



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



1 Property Address: 2 Jordan Ct, Long Valley, NJ 07853

5 Seller: ROY AND JOANNA BENTLEY

9 The purpose of this Disclosure Statement is to disclose, to the best of Seller's knowledge, the condition of the Property, as of the date set forth below. The Seller acknowledges that he/she is under an obligation to disclose any known material defects in the Property even if not addressed in this printed form. Seller alone is the source of all information contained in this form. All prospective buyers of the Property are cautioned to carefully inspect the Property and to carefully inspect the surrounding area for any off-site conditions that may adversely affect the Property. Moreover, this Disclosure Statement is not intended to be a substitute for prospective buyer's hiring of qualified experts to inspect the Property.

16 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.

20 OCCUPANCY

21 Yes No Unknown
22 1. Age of House, if known 13 years
23 2. Does the Seller currently occupy this property?
24 If not how long has it been since Seller occupied the property?
25 3. What year did the seller buy the property? 2016
26 3a. Do you have in your possession the original or a copy of the deed evidencing your ownership of
27 the property? If "yes," please attach a copy of it to this form

29 ROOF

30 Yes No Unknown
31 4. Age of roof 13 years
32 5. Has roof been replaced or repaired since seller bought the property?
33 6. Are you aware of any roof leaks?
34 7. Explain any "yes" answers that you give in this section:

37 ATTICS, BASEMENTS AND CRAWL SPACES (Complete only if applicable)

38 Yes No Unknown
39 8. Does the property have one or more sump pumps?
40 8a. Are there any problems with the operation of any sump pump?
41 9. Are you aware of any water leakage, accumulation, or dampness within the basement or crawl
42 spaces or any other areas within any of the structures on the property?
43 9a. Are you aware of the presence of any mold or similar natural substance within the basement
44 or crawl spaces or any other areas within any of the structures on the property?
45 10. Are you aware of any repairs or other attempts to control any water or dampness problem
46 in the basement or crawlspace? If "yes" describe the location, nature and date of the repairs:
47
48
49 11. Are you aware of any cracks or bulges in the floor or foundation walls? If "yes", specify
50 location.
51 12. Are you aware of any restrictions on how the attic may be used as a result of the manner in
52 which 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? staircase pull down stairs
56 crawl space with aid of ladder or other device other
57 15. Explain any "yes" answers that you give in this section:

61 TERMITES/WOOD DESTROYING INSECTS, DRY ROT, PESTS

62 Yes No Unknown
63 16. Are you aware of any termites/wood destroying insects, dry rot, pests affecting the property?
64 17. Are you aware of any damage to the property caused by termites/wood destroying insects, dry
65 rot, or pests?
66 18. If "yes," has work been performed to repair the damage?
67 19. Is your property currently under contract by a licensed pest control company? If "yes", state the
68 name and address of licensed pest control company:
69
70 20. Are you aware of any termite/pest control inspections or treatments for the property in the
71 past?

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21. Explain any "yes" answer that you give in this section:

STRUCTURAL ITEMS

- | | | |
|-----|-------------------------------------|--|
| Yes | No | |
| | <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? |
| | <input checked="" type="checkbox"/> | 23. Are you aware if the property or or any of the structures on it have ever been damaged by fire, smoke, wind or flood? |
| | <input checked="" type="checkbox"/> | 24. Are you aware of any fire retardant plywood used in the construction? |
| | <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? |
| | <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? |
| | | 27. Explain any "yes" answers that you give in this section. Please describe the location and nature of |

ADDITIONS/REMODELS

- | | | | |
|--------------------------|-------------------------------------|--------------------------|---|
| Yes | No | Unknown | |
| <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? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 29. Were the proper building permits and approvals obtained? Explain any "yes" answers you give in this section: |

