



SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT



1 **Property Address:** _____

2
3 **Seller:** _____

4
5
6 The purpose of this Disclosure Statement is to disclose, to the best of Seller's knowledge, the condition of the
7 Property, as of the date set forth below. The Seller is aware that he or she is under an obligation to disclose any
8 known material defects in the Property even if not addressed in this printed form. Seller alone is the source of all
9 information contained in this form. All prospective buyers of the Property are cautioned to carefully inspect the
10 Property and to carefully inspect the surrounding area for any off-site conditions that may adversely affect the
11 Property. Moreover, this Disclosure Statement is not intended to be a substitute for prospective buyer's hiring of
12 qualified experts to inspect the Property.

13
14 If your property consists of multiple units, systems and/or features, please provide complete answers on all
15 such units, systems and/or features even if the question is phrased in the singular, such as if a duplex has multiple
16 furnaces, water heaters and fireplaces.

17
18 **OCCUPANCY**

19	Yes	No	Unknown	
20			<input type="checkbox"/>	1. Age of House, if known _____
21	<input type="checkbox"/>	<input type="checkbox"/>		2. Does the Seller currently occupy this property?
22				If not, how long has it been since Seller occupied the property? _____
23				3. What year did the seller buy the property? _____
24	<input type="checkbox"/>	<input type="checkbox"/>		3a. Do you have in your possession the original or a copy of the deed evidencing
25				your ownership of the property? If "yes," please attach a copy of it to this form

26
27 **ROOF**

28	Yes	No	Unknown	
29			<input type="checkbox"/>	4. Age of roof _____
30	<input type="checkbox"/>	<input type="checkbox"/>		5. Has roof been replaced or repaired since seller bought the property?
31	<input type="checkbox"/>	<input type="checkbox"/>		6. Are you aware of any roof leaks?
32				7. Explain any "yes" answers that you give in this section: _____
33				_____

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

36	Yes	No	Unknown	
37	<input type="checkbox"/>	<input type="checkbox"/>		8. Does the property have one or more sump pumps?
38	<input type="checkbox"/>	<input type="checkbox"/>		8a. Are there any problems with the operation of any sump pump?
39	<input type="checkbox"/>	<input type="checkbox"/>		9. Are you aware of any water leakage, accumulation or dampness within the
40				basement or crawl spaces or any other areas within any of the structures on the
41				property?
42	<input type="checkbox"/>	<input type="checkbox"/>		9a. Are you aware of the presence of any mold or similar natural substance within
43				the basement or crawl spaces or any other areas within any of the structures on
44				the property?
45	<input type="checkbox"/>	<input type="checkbox"/>		10. Are you aware of any repairs or other attempts to control any water or dampness
46				problem in the basement or crawl space? If "yes," describe the location, nature
47				and date of the repairs: _____
48				_____
49	<input type="checkbox"/>	<input type="checkbox"/>		11. Are you aware of any cracks or bulges in the basement floor or foundation walls?
50				If "yes," specify location. _____
51	<input type="checkbox"/>	<input type="checkbox"/>		12. Are you aware of any restrictions on how the attic may be used as a result of the
52				manner in which the attic or roof was constructed?
53	<input type="checkbox"/>	<input 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?

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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: _____

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.

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: _____

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? _____

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

HEATING AND AIR CONDITIONING

- 138 Yes No Unknown
 139
 140 45. Type of air conditioning:
 141 Central one zone Central multiple zone Wall/Window Unit None
 142 46. List any areas of the house that are not air conditioned: _____
 143 _____
 144 [] [] 47. What is the age of Air Conditioning System? _____
 145 48. Type of heat: Electric Fuel Oil Natural Gas Propane Unheated
 146 Other
 147 49. What is the type of heating system? (for example, forced air, hot water or base
 148 board, radiator, steam heat) _____
 149 50. If it is a centralized heating system, is it one zone or multiple zones? _____
 150 [] [] 51. Age of furnace _____ Date of last service: _____
 151 52. List any areas of the house that are not heated:
 152 _____
 153 [] [] [] 53. Are you aware of any tanks on the property, either above or underground, used
 154 to store fuel or other substances?
 155 [] [] 54. If tank is not in use, do you have a closure certificate?
 156 [] [] 55. Are you aware of any problems with any items in this section? If "yes," explain:
 157 _____
 158 _____

WOOD BURNING STOVE OR FIREPLACE

- 159 Yes No Unknown
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 161 [] [] 56. Do you have wood burning stove? fireplace? insert? other
 162 [] [] 56a. Is it presently usable?
 163 [] [] [] 57. If you have a fireplace, when was the flue last cleaned? _____
 164 [] [] [] 57a. Was the flue cleaned by a professional or non-professional? _____
 165 [] [] [] 58. Have you obtained any required permits for any such item?
 166 [] [] 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

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- 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

- 265
- 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?

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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: _____
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?
98. Explain any other "yes" answers you give in this section:

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 [] []

305 _____
 (Initials) (Initials)

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

308 Yes No Unknown

- 309 [] [] 99. Are you aware if the property has been tested for radon gas? (Attach a copy of
 310 each test report if available.)
 311 [] [] 100. Are you aware if the property has been treated in an effort to mitigate the
 312 presence of radon gas? (If "yes," attach a copy of any evidence of such
 313 mitigation or treatment.)
 314 [] [] 101. Is radon remediation equipment now present in the property?
 315 [] [] 101a. If "yes," is such equipment in good working order?

317 **MAJOR APPLANCES AND OTHER ITEMS**

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

322 Yes No Unknown N/A

- 323 [] [] [] [] 102. Electric Garage Door Opener
 324 [] [] [] [] 102a. If "yes," are they reversible? Number of Transmitters _____
 325 [] [] [] [] 103. Smoke Detectors
 326 Battery Electric Both How many _____
 327 Carbon Monoxide Detectors How many _____
 328 Location _____
 329 [] [] [] [] 104. With regard to the above items, are you aware that any item is not in
 330 working order?
 331 104a. If "yes," identify each item that is not in working order or defective and
 332 explain the nature of the problem:
 333 _____
 334 _____
 335 [] [] [] [] 105. In-ground pool Above-ground pool Pool Heater
 336 Spa/Hot Tub
 337 [] [] [] [] 105a. Were proper permits and approvals obtained?
 338 [] [] [] [] 105b. Are you aware of any leaks or other defects with the filter or the walls
 339 or other structural or mechanical components of the pool or spa/hot tub?
 340 [] [] [] [] 105c. If an in-ground pool, are you aware of any water seeping behind the
 341 walls of the pool?

- 342 106. Indicate which of the following may be included in the sale? (Indicate
 343 Y for yes N for no.)
 344 Refrigerator
 345 Range
 346 Microwave Oven
 347 Dishwasher
 348 Trash Compactor
 349 Garbage Disposal
 350 In-Ground Sprinkler System
 351 Central Vacuum System
 352 Security System
 353 Washer
 354 Dryer
 355 Intercom
 356 Other
 357 107. Of those that may be included, is each in working order? If "no,"
 358 identify each item not in working order, explain the nature of the
 359 problem: _____
 360 _____
 361 _____

362 **ACKNOWLEDGMENT OF SELLER**

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

372 _____
 373 _____
 374 SELLER: _____ DATE: _____

375 _____
 376 SELLER: _____ DATE: _____

377 **EXECUTOR, ADMINISTRATOR, TRUSTEE**

378 (If applicable) The undersigned has never occupied the property and lacks the personal knowledge necessary
 379 to complete this Disclosure Statement.
 380

381 _____
 382 _____
 383 _____ DATE: _____

384 _____
 385 _____ 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
399

400 _____
401 PROSPECTIVE BUYER: DATE:

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403 _____
404 _____
405 PROSPECTIVE BUYER: DATE:

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

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

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

413 The Prospective Buyer's real estate broker/broker-salesperson/salesperson also acknowledges receipt of the
414 Property Disclosure Statement form for the purpose of providing it to the Prospective Buyer.
415

416 _____
417 _____
418 SELLER'S REAL ESTATE BROKER/ DATE:
419 BROKER-SALESPERSON/SALESPERSON:

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