="" type="checkbox"/> Circuit Breakers, <input type="checkbox"/> Fuses or <input type="checkbox"/> Both?
179	<input checked="" type="checkbox"/>	<input type="checkbox"/>		64.	Are you aware of any additions to the original service?
180					If "yes," were the additions done by a licensed electrician? Name and address: _____
181					Unknown
182					_____
183	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	65.	If "yes," were proper building permits and approvals obtained?
184	<input type="checkbox"/>	<input checked="" type="checkbox"/>		66.	Are you aware of any wall switches, light fixtures or electrical outlets in need of repair?
185				67.	Explain any "yes" answers that you give in this section: _____
186					_____
187					_____
188					
189	LAND (SOILS, DRAINAGE AND BOUNDARIES)				
190	Yes	No	Unknown		
191	<input type="checkbox"/>	<input checked="" type="checkbox"/>		68.	Are you aware of any fill or expansive soil on the Property?
192	<input type="checkbox"/>	<input checked="" type="checkbox"/>		69.	Are you aware of any past or present mining operations in the area in which the Property is located?
193					
194	<input type="checkbox"/>	<input checked="" type="checkbox"/>		70.	Is the Property located in a flood hazard zone?
195	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	71.	Are you aware of any drainage or flood problems affecting the Property?
196	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	72.	Are there any areas on the Property which are designated as protected wetlands?
197	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	73.	Are you aware of any encroachments, utility easements, boundary line disputes, or drainage or other easements affecting the Property?
198					
199	<input type="checkbox"/>	<input checked="" type="checkbox"/>		74.	Are there any water retention basins on the Property or the adjacent properties?
200	<input type="checkbox"/>	<input checked="" type="checkbox"/>		75.	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: _____
201					_____
202					_____
203					
204	<input type="checkbox"/>	<input checked="" type="checkbox"/>		76.	Are you aware of any shared or common areas (for example, driveways, bridges, docks, walls, bulkheads, etc.) or maintenance agreements regarding the Property?
205				77.	Explain any "yes" answers to the preceding questions in this section: _____
206					_____
207					_____
208					
209	<input type="checkbox"/>	<input checked="" type="checkbox"/>		78.	Do you have a survey of the Property?
210					
211	ENVIRONMENTAL HAZARDS				
212	Yes	No	Unknown		
213	<input type="checkbox"/>	<input checked="" type="checkbox"/>		79.	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.
214					
215				79a.	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: _____
216	<input type="checkbox"/>	<input checked="" type="checkbox"/>			_____
217					
218				80.	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: Prior owner removed UST. Clean tank pull.
219	<input checked="" type="checkbox"/>	<input type="checkbox"/>			_____
220					
221	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	81.	Are you aware if any underground storage tank has been tested?
222					(Attach a copy of each test report or closure certificate if available.)
223				82.	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?
224	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		(Attach copy of each test report if available.)
225					
226					
227					
228					
229					
230					

- 231 ☒ 83. If "yes" to any of the above, explain: _____
- 232 _____
- 233 _____
- 234 ☐ ☐ ☒ 83a. If "yes" to any of the above, were any actions taken to correct the problem? Explain: _____
- 235 _____
- 236 _____
- 237 ☐ ☒ ☐ 84. Is the Property in a designated Airport Safety Zone?
- 238

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

- 241 Yes No Unknown
- 242 ☐ ☒ 85. 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?
- 243
- 244
- 245
- 246 ☐ ☒ 86. Is the Property part of a condominium or other common interest ownership plan?
- 247 ☐ 86a. 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 ☐ ☒ 87. 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?
- 250
- 251 ☐ ☐ 87a. If so, what is the Association's name and telephone number? _____
- 252 _____
- 253 ☐ ☐ ☐ 87b. If so, are there any dues or assessments involved?
- 254 If "yes," how much? _____
- 255 ☐ 88. Are you aware of any defect, damage, or problem with any common elements or common areas that materially affects the Property?
- 256
- 257 ☐ ☐ 89. Are you aware of any condition or claim which may result in an increase in assessments or fees?
- 258 ☐ ☐ 90. Since you purchased the Property, have there been any changes to the rules or by-laws of the Association that impact the Property?
- 259
- 260 91. Explain any "yes" answers you give in this section: _____
- 261 _____
- 262 _____

MISCELLANEOUS

- 265 Yes No Unknown
- 266 ☐ ☒ 92. 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?
- 267
- 268 ☐ ☒ 93. Are you aware of any violations of Federal, State or local laws or regulations relating to this Property?
- 269
- 270 ☐ ☒ 94. 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. _____
- 271 _____
- 272
- 273
- 274
- 275 ☐ ☒ 95. 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?
- 276
- 277
- 278 ☒ ☐ ☐ 96. Are there mortgages, encumbrances or liens on this Property?
- 279 ☐ ☒ 96a. Are you aware of any reason, including a defect in title, that would prevent you from conveying clear title?
- 280
- 281 ☐ ☒ 97. 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: _____
- 282 _____
- 283
- 284
- 285
- 286 ☒ ☐ 98. 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?
- 287
- 288
- 289 99. Explain any other "yes" answers you give in this section: we have a mortgage on the property.
- 290 Garbage collection fees (~\$80/qtr)

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

☒☐

Initial

EL

(Initials)

BS

S

(Initials)

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

Yes

No

Unknown

☒☐

100. Are you aware if the Property has been tested for radon gas? (Attach a copy of each test report if available.)

☐☒

101. 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.)

☐☒

102. Is radon remediation equipment now present in the Property?

☐☐

102a. 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

☐☐

103. Electric Garage Door Opener

☐☐

103a. If "yes," are they reversible? Number of Transmitters _____

☒☐☐

104. Smoke Detectors

☐ Battery ☐ Electric ☒ Both How many 3

☒ Carbon Monoxide Detectors How many 1

Location Basement stairwell

☐☒

105. With regard to the above items, are you aware that any item is not in working order?

105a. If "yes," identify each item that is not in working order or defective and explain the nature of the problem: _____

☐☒

106. ☐ In-ground pool ☐ Above-ground pool ☐ Pool Heater ☐ Spa/Hot Tub

☐☐☐

106a. Were proper permits and approvals obtained?

☐☐

106b. 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?

☐☐

106c. If an in-ground pool, are you aware of any water seeping behind the walls of the pool?

107. 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

x

108. 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

☐

109. When was the Solar Panel System Installed? _____

☐

109a. What is the name and contact information of the business that installed the Solar Panel System? _____

☐

☐

109b. Do you have documents and/or contracts relating to the Solar Panel System? If "yes," please attach copies to this form.

☐

☐

☐

110. Are SRECs available from the Solar Panel System?

☐

110a. If SRECs are available, when will the SRECs expire? _____

☐

☐

☐

111. Is there any storage capacity on the Property for the Solar Panel System?

☐

☐

112. Are you aware of any defects in or damage to any component of the Solar Panel System? If yes, explain: _____

Choose one of the following three options:

☐

113a. 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.

☐

113b. The Solar Panel System is the subject of a lease agreement. If yes, proceed to **Section B** below.

☐

113c. 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

☐

114. What is the current periodic payment amount? \$ _____

☐

115. What is the frequency of the periodic payments (check one)? ☐ Monthly ☐ Quarterly

☐

116. What is the expiration date of the PPA, which is when you will become the owner of the Solar Panel System? _____ ("PPA Expiration Date")

☐

☐

117. Is there a balloon payment that will become due on or before the PPA Expiration Date?

☐

118. If there is a balloon payment, what is the amount? \$ _____

Choose one of the following three options:

☐

119a. Buyer will assume my/our obligations under the PPA at Closing.

☐

119b. 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.

☐

119c. 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

☐

120. What is the current periodic lease payment amount? \$ _____

☐

121. What is the frequency of the periodic lease payments (check one)? ☐ Monthly ☐ Quarterly

☐

122. What is the expiration date of the lease? _____

Choose one of the following two options:

☐

123a. Buyer will assume our obligations under the lease at Closing.

☐

123b. 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)

☐

☐

☐

124. Are Solar Transition Renewable Energy Certificates ("TREC"s) available from the Solar Panel System?

☐

124a. If TREC"s are available, when will the TREC"s expire? _____

☐

☐

☐

125. Are Solar Renewable Energy Certificates IIs ("SREC IIs") available from the Solar Panel System?

☐

125a. If SREC IIs are available, when will the SREC IIs expire? _____

Yes No Unknown

126. Are you aware of any water leakage, accumulation or dampness, the presence of mold or other similar natural substance, or repairs or other attempts to control any water or dampness problem on the Property? If yes, please describe the nature of the issue and any attempts to repair or control it: Dampness in basement when there is heavy rain

FLOOD RISK

To learn more about these impacts, including the flood risk to the Property, visit njreal.to/flood-disclosure. To learn more about how to prepare for a flood emergency, visit njreal.to/flood-planning.

135. Explain any "yes" answers that you give in this section: water entered under the basement door
3 times in 20 years. Sheetrock replaced in basement.

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.

DATE _____

DATE _____

DATE _____

DATE _____

(If applicable) The undersigned has never occupied the Property and lacks the personal knowledge necessary to complete this Disclosure Statement.

DATE _____

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.

DATE _____

DATE _____

DATE _____

DATE _____

The Prospective Buyer's real estate broker/broker-salesperson/salesperson also acknowledges receipt of the Property Disclosure Statement form Disclosed by _____ for the purpose of providing it to the Prospective Buyer.

3/21/2025 | 12:17 EDT

DATE _____

DATE _____



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Addendum to the Seller's Property Condition Disclosure Statement for: 311 Lenox Ave, South Orange

The following items are to be INCLUDED in the sale:



Motorized retractable awning
TV in family room
Refrigerator in basement
Work bench and wooden lockers in unfinished basement
Dehumidifiers in basement

The following items are to be EXCLUDED from the sale:

None

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

Fireplace, chimney and associated components- gas insert (no known issues)
Roof (no known issues)

Signed by:	
Seller: 	3/12/2025 21:02 EDT
<small>423B055BEA8444B...</small>	Buyer: _____
(date)	(date)
DocuSigned by:	
Seller: 	3/12/2025 18:05 PDT
<small>D87F9F8A5457464...</small>	Buyer: _____
(date)	(date)

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