PLUMBING, WATER AND SEWAGE

- | | | | |
|--------------------------|-------------------------------------|--------------------------|---|
| Yes | No | Unknown | |
| | | | 30. What is the source of your drinking water? <input checked="" type="checkbox"/> Public <input type="checkbox"/> Community System <input type="checkbox"/> Well on property <input type="checkbox"/> Other (explain) _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | | 31. If your drinking water supply is not public have you performed any tests on the water? If so when? _____ Attach a copy of or describe the results. |
| <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? |
| | | <input type="checkbox"/> | 33. When was well installed? _____ Location of Well? _____ |
| <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 |
| | | | 35. What is the type of sewage system? <input type="checkbox"/> Public Sewer <input type="checkbox"/> Private Sewer <input checked="" type="checkbox"/> Septic System <input type="checkbox"/> Cesspool <input type="checkbox"/> Other (explain): _____ |
| <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? |
| | | <input type="checkbox"/> | 37. If Septic System, when was it installed? <u>2007</u> Location? <u>front of the house</u> |
| | | <input type="checkbox"/> | 38. When was the Septic System or Cesspool last cleaned and/or serviced? <u>2019</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | | 39. Are you aware of any abandoned Septic Systems or Cesspools on your property? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 39a. If "yes," is the closure in accordance with the municipality's ordinance? (explain): _____ |
| <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? If "yes," explain: _____ |
| <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? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 42. Is either the private water or sewage system shared? If "yes," explain: _____ |
| | | | 43. Water Heater: <input type="checkbox"/> Electric <input type="checkbox"/> Fuel Oil <input checked="" type="checkbox"/> Gas
Age of Water Heater <u>1 is 13 yesars and the other is 1 year old</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 43a. Are you aware of any problems with the water heater? |
| | | | 44. Explain any "yes" answers that you give in this section:

_____ |

HEATING AND AIR CONDITIONING

- | | | | |
|-----|----|--------------------------|---|
| Yes | No | Unknown | |
| | | | 45. Type of air conditioning:
<input type="checkbox"/> Central one zone <input checked="" type="checkbox"/> Central multiple zone <input type="checkbox"/> Wall/Window Unit <input type="checkbox"/> None |
| | | | 46. List any areas of the house that are not air conditioned:
Garage _____ |
| | | <input type="checkbox"/> | 47. What is the age of Air Conditioning System <u>13 years</u> |
| | | | 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 |
| | | | 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 If it is a centralized heating system, is it one zone or multiple zones?
 151 multizone

152 51. Age of Furnace 13 years Date of Last Service _____

153 52. List any areas of the house that are not heated:

154 Garage

155 53. Are you aware of any tanks on the property, either above or underground, used to store fuel or other substances?

156 54. If tank is not in use, do you have a closure certificate?

157 55. Are you aware of any problems with any items in this section? If "yes," explain:

161 **WOOD BURNING STOVE OR FIREPLACE**

162 Yes No Unknown

163 56. Do you have wood burning stove? fireplace? insert? Other

164 56a. Is it presently usable?

165 57. If you have a fireplace, when was the flu last cleaned? _____

166 57a. Was the flue cleaned by a professional or non-professional? _____

167 58. Have you obtained any required permits for any such item?

168 59. Are you aware of any problems with any of these items? If "yes," please explain:

171 **ELECTRICAL SYSTEM**

172 Yes No Unknown

173 60. What type of wiring is in this structure? Copper Aluminum Other Unknown

174 61. What amp service does it have?
 60 100 150 200 Other Unknown

175 62. Does it have 240 volt service? Which are present? Circuit Breakers Fuses or Both?

176 63. Are you aware of any additions to the original service? If "yes" were the additions done by a licensed electrician? Name and address:

177 _____

178 _____

179 _____

180 _____

181 64. If yes, were proper building permits and approvals obtained?

182 65. Are you aware of any wall switches, light fixtures or electrical outlets in need of repair?

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

184 _____

185 _____

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

188 Yes No Unknown

189 67. Are you aware of any fill or expansive soil on the property?

190 68. Are you aware of any past or present mining operations in the area in which the property is located?

191 69. Is the property located in a flood hazard zone?

192 70. Are you aware of any drainage or flood problems affecting the property?

193 71. Are there any areas on the property which are designated as protected wetlands?

194 72. Are you aware of any encroachments, utility easements, boundary line disputes, or drainage or other easements affecting the property?

195 73. Are there any water retention basins on the property or the adjacent properties?

196 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:

197 _____

198 _____

199 _____

200 _____

201 _____

202 75. Are you aware of any shared or common areas (for example, driveways, bridges, docks, walls, bulkheads, etc.) or maintenance agreements regarding the property?

203 _____

204 76. Explain any "yes" answers to the preceding questions in this section:

205 _____

206 _____

207 77. Do you have a survey of the property?

209 **ENVIRONMENTAL HAZARDS**

210 Yes No Unknown

211 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.

212 _____

213 _____

214 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:

215 _____

216 _____

217 _____

218 _____

219 _____

220 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:

221 _____

222 _____

223 _____

224 _____

225 _____

226 80. Are you aware if any underground storage tank has been tested? (Attach a copy of each test report or closure certificate if available).

227 _____

- 228 81. Are you aware if the property has been tested for the presence of any other toxic substances, such as lead-based paint, urea-formaldehyde foam insulation, asbestos-containing materials, or others? (Attach copy of each test report if available).
- 229
- 230
- 231 82. If "yes" to any of the above, explain:
- 232 _____
- 233 _____
- 234 82a. If "yes" to any of the above, were any actions taken to correct the problem? Explain:
- 235 _____
- 236 _____
- 237 83. Is the property in a designated Airport Safety Zone?
- 238

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

- 241 Yes No Unknown
- 242 84. Are you aware if the property is subject to any deed restrictions or other limitations on how it may be used due to its being situated within a designated historic district, or a protected area like the New Jersey Pinelands, or its being subject to similar legal authorities other than typical local zoning ordinances?
- 243
- 244
- 245 85. Is the property part of a condominium or other common interest ownership plan?
- 246 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?
- 247 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?
- 248
- 249 86a. If so, what is the Association's name and telephone number?
- 250 _____
- 251 86b. If so, are there any dues or assessments involved? If "yes," how much? _____
- 252
- 253 87. Are you aware of any defect, damage, or problem with any common elements or common areas that 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
- 256 89. Since you purchased the property, have there been any changes to the rules or by-laws of the Association that impact the property?
- 257 90. Explain any "yes" answers you give in this section:
- 258 _____
- 259 _____
- 260
- 261
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- 263

MISCELLANEOUS

- 264 Yes No Unknown
- 265 91. Are you aware of any existing or threatened legal action affecting the property or any condominium or homeowners association to which you, as an owner, belong?
- 266
- 267 92. Are you aware of any violations of Federal, State or local laws or regulations relating to this property?
- 268
- 269 93. Are you aware of any zoning violations, encroachments on adjacent properties, non-conforming uses, or set-back violations relating to this property? If so, please state whether the condition is pre-existing non-conformance to present day zoning or a violation to zoning and/or land use laws.
- 270 _____
- 271 _____
- 272
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- 275 94. Are you aware of any public improvement, condominium or homeowner association assessments against the property that remain unpaid? Are you aware of any violations of zoning, housing, building, safety or fire ordinances that remain uncorrected?
- 276
- 277
- 278 95. Are there mortgages, encumbrances or liens on this property?
- 279 95a. Are you aware of any reason, including a defect in title, that would prevent you from conveying clear title?
- 280
- 281 96. Are you aware of any material defects to the property, dwelling, or fixtures which are not disclosed elsewhere on this form? (A defect is "material," if a reasonable person would attach importance to its existence or non-existence in deciding whether or how to proceed in the transaction.) If "yes," explain: _____
- 282 _____
- 283 _____
- 284
- 285
- 286 97. Other than water and sewer charges, utility and cable tv fees, your local property taxes, any special assessments and any association dues or membership fees, are there any other fees that you pay on an ongoing basis with respect to this property, such as garbage collection fees?
- 287
- 288
- 289 98. Explain any other "yes" answers you give in this section:
- 290 _____
- 291 _____
- 292
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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?

300 Yes No

301

302 RB JL

303 (Initials) (Initials)

304

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

306
307 Yes No Unknown

- 308 99. Are you aware if the property has been tested for radon gas? (Attach a copy of each test report if available.)
- 309
- 310 100. 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.)
- 311
- 312 101. Is radon remediation equipment now present in the property?
- 313 101a. If "yes," is such equipment in good working order?
- 314
- 315

316 MAJOR APPLIANCES AND OTHER ITEMS

317 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.")

- 321 Yes No Unknown N/A
- 322 102. Electric Garage Door Opener
- 323 102a. If "yes," are they reversible? Number of Transmitters 2
- 324 103. Smoke Detectors
- 325 Battery Electric Both How many 11
- 326 Carbon Monoxide Detectors How many 4
- 327 Location ceiling

- 328 104. With regard to the above items, are you aware that any item is not in working order?
- 329
- 330 104a. If "yes," identify each item that is not in working order or defective and explain the nature of the problem:
- 331 _____
- 332 _____
- 333

- 334
- 335 105. In-ground pool Above-ground pool Pool Heater Spa/Hot Tub
- 336 105a. Were proper permits and approvals obtained?
- 337 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?
- 338
- 339 105c. If an in-ground pool, are you aware of any water seeping behind the walls of the pool?

- 340 106. Indicate which of the following may be included in the sale? (Indicate Y for yes N for no.)
- 341 Refrigerator
- 342 Range
- 343 Microwave Oven
- 344 Dishwasher
- 345 Trash Compactor
- 346 Garbage Disposal
- 347 In-Ground Sprinkler System
- 348 Central Vacuum System
- 349 Security System
- 350 Washer
- 351 Dryer
- 352 Intercom
- 353 Other

- 354 107. 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:
- 355 _____
- 356 _____
- 357
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- 360
- 361

362 ACKNOWLEDGMENT OF SELLER

363 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.

364 _____
365 _____
366 _____
367 _____
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370
371
372
373
374 Roy Bentley
375 SELLER

09-29-2020
DATE

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378 Joanna Bentley
379 SELLER

09-29-2020
DATE

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EXECUTOR, ADMINISTRATOR, TRUSTEE

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

_____ DATE

_____ DATE

RECEIPT AND ACKNOWLEDGMENT BY PROSPECTIVE BUYER

The undersigned Prospective Buyer acknowledges receipt of this Disclosure Statement prior to signing a Contract of Sale pertaining to this Property. Prospective Buyer acknowledges that this Disclosure Statement is not a warranty by Seller and that it is Prospective Buyer's responsibility to satisfy himself or herself as to the condition of the Property. Prospective Buyer acknowledges that the Property may be inspected by qualified professionals, at Prospective Buyer's expense, to determine the actual condition of the Property. Prospective Buyer further acknowledges that this form is intended to provide information relating to the condition of the land, structures, major systems and amenities, if any, included in the sale. This form does not address local conditions which may affect a purchaser's use and enjoyment of the property such as noise, odors, traffic volume, etc. Prospective Buyer acknowledges that they may independently investigate such local conditions before entering into a binding contract to purchase the property. Prospective Buyer acknowledges that he or she understands that the visual inspection performed by the Seller's real estate broker/broker-salesperson/salesperson does not constitute a professional home inspection as performed by a licensed home inspector

_____ PROSPECTIVE BUYER

_____ DATE

_____ PROSPECTIVE BUYER

_____ DATE

ACKNOWLEDGMENT OF REAL ESTATE BROKER/BROKER-SALESPERSON/SALESPERSON

The undersigned Seller's real estate broker/broker-salesperson/ salesperson acknowledges receipt of the Property Disclosure Statement form and that the information contained in the form was provided by the Seller.

The Seller's real estate broker/broker-salesperson/salesperson also confirms that he or she visually inspected the property with reasonable diligence to ascertain the accuracy of the information disclosed by the seller, prior to providing a copy of the property disclosure statement to the buyer.

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

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

_____ DATE

Omar Gulbi

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

09-29-2020
_____ DATE