



SELLER'S DISCLOSURE STATEMENT

1. Seller(s) Name(s): Michael R. Andrew, Jacqueline Andrew
Property Address: 238 Bungalow Terrace, Millington, NJ 07946
Is each individual named above a U.S. Citizen or resident alien? Yes [X] No [ ]
Approximate Age of Property: 17.8 Date Purchased: 8/2011

2. NOTICE TO SELLER. Each Seller is obligated to disclose to a buyer all known facts that materially and adversely affect the value of the property being sold and that are not readily observable.

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.

3. NOTICE TO BUYER. This is a disclosure of Seller's knowledge of the condition of the property as of the date signed by Seller and is not a substitute for any inspections or warranties that Buyer may wish to obtain.

4. OCCUPANCY. Does Seller currently occupy this property? Yes [X] No [ ] If not, how long has it been since Seller occupied the property? \_\_\_\_\_

5. LAND (SOILS, DRAINAGE AND BOUNDARIES). (a) Is there any fill or expansive soil on the property? Yes [ ] No [X] Unknown [ ]
(b) Do you know of any sliding, settling, earth movement, upheaval or earth stability problems that have occurred on the property or in the immediate neighborhood? Yes [ ] No [X]
(c) Is the property located in an earthquake zone? Yes [ ] No [X] Unknown [ ]
(d) Is the property located in a flood zone or wetlands area? Yes [ ] No [X] Unknown [ ]
(e) Do you know of any past or present drainage or flood problems affecting the property or adjacent properties? Yes [ ] No [X]
(f) Do you know of any encroachments, boundary line disputes, or easements affecting the property? Yes [ ] No [X]
If any of your answers in this section are "Yes", explain in detail: \_\_\_\_\_

6. ROOF. (a) Age: 5 years
(b) Has the roof ever leaked during your ownership? Yes [ ] No [X]
(c) Has the roof been replaced or repaired during your ownership? Yes [ ] No [X]
(d) Do you know of any problems with the roof, rain gutters or mold? Yes [ ] No [X]
If any of your answers in this section are "Yes", explain in detail: \_\_\_\_\_

7. TERMITES, DRYROT, PESTS. (a) Do you have any knowledge of termites, dryrot, or pests on or affecting the property? Yes [ ] No [X]
(b) Do you have any knowledge of any damage to the property caused by termites, dryrot, or pests? Yes [ ] No [X]
(c) Is your property currently under warranty or other coverage by a licensed pest control company? Yes [X] No [ ]
(d) Do you know of any termite / pest control reports or treatments for the property in the last five years? Yes [ ] No [X]
If any of your answers in this section are "Yes", explain in detail: HUMPHREYS 3 MONTHLY MAINTENANCE PLAN

8. STRUCTURAL ITEMS. (a) Are you aware of any past or present movement, shifting, deterioration, or other problems with walls or foundations? Yes [ ] No [X]
(b) Are you aware of any past or present cracks or flaws in the walls or foundations? Yes [ ] No [X]
(c) Are you aware of any past or present water leakage or mold in the house? Yes [ ] No [X]
(d) Are you aware of any past or present problems with driveways, walkways, patios, or retaining walls on the property? Yes [ ] No [X]
(e) Are you aware if the property or any of the structures on it have ever been damaged by fire, smoke, wind or flood? Yes [ ] No [X]
(f) Are you aware of any fire retardant plywood used in the construction? Yes [ ] No [X]
(g) Have there been any repairs or other attempts to control the cause or effect of any problem described above? Yes [ ] No [X]
If any of your answers in this section are "Yes", explain in detail. When describing repairs or control efforts, describe the location, extent, date, and name of the person who did the repair or control effort: \_\_\_\_\_

Buyer's Initials: \_\_\_\_\_ Seller's Initials: [MA] [JA]

9. **BASEMENTS AND CRAWL SPACES (Complete only if applicable).**

- (a) Does the property have a sump pump? Yes  No  If "Yes", are there any problems with the operation of the sump pump? Yes  No
- (b) Has there ever been any water leakage, accumulation, dampness or mold within the basement or crawlspace? Yes  No   
If "Yes", describe in detail: \_\_\_\_\_
- (c) Have there been any repairs or other attempts to control any water or dampness problem in the basement or crawlspace? Yes  No   
If "Yes", describe the location, extent, date, and name of person who did the repair or control effort: \_\_\_\_\_

10. **ADDITIONS/REMODELS.**

- (a) Have you made any additions, structural changes, or other alterations to the property? Yes  No   
If "Yes", did you obtain all necessary permits and approvals and was all work in compliance with building codes?  
Yes  No  If your answer is "No", explain: \_\_\_\_\_
- (b) Did any former owners of the property make any additions, structural changes, or other alterations to the property?  
Yes  No  Unknown  If "Yes", was all work done with all necessary permits and approvals in compliance with building codes? Yes  No   
Unknown  If your answer is "No", explain: \_\_\_\_\_

11. **PLUMBING-RELATED ITEMS.**

- (a) What is your drinking water source: Public  Private System  Well on Property
- (b) If your drinking water is from a well, when was your water last checked for safety and what was the result of the test? \_\_\_\_\_
- (c) Do you have a water softener? Yes  No  Leased  Owned
- (d) What is the type of sewage system: Public Sewer  Private Sewer  Septic Tank  Cesspool
- (e) 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? Yes  No
- (f) If Septic System, when was it installed? \_\_\_\_\_ Location? \_\_\_\_\_
- (g) When was the Septic System or Cesspool last cleaned and/or serviced? \_\_\_\_\_
- (h) Are you aware of any abandoned Septic Systems or Cesspools on your property? Yes  No  If "Yes", is the closure in accordance with the municipality's ordinance? (explain): \_\_\_\_\_
- (i) Is there a sewage pump? Yes  No
- (j) When was the septic tank or cesspool last serviced? \_\_\_\_\_
- (k) Do you know of any leaks, backups, mold, or other problems relating to any of the plumbing, water, and sewage-related items? Yes  No  If your answer is "Yes", explain in detail: \_\_\_\_\_
- (l) Has a state-approved laboratory tested your drinking water? Yes  No  If yes, when? \_\_\_\_\_

12. **HEATING AND AIR CONDITIONING.**

- (a) Air Conditioning  Central Electric  Window Unit(s): \_\_\_\_\_ # Units Included in Sale
- (b) Heating  Electric  Fuel Oil  Natural Gas  Other: \_\_\_\_\_
- (c) Water Heating  Electric  Gas  Solar
- (d) Oil Tanks - Do you have an underground oil tank? Yes  No  If "Yes", is it in use? Yes  No   
Have you had your oil tank inspected for leaks? Yes  No  If "Yes", when? \_\_\_\_\_  
Do you carry oil tank insurance through your fuel company? Yes  No   
Did you ever have an Underground Storage Tank? Yes  No   
If yes, do you have a UST decommission certification Yes  No   
If no, why not? \_\_\_\_\_
- (e) List any areas of the house that are not air conditioned: \_\_\_\_\_
- (f) What is the age of Air Conditioning System? 2.5 YRS
- (g) If it is a centralized heating system, is it one zone or multiple zones? MULTIPLE ZONES
- (h) Age of Furnace \_\_\_\_\_ Date of Last Service 2012  
Are you aware of any problems regarding items (a) through (d)? Yes  No  If "Yes", explain in detail: \_\_\_\_\_

13. **WOOD BURNING STOVE OR FIREPLACE.**

- (a) Do you have wood burning stove(s) \_\_\_\_\_ fireplace(s) 1 insert(s) \_\_\_\_\_ Other: \_\_\_\_\_
- (b) Is it presently usable? Yes  No
- (c) If you have a fireplace, when was the flue last cleaned? 2012
- (d) Was the flue cleaned by a professional Yes  No  or non-professional? Yes  No
- (e) Have you obtained any required permits for any such item? Yes  No
- (f) Are you aware of any problems with any of these items? Yes  No  If "yes", please explain: \_\_\_\_\_

Buyer's Initials: \_\_\_\_\_

Seller's Initials: YB JA

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14. ELECTRICAL SYSTEM.

- (a) Are you aware of any problems or conditions that affect the value or desirability of the electrical system? Yes  No   
If "Yes", explain in detail: \_\_\_\_\_
- (b) Do you have knob or tube wiring in your home? Yes  No
- (c) Has your wiring been inspected or updated since your purchase? Yes  No  If so, when? 2012

15. OTHER EQUIPMENT AND APPLIANCES BEING SOLD.

- (a) Mark the items included in the sale of you: property:
 

<input type="checkbox"/> Electric Garage Door Opener	_____	Number of Transmitters	<input type="checkbox"/> Security Alarm System	<input type="checkbox"/> Owned <input type="checkbox"/> Leased
<input type="checkbox"/> Smoke Detectors	_____	How Many?	<input type="checkbox"/> Lawn Sprinklers	<input type="checkbox"/> Automatic Timer
<input checked="" type="checkbox"/> Carbon Monoxide Detectors	<u>2</u>	How Many?	<input type="checkbox"/> Pool/Spa Equipment (list):	_____
<input type="checkbox"/> Swimming Pool	<input type="checkbox"/> Pool Heater	<input type="checkbox"/> Spa/Hot Tub	<input checked="" type="checkbox"/> Washer	<input checked="" type="checkbox"/> Dryer
<input checked="" type="checkbox"/> Refrigerator	<input checked="" type="checkbox"/> Stove	<input checked="" type="checkbox"/> Microwave Oven	<input checked="" type="checkbox"/> Dishwasher	<input type="checkbox"/> Trash Compactor
<input type="checkbox"/> Intercom	<input checked="" type="checkbox"/> Ceiling Fans		<input type="checkbox"/> Other: _____	
- (b) Are any of these in need of repair or replacement? Yes  No  If "Yes", explain in detail: MICROWAVE BEING SOLD AS IS
- (c) Are any carbon monoxide detectors installed in your home? Yes  No  Where are they located? BEFORE ROOM NEW

16. AREA.

Are you aware of any off-site conditions in your area that could adversely affect the value or desirability of the property, such as noise, threat of condemnation or street change? Yes  No  If "Yes", explain in detail: \_\_\_\_\_

17. TOXIC SUBSTANCES.

- (a) Are you aware of any underground tanks or toxic substances present on the property (structure or soil) such as asbestos, PCBs, accumulated radon, lead paint, mold or others? Yes  No  If "Yes", explain in detail: \_\_\_\_\_
- (b) Has the property been tested for radon, mold or any other toxic substances? Yes  No  If "Yes", explain in detail: RADON TEST ON PURCHASE INSPECTION

18. CONDOMINIUMS AND OTHER HOMEOWNERS ASSOCIATIONS.

- (a) Is the property part of a condominium or other common ownership or is it subject to covenants, conditions, and restrictions (CC & R's) of a homeowners association? Yes  No  (If your answer is "no", you may ignore the remainder of this section).
- (b) Is there any defect, damage, or problem with any common elements or common areas which could affect their value or desirability? Yes  No  Unknown
- (c) Is there any condition or claim which may result in an increase in assessments or fees? Yes  No  Unknown   
If your answer to (b) or (c) is "Yes", explain in detail: \_\_\_\_\_

19. OTHER MATTERS.

- (a) Is there any existing or threatened legal action affecting the property? Yes  No
- (b) Do you know of any violations of local, state, or federal laws or regulations relating to this property? Yes  No
- (c) Is there anything else that you feel you should disclose to a prospective buyer because it may materially and adversely affect the value or desirability of the property, e.g., zoning violation, non-conforming uses, setback violations, zoning changes, road changes, etc.? Yes  No
- (d) Does your home contain any artificial stucco or Exterior Insulation Finish Systems (EIFS)? Yes  No   
If any of your answers in this section are "Yes", explain in detail: \_\_\_\_\_

The undersigned Seller represents that the information set forth in the foregoing disclosure statement is accurate and complete. Seller does not intend this disclosure statement to be a warranty or guaranty of any kind. Seller hereby authorizes its legal agent(s) to provide this information to prospective buyers of the property and to real estate brokers and sales people. Seller understands and agrees that Seller will notify its disclosing legal agent(s) in writing immediately if any information set forth in this disclosure statement becomes inaccurate or incorrect in any way through the passage of time.

Seller: Michael R. Andrew Date: 1/30/2015 Seller: Jacqueline Andrew Date: 1/31/2015  
 Michael R. Andrew Jacqueline Andrew

EXECUTOR, ADMINISTRATOR, TRUSTEE

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

\_\_\_\_\_  
Date: \_\_\_\_\_

RECEIPT AND ACKNOWLEDGEMENT OF BUYER

1. I HAVE CAREFULLY INSPECTED THE PROPERTY. I HAVE BEEN ADVISED TO HAVE THE PROPERTY EXAMINED BY PROFESSIONAL INSPECTORS. I ACKNOWLEDGE THAT NEITHER ANY BROKER OR AGENT INVOLVED IN THIS TRANSACTION