



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



Property Address: 10 Edward Street, East Brunswick

Seller: Martene Director

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. The Seller represents that he/she has completed this form without the assistance of any licensed real estate broker or salesperson. Any prospective buyer of the Property is cautioned to inspect the Property carefully. Moreover, this Disclosure Statement is not intended to be a substitute for prospective buyer's hiring of qualified experts to inspect the Property.

OCCUPANCY

Yes No Unknown

1. Does the Seller currently occupy this property? If not how long has it been since Seller occupied the property? _____

ROOF

2. Age of roof 15 years
 3. Has roof been replaced or repaired during your ownership?
 If yes were the shingles removed?
 4. Does the roof leak?
 5. Explain any "yes" answers that you give in this section: _____

BASEMENTS AND CRAWL SPACES (Complete only if applicable)

6. Does the property have a sump pump?
 7. Are you aware of any water leakage, accumulation, or dampness within the basement or crawl spaces or other structures?
 8. Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawlspace? If "Yes" describe the location, extent, date, and name of the person who did the repair or control effort: _____

9. Are you aware of any cracks or bulges in the floor or foundation walls? If yes, are they horizontal _____ or vertical _____
 10. Explain any "yes" answers that you give in this section: _____

TERMITES/WOOD DESTROYING INSECTS, DRY ROT, PESTS

11. Are you aware of any termites/wood destroying insects, dry rot, pests affecting the property?
 12. Are you aware of any damage to the property caused by termites/wood destroying insects, dry rot, or pests?
 13. If yes, has the damage been repaired?
 14. Is your property currently under contract by a licensed pest control company? If "yes", name and address of licensed pest control company: _____

15. Are you aware of any termite/pest control inspections or treatments for the property in the past?

16. Explain any "yes" answer that you give in this section: I had termite control treatments about 10 years ago

STRUCTURAL ITEMS

17. Are you aware of any movement, shifting, or other problems with walls or foundations?
 18. Are you aware if the property or improvements thereon have ever been damaged by fire, smoke, wind or flood?
 19. Are you aware of any fire retardant plywood used in the construction?
 20. Are you aware of any current or past problems with driveways, walkways, patios, sinkholes, or retaining walls on the property?
 21. Explain any "yes" answers that you give in this section. When explaining efforts to control or repair, please describe the location and extent of the problem and the date and person by whom the work was done, if known: _____

ADDITIONS/REMODELS

Yes No Unknown

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WATER AND SEWAGE

22. Are you aware of any additions, structural changes or other alterations to the property.
22a. Were the proper building permits and approvals obtained? Explain any "yes" answers you give in this section: Wood shakes replaced for Vinyl siding about 5-7 years ago
23. What is the source of your drinking water?
 Public Community System Well on Property
 Other (explain) _____
24. If your drinking water supply is not public; has it been tested?
When? _____ Did it pass? _____ If not explain _____
25. When was well installed? _____
Location of well? _____
26. Do you have a softener, filter, or other purification system?
 Leased Owned
27. What is the type of sewage system?
 Public Sewer Private Sewer Septic System Cesspool
 Other (explain): _____
28. If Septic System when was it installed? _____
Location? _____
29. When was the Septic System or Cesspool last cleaned and/or serviced? _____
by whom? _____
30. Are you aware of any abandoned Septic Systems or Cesspool on your property? If "yes" is the closure in accordance with the township ordinances? Explain _____
31. Are you aware of any leaks, backups, or other problems relating to any of the plumbing systems, fixtures water and sewage related items? If "yes" explain: _____
32. Are you aware of any shut off, disconnected, or abandoned wells, underground water or sewage tanks, or dry wells on the property? _____
33. Is either the private water or sewage system shared? If "yes" explain _____
34. Water Heater: Electric Fuel Oil Gas Age of Water Heater 15 years
35. Explain any "yes" answers you give in this section: _____

HEATING AND AIR CONDITIONING

36. Type of air conditioning: Central Electric Central Gas
 Wall/Window Unit None
37. List any areas of the house that are not air conditioned: _____
38. What is the age of Air Conditioning System, 8 years
39. Type of heat: Electric Fuel Oil Natural Gas Propane Unheated
 Other _____
40. What is the type of heating system? (e.g. forced air, hot water or base board, radiator, steam heat) forced hot air
41. Age of furnace _____ Date of last service _____
42. List any areas of the house that are not heated: _____
43. Are you aware of any underground fuel tanks on the property?
If tank is not in use do you have a closure certificate? _____
44. Are you aware if any problems with any item in this section? If "yes" explain _____

WOOD BURNING STOVE OR FIREPLACE

45. Do you have wood burning stove? fireplace? insert? Other
45a. If you have a fireplace, was the flu cleaned by a chimney sweep company?
When _____
46. Are you aware of any problems? If "yes" please explain: _____

ELECTRICAL SYSTEM

47. What type of wiring is in this structure? Copper
 Aluminum Other Unknown
48. What amp service does it have? 60 100
 150 200 Other Unknown
49. Does it have 220 volt service? Which is present?
 Circuit Breakers Fuses
50. Are you aware of any additions to the original service? If "yes" were the additions done by a licensed electrician? Name and address _____
51. If yes, were proper building permits and approvals obtained? _____
52. Are you aware of any wall switches, light fixtures or electrical outlets in need of repair? _____
53. Explain any "yes" answers you give in this section: _____

151 MAJOR APPLIANCES AND OTHER ITEMS (For informational purposes only)

Are the following items, that may be included in the sale, in working order? (Mark only if included in sale)

- 152 Yes/No Unknown
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54. Electric Garage Door Opener No. of Transmitters _____
55. Smoke Detectors Battery Electric Both How Many _____
Carbon Monoxide Detectors How Many _____
56. Location _____
Swimming Pool Pool Heater Spa/Hot Tub
57. Were proper permits and approvals obtained? _____
Are the following in working order? (Check only those included in the sale)
Y for yes N for no Refrigerator Range Microwave Oven
 Dishwasher Trash Compactor Garbage Disposal
 Washer Dryer Intercom Other _____
58. If no, please explain? _____
Are you aware of any items in this section in need of repair or replacement? If "yes" explain: No

168 LAND (Soils, Drainage and Boundaries)

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59. Are you aware of any fill or expansive soil on the property?
60. Is the property located in a flood hazard zone?
61. Is the property located in a delineated wetlands?
62. Are you aware of any drainage or flood problems affecting the property?
63. Are you aware of any encroachments, utility easements, boundary line disputes, or easements affecting the property?
64. 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: _____
65. Are you aware of any shared or common areas (e.g. driveways bridges, docks, walls, bulkheads, etc.) or maintenance agreements? Explain any "yes" answers that you give in this section: _____

201 ENVIRONMENTAL HAZARDS

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67. Are you aware of any present or previous underground storage (UST) tanks or toxic substances present on this property or adjacent property (structure or soil), such as polychlorinated biphenyl (PCB), solvents, hydraulic fluid, petro-chemicals, hazardous wastes, or others? If "yes" Explain: _____
68. Are you aware if the underground storage tank has been tested? (Attach copy of each test report or closure certificate if available).
69. Are you aware if the property has been tested for radon gas. (Attach copy of each test report if available).
70. Are you aware if the property has been tested for any other toxic substances? (e.g. urea-formaldehyde foam insulation, asbestos-containing materials, pesticides in land) (Attach copy of each test report if available).
71. If "yes" to any of the above, was remediation undertaken? Explain: _____

230 DEED RESTRICTION, HOMEOWNERS ASSOCIATIONS/CONDOMINIUMS AND CO-OPS

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72. Are you aware if the property is subject to any deed restrictions?
73. Is the property part of a condominium or other common interest ownership? If so, what is the Associations's name and telephone number? _____
74. If so, are there any dues or assessments involved? If "yes" how much? _____
75. Are you aware of any defect, damage, or problem with any common elements or common areas that materially affects the property?
76. Are you aware of any condition or claim which may result in an increase in assessments or fees?
77. Are you aware if the property is subject to covenants, conditions, or restrictions as part of a condominium, homeowners association, or other form of common interest ownership?
- 77a. Have there been any rule changes that impact the property? _____
78. Explain any "yes" answers you give in this section: _____

301 MISCELLANEOUS

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79. Are you aware of any existing or threatened legal action affecting the property?
80. Are you aware of any violations of federal, state, or local laws or regulations relating to this property?
81. Are you aware of any zoning violations, non-conforming uses, or set-back violations relating to this property?
82. Are you aware of any public improvement, condominium or homeowner association assessments against the property that remain unpaid or of any violations of zoning, housing, building, safety or fire ordinances that remain uncorrected?
83. Are you aware of any reason, including a defect in title encumbrance and lien that would prevent you from conveying title?

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Yes

No

Unknown

84. Are you aware of any material defects to the property dwelling, or fixtures which are not disclosed elsewhere on this form? (A material defect is a defect with the property or any portion of it that would have a significant adverse impact on the value or desirability of the residential real property.) If "yes" explain:

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

ACKNOWLEDGMENT OF SELLER

The undersigned Seller acknowledges that the information set forth in this Disclosure Statement is accurate and complete to the best of Seller's knowledge, but is neither a warranty nor a representation as to the condition of the Property. Seller hereby authorizes its real estate agent to provide this Disclosure statement to any prospective buyer of the Property, and to other real estate agents. Seller alone is responsible for the accuracy of the information contained in this statement. This Disclosure Statement has been completed by the seller without assistance from any licensed broker or salesperson.

Margaret Director
SELLER

3/2/2010
DATE

SELLER

DATE

EXECUTOR, ADMINISTRATOR, TRUSTEE

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

NAME

DATE

NAME

DATE

RECEIPT AND ACKNOWLEDGMENT BY PROSPECTIVE BUYER

The Undersigned Prospective Buyer acknowledges receipt of this Disclosure Statement prior to the signing of a Contract of Sale pertaining to this Property. Prospective Buyer acknowledges that this Disclosure Statement is not a warranty or representation by Seller and that, unless stated otherwise in the Contract of Sale, which may be entered into between Seller and Prospective Buyer, the Property shall be purchased in its present condition. It is Prospective Buyer's responsibility to satisfy himself/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

DATE

PROSPECTIVE BUYER

DATE



**MANDATORY ADDENDUM TO
MLS CONTRACT OF SALE
DISCLOSURE OF INFORMATION AND ACKNOWLEDGEMENT 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: 10 Edward St. EJ, NJ 08806

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 and 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 Sharon Director Date 3/2/2010 Seller 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 [Signature] Date 3/2/2010

VI. PURCHASER'S ACKNOWLEDGEMENT (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 Addendum).

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.

c) Purchaser has (check one below):

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

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

VII. PURCHASER'S CERTIFICATION OF ACCURACY

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

Purchaser _____ Date / / Purchaser _____ Date / /

VIII. SELLING/BUYER'S AGENT'S CERTIFICATION OF ACCURACY

Selling/Buyer's Agent certifies that the purchaser has received the information in Section VI a) and b).

Selling/Buyer's Agent _____ Date / /