



SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT



Property Address: 248 Champion Way
Sewell, NJ 08080
Seller: Stephen & Kristen Smickley

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.

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 36 years (1979)
2. Does the Seller currently occupy this property?
3. What year did the seller buy the property? 1989
3a. Do you have in your possession the original or a copy of the deed evidencing your ownership of the property?

ROOF

- Yes No Unknown
4. Age of roof = 15 years
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: New asphalt shingles and Roof Vents installed ~ 15 years ago.

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?
11. Are you aware of any cracks or bulges in the basement floor or foundation walls?
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

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: _____

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: upon purchase 1989

STRUCTURAL ITEMS

Yes No Unknown

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.

25. There are several settling cracks in driveway and one area where roots are lifting driveway

26. Section of sidewalk has been replaced

ADDITIONS/REMODELS

Yes No Unknown

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: 28. A screened in porch has been added 29. A subcontractor was used

PLUMBING WATER AND SEWAGE

Yes No Unknown

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? _____
 Attach a copy of or describe the results.

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?

33. When was well installed? _____
 Location of well? _____

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34. Do you have a softener, filter, or other water purification system?
 Leased Owned
35. What is the type of sewage system? Public Sewer Private Sewer
 Septic System Cesspool Other (explain): _____
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?
37. If Septic System, when was it installed? _____
 Location? _____
38. When was the Septic System or Cesspool last cleaned and/or serviced? _____
39. Are you aware of any abandoned Septic Systems or Cesspools on your property?
- 39a. If "yes," is the closure in accordance with the municipality's ordinance? (explain): _____
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: _____
41. Are you aware of any shut off, disconnected, or abandoned wells, underground water or sewage tanks, or dry wells on the property?
42. Is either the private water or sewage system shared? If "yes," explain: _____
43. Water Heater: Electric Fuel Oil Gas
 Age of Water Heater 15 years
- 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

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45. Type of air conditioning:
 Central one zone Central multiple zone Wall/Window Unit None
46. List any areas of the house that are not air conditioned: _____
47. What is the age of Air Conditioning System? ~20 years
48. Type of heat: Electric Fuel Oil Natural Gas Propane Unheated
 Other
49. What is the type of heating system? (for example, forced air, hot water or base board, radiator, steam heat) Forced Hot Air
50. If it is a centralized heating system, is it one zone or multiple zones? ONE
51. Age of furnace Original Date of last service: 2/2014
52. List any areas of the house that are not heated: _____
53. Are you aware of any tanks on the property, either above or underground, used to store fuel or other substances?
54. If tank is not in use, do you have a closure certificate?
55. Are you aware of any problems with any items in this section? If "yes," explain: _____

WOOD BURNING STOVE OR FIREPLACE

159 Yes No Unknown
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56. Do you have wood burning stove? fireplace? insert? other
- 56a. Is it presently usable? Gas log insert
57. If you have a fireplace, when was the flue last cleaned? Prior to installing gas log
- 57a. Was the flue cleaned by a professional or non-professional? _____
58. Have you obtained any required permits for any such item?
59. Are you aware of any problems with any of these items? If "yes," please explain: _____

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ELECTRICAL SYSTEM

Yes No Unknown

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

LAND (SOILS, DRAINAGE AND BOUNDARIES)

Yes No Unknown

67. Are you aware of any fill or expansive soil on the property?
68. Are you aware of any past or present mining operations in the area in which the property is located?
69. Is the property located in a flood hazard zone?
70. Are you aware of any drainage or flood problems affecting the property?
71. Are there any areas on the property which are designated as protected wetlands?
72. Are you aware of any encroachments, utility easements, boundary line disputes, or drainage or other easements affecting the property?
73. Are there any water retention basins on the property or the adjacent properties?
74. Are you aware if any part of the property is being claimed by the State of New Jersey as land presently or formerly covered by tidal water (Riparian claim or lease grant)? Explain: _____
75. Are you aware of any shared or common areas (for example, driveways, bridges, docks, walls, bulkheads, etc.) or maintenance agreements regarding the property?
76. Explain any "yes" answers to the preceding questions in this section: _____
77. Do you have a survey of the property?

ENVIRONMENTAL HAZARDS

Yes No Unknown

78. Have you received any written notification from any public agency or private concern informing you that the property is adversely affected, or may be adversely affected, by a condition that exists on a property in the vicinity of this property? If "yes," attach a copy of any such notice currently in your possession.
- 78a. Are you aware of any condition that exists on any property in the vicinity which adversely affects, or has been identified as possibly adversely affecting, the quality or safety of the air, soil, water, and/or physical structures present on this property? If "yes," explain: _____
79. Are you aware of any underground storage tanks (UST) or toxic substances now or previously present on this property or adjacent property (structure or soil), such as polychlorinated biphenyl (PCB), solvents, hydraulic fluid, petrochemicals, hazardous wastes, pesticides, chromium, thorium, lead or other hazardous substances in the soil? If "yes," explain: _____

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- 80. Are you aware if any underground storage tank has been tested? (Attach a copy of each test report or closure certificate if available).
- 81. Are you aware if the property has been tested for the presence of any other toxic substances, such as lead-based paint, urea-formaldehyde foam insulation, asbestos-containing materials, or others? (Attach copy of each test report if available).
- 82. If "yes" to any of the above, explain: _____
- 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

- 240 Yes No Unknown
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- 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? _____
- 86b. If so, are there any dues or assessments involved? If "yes," how much? _____
- 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: _____

MISCELLANEOUS

- 266 Yes No Unknown
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- 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? _____

- 284 96. Are you aware of any material defects to the property, dwelling, or fixtures which
 285 are not disclosed elsewhere on this form? (A defect is "material," if a reasonable
 286 person would attach importance to its existence or non-existence in deciding
 287 whether or how to proceed in the transaction.) If "yes," explain: _____
 288 _____
 289 97. Other than water and sewer charges, utility and cable tv fees, your local property
 290 taxes, any special assessments and any association dues or membership fees, are
 291 there any other fees that you pay on an ongoing basis with respect to this
 292 property, such as garbage collection fees?
 293 98. Explain any other "yes" answers you give in this section:
 294 _____
 295 _____
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297 **RADON GAS Instructions to Owners**

298 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
 299 may require that information about such testing and treatment be kept confidential until the time that the owner
 300 and a buyer enter into a contract of sale, at which time a copy of the test results and evidence of any subsequent
 301 mitigation or treatment shall be provided to the buyer. The law also provides that owners may waive, in writing,
 302 this right of confidentiality. As the owner(s) of this property, do you wish to waive this right?

303 Yes No
 304 SL H
 305 (Initials) (Initials)

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

- 307 Yes No Unknown
 308 99. Are you aware if the property has been tested for radon gas? (Attach a copy of
 309 each test report if available.)
 310 100. Are you aware if the property has been treated in an effort to mitigate the
 311 presence of radon gas? (If "yes," attach a copy of any evidence of such
 312 mitigation or treatment.)
 313 101. Is radon remediation equipment now present in the property?
 314 101a. If "yes," is such equipment in good working order?

315 **MAJOR APPLANCES AND OTHER ITEMS**

316 The terms of any final contract executed by the seller shall be controlling as to what appliances or other
 317 items, if any, shall be included in the sale of the property. Which of the following items are present in the
 318 property? (For items that are not present, indicate "not applicable.")

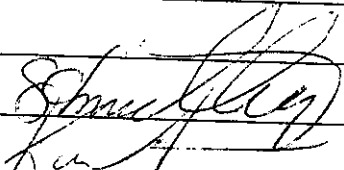
- 319 Yes No Unknown N/A
 320 102. Electric Garage Door Opener
 321 102a. If "yes," are they reversible? Number of Transmitters 2
 322 103. Smoke Detectors
 323 Battery Electric Both How many 5
 324 Carbon Monoxide Detectors How many _____
 325 Location _____
 326 104. With regard to the above items, are you aware that any item is not in
 327 working order?
 328 104a. If "yes," identify each item that is not in working order or defective and
 329 explain the nature of the problem:
 330 _____
 331 _____
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 334 105. In-ground pool Above-ground pool Pool Heater
 335 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
 338 or other structural or mechanical components of the pool or spa/hot tub?
 339 105c. If an in-ground pool, are you aware of any water seeping behind the
 340 walls of the pool?
 341 _____

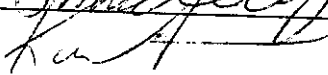
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106. Indicate which of the following may be included in the sale? (Indicate Y for yes N for no.)
- Refrigerator *yes*
 - Range *yes*
 - Microwave Oven
 - Dishwasher *yes*
 - Trash Compactor
 - Garbage Disposal
 - In-Ground Sprinkler System
 - Central Vacuum System
 - Security System
 - Washer *yes*
 - Dryer *yes*
 - Intercom
 - Other
107. Of those that may be included, is each in working order? If "no," identify each item not in working order, explain the nature of the problem: _____

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. _____

SELLER:  DATE: *3/9/15*

SELLER:  DATE: *3/9/15*

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: _____

386 **RECEIPT AND ACKNOWLEDGMENT BY PROSPECTIVE BUYER**

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

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405 PROSPECTIVE BUYER: DATE:

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

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

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

414 The Prospective Buyer's real estate broker/broker-salesperson/salesperson also acknowledges receipt of the
415 Property Disclosure Statement form for the purpose of providing it to the Prospective Buyer.
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417 _____
418 SELLER'S REAL ESTATE BROKER/ DATE:
419 BROKER-SALESPERSON/SALESPERSON:

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423 PROSPECTIVE BUYER'S REAL ESTATE BROKER/ DATE:
424 BROKER-SALESPERSON/SALESPERSON:
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