



SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

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Property Address: _____

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

1. Age of House, if known _____

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? _____

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.

Yes No Unknown

4. Age of roof _____

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: _____

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

Yes No Unknown

8. Does the property have one or more sump pumps?

8a. Are there any problems with the operation of any sump pump?

9. Are you aware of any water leakage, accumulation or dampness within the basement or crawl spaces or any other areas within any of the structures on the property?

9a. Are you aware of the presence of any mold or similar natural substance within the basement or crawl spaces or any other areas within any of the structures on the property?

10. Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawl space? If "yes," describe the location, nature and date of the repairs:

11. Are you aware of any cracks or bulges in the basement floor or foundation walls? If "yes," specify location. _____

51 [] [] 12. Are you aware of any restrictions on how the attic may be used as a result of the manner in which
52 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?
56 staircase pull down stairs crawl space with aid of ladder or other device
57 other _____
58 15. Explain any "yes" answers that you give in this section:
59 _____
60 _____

61
62 **TERMITES/WOOD DESTROYING INSECTS, DRY ROT, PESTS**

63 Yes No Unknown
64 [] [] 16. Are you aware of any termites/wood destroying insects, dry rot, or pests affecting the property?
65 [] [] 17. Are you aware of any damage to the property caused by termites/wood destroying insects, dry rot, or
66 past?
67 [] [] 18. If "yes," has work been performed to repair the damage?
68 [] [] 19. Is your property under contract by a licensed pest control company? If "yes," state the name and ad-
69 dress of the licensed pest control company: _____
70 _____
71 [] [] 20. Are you aware of any termite/pest control inspections or treatments performed on the property in the
72 past?
73 21. Explain any "yes" answers that you give in this section:
74 _____
75 _____

76
77 **STRUCTURAL ITEMS**

78 Yes No Unknown
79 [] [] 22. Are you aware of any movement, shifting, or other problems with walls, floors, or foundations, in-
80 cluding any restrictions on how any space, other than the attic or roof, may be used as a result of the
81 manner in which it was constructed?
82 [] [] 23. Are you aware if the property or any of the structures on it have ever been damaged by fire, smoke,
83 wind or flood?
84 [] [] 24. Are you aware of any fire retardant plywood used in the construction?
85 [] [] 25. Are you aware of any current or past problems with driveways, walkways, patios, sinkholes, or re-
86 taining walls on the property?
87 [] [] 26. Are you aware of any present or past efforts made to repair any problems with the items in this sec-
88 tion?
89 27. Explain any "yes" answers that you give in this section. Please describe the location and nature of
90 the problem.
91 _____
92 _____

93
94 **ADDITIONS/REMODELS**

95 Yes No Unknown
96 [] [] 28. Are you aware of any additions, structural changes or other alterations to the structures on the prop-
97 erty made by any present or past owners?
98 [] [] [] 29. Were the proper building permits and approvals obtained? Explain any "yes" answers you give in this
99 section:
100 _____
101 _____

102
103 **PLUMBING, WATER AND SEWAGE**

104 Yes No Unknown
105 230. What is the source of your drinking water?
106 Public Community System Well on Property Other (explain) _____
107 [] [] 31. If your drinking water source is not public, have you performed any tests on the water?
108 If so, when? _____
109 Attach a copy of or describe the results.
110 [] [] [] 32. Does the wastewater from any clothes washer, dishwasher, or other appliance discharge to any loca-

- tion other than the sewer, septic, or other system that services the rest of the property?
- 111
112 [] 33. When was well installed? _____
- 113 [] Location of well? _____
- 114 [] [] 34. Do you have a softener, filter, or other water purification system? Leased Owned
- 115 35. What is the type of sewage system?
 Public Sewer Private Sewer Septic System Cesspool Other (explain): _____
- 116
117 [] [] 36. If you answered "septic system," have you ever had the system inspected to confirm that it is a true
118 septic system and not a cesspool?
- 119 [] 37. If Septic System, when was it installed? _____
- 120 Location? _____
- 121 [] 38. When was the Septic System or Cesspool last cleaned and/or serviced? _____
- 122 [] [] [] 39. Are you aware of any abandoned Septic Systems or Cesspools on your property?
- 123 [] [] [] 39a. If "yes," is the closure in accordance with the municipality's ordinance? (explain):
124 _____
125 [] [] 40. Are you aware of any leaks, backups, or other problems relating to any of the plumbing systems and
126 fixtures (including pipes, sinks, tubs and showers), or of any other water or sewage related problems?
127 If "yes," explain: _____
128 _____
129 [] [] 41. Are you aware of any shut off, disconnected, or abandoned wells, underground water or sewage
130 tanks, or dry wells on the property?
- 131 [] [] [] 42. Is either the private water or sewage system shared? If "yes," explain: _____
132 _____
133 43. Water Heater: Electric Fuel Oil Gas
134 Age of Water Heater _____
- 135 [] [] 43a. Are you aware of any problems with the water heater?
- 136 44. Explain any "yes" answers that you give in this section:
137 _____
138 _____
139 _____

HEATING AND AIR CONDITIONING

- 140
141 Yes No Unknown
- 142 45. Type of Air Conditioning:
143 Central one zone Central multiple zone Wall/Window Unit None
- 144 46. List any areas of the house that are not air conditioned:
145 _____
146 [] 47. What is the age of Air Conditioning System? _____
- 147 48. Type of heat: Electric Fuel Oil Natural Gas Propane Unheated Other
- 148 49. What is the type of heating system? (for example, forced air, hot water or base board, radiator, steam
149 heat) _____
- 150 50. If it is a centralized heating system, is it one zone or multiple zones?
151 _____
152 [] 51. Age of furnace _____ Date of last service: _____
- 153 52. List any areas of the house that are not heated:
154 _____
155 [] [] [] 53. Are you aware of any tanks on the property, either above or underground, used to store fuel or other
156 substances?
- 157 [] [] 54. If tank is not in use, do you have a closure certificate?
- 158 [] [] 55. Are you aware of any problems with any items in this section? If "yes," explain:
159 _____
160 _____

WOODBURNING STOVE OR FIREPLACE

- 161
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 flue 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:
169 _____
170 _____

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 the property 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?

177 If "yes," were the additions done by a licensed electrician? Name and address:

178 _____
179 _____

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

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

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

183 _____
184 _____

185
186 **LAND (SOILS, DRAINAGE AND BOUNDARIES)**

187 Yes No Unknown

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

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

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

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

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

193 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:

198 _____
199 _____

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

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

203 _____
204 _____

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

206
207 **ENVIRONMENTAL HAZARDS**

208 Yes No Unknown

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

225 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).

228 82. If "yes" to any of the above, explain:

229 _____
230 _____

231 82a. If "yes" to any of the above, were any actions taken to correct the problem? Explain:
 232 _____
 233 _____

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

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

236 Yes No Unknown
 237
 238 84. Are you aware if the property is subject to any deed restrictions or other limitations on how it may
 239 be used due to its being situated within a designated historic district, or a protected area like the
 240 New Jersey Pinelands, or its being subject to similar legal authorities other than typical local zoning
 241 ordinances?
 242 85. Is the property part of a condominium or other common interest ownership plan?
 243 85a. If so, is the property subject to any covenants, conditions, or restrictions as a result of its being part
 244 of a condominium or other form of common interest ownership?
 245 86. As the owner of the property, are you required to belong to a condominium association or homeown-
 246 ers association, or other similar organization or property owners?
 247 86a. If so, what is the Association's name and telephone number?
 248 _____
 249 86b. If so, are there any dues or assessments involved?
 250 If "yes," how much? _____
 251 87. Are you aware of any defect, damage, or problem with any common elements or common areas that
 252 materially affects the property?
 253 88. Are you aware of any condition or claim which may result in an increase in assessments or fees?
 254 89. Since you purchased the property, have there been any changes to the rules or by-laws of the Asso-
 255 ciation that impact the property?
 256 90. Explain any "yes" answers you give in this section:
 257 _____
 258 _____
 259 _____

MISCELLANEOUS

260 Yes No Unknown
 261
 262 91. Are you aware of any existing or threatened legal action affecting the property or any condominium
 263 or homeowners association to which you, as an owner, belong?
 264 92. Are you aware of any violations of Federal, State or local laws or regulations relating to this prop-
 265 erty?
 266 93. Are you aware of any zoning violations, encroachments on adjacent properties, non-conforming
 267 uses, or set-back violations relating to this property? If so, please state whether the condition is pre-
 268 existing non-conformance to present day zoning or a violation to zoning and/or land use laws.
 269 _____
 270 _____
 271 94. Are you aware of any public improvement, condominium or homeowner association assessments
 272 against the property that remain unpaid? Are you aware of any violations of zoning, housing, build-
 273 ing, safety or fire ordinances that remain uncorrected?
 274 95. Are there mortgages, encumbrances or liens on this property?
 275 95a. Are you aware of any reason, including a defect in title, that would prevent you from conveying
 276 clear title?
 277 96. Are you aware of any material defects to the property, dwelling, or fixtures which are not dis-
 278 closed elsewhere on this form? (A defect is "material," if a reasonable person would attach impor-
 279 tance to its existence or non-existence in deciding whether or how to proceed in the transaction.)
 280 If "yes," explain: _____
 281 _____
 282 97. Other than water and sewer charges, utility and cable tv fees, your local property taxes, any special
 283 assessments and any association dues or membership fees, are there any other fees that you pay on
 284 an ongoing basis with respect to this property, such as garbage collection fees?
 285 98. Explain any other "yes" answers you give in this section:
 286 _____
 287 _____
 288 _____
 289 _____
 290 _____

291 **RADON GAS** Instructions to Owners

292 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
293 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
294 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
295 owners may waive, in writing, this right of confidentiality. As the owner(s) of this property, do you wish to waive this right?

296 Yes No
297 _____
298 (Initials) (Initials)

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

301
302 Yes No Unknown
303 99. Are you aware if the property has been tested for radon gas? (Attach a copy of each test report if
304 available.)
305 100. Are you aware if the property has been treated in an effort to mitigate the presence of radon gas? (If
306 "yes," attach a copy of any evidence of such mitigation or treatment.)
307 101. Is radon remediation equipment now present in the property?
308 101a. If "yes," is such equipment in good working order?

311 **MAJOR APPLANCES AND OTHER ITEMS**

312 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
313 in the sale of the property. Which of the following items are present in the property? (For items that are not present, indicate "not ap-
314 plicable.")

315
316 Yes No Unknown N/A
317 102. Electric Garage Door Opener
318 102a. If "yes," are they reversible? Number of Transmitters _____
319 103. Smoke Detectors
320 Battery Electric Both How many _____
321 Carbon Monoxide Detectors How many _____
322 Location _____
323 104. With regard to the above items, are you aware that any item is not in working order?
324 104a. If "yes," identify each item that is not in working order or defective and explain the nature
325 of the problem: _____
326
327
328 105. In-ground pool Above-ground pool Pool Heater Spa/Hot Tub
329 105a. Were proper permits and approvals obtained?
330 105b. Are you aware of any leaks or other defects with the filter or the walls or other structural or
331 mechanical components of the pool or spa/hot tub?
332 105c. If an in-ground pool, are you aware of any water seeping behind the walls of the pool?
333 106. Indicate which of the following may be included in the sale? (Indicate Y for yes N for no.)
334 Refrigerator
335 Range
336 Microwave Oven
337 Dishwasher
338 Trash Compactor
339 Garbage Disposal
340 In-Ground Sprinkler System
341 Central Vacuum System
342 Security System
343 Washer
344 Dryer
345 Intercom
346 Other
347 107. Of those that may be included, is each in working order?
348 If "no," identify each item not in working order, explain the nature of the problem:
349 _____
350 _____

351 **ACKNOWLEDGMENT OF SELLER**

352 The undersigned Seller affirms that the information set forth in this Disclosure Statement is accurate and complete to the best of Seller's
353 knowledge, but is not a warranty as to the condition of the Property. Seller hereby authorizes the real estate brokerage firm representing
354 or assisting the seller to provide this Disclosure Statement to all prospective buyers of the Property, and to other real estate agents. Seller
355 alone is the source of all information contained in this statement. If the Seller relied upon any credible representations of another, the
356 Seller should state the name(s) of the person(s) who made the representation(s) and describe the information that was relied upon.

357 _____
358 _____
359 _____

360 _____
361 _____
362 _____
363 _____

364 _____ SELLER _____ DATE _____
365 _____
366 _____

367 _____
368 _____ SELLER _____ DATE _____
369 _____
370 _____
371 _____

372 **EXECUTOR, ADMINISTRATOR, TRUSTEE**

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

375 _____
376 _____
377 _____
378 _____ DATE _____

379 _____
380 _____
381 _____
382 _____ DATE _____

383 _____
384 _____
385 _____
386 _____

387 **RECEIPT AND ACKNOWLEDGMENT BY PROSPECTIVE BUYER**

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

398 _____
399 _____
400 _____

401 _____
402 _____ PROSPECTIVE BUYER _____ DATE _____
403 _____
404 _____

405 _____
406 _____ PROSPECTIVE BUYER _____ DATE _____
407 _____
408 _____
409 _____
410 _____

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

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

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

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

419
420
421 _____ DATE
422 SELLER'S REAL ESTATE BROKER
423 BROKER-SALESPERSON/SALESPERSON:
424

425
426 _____ DATE
427 BUYER'S REAL ESTATE BROKER
428 BROKER-SALESPERSON/SALESPERSON:
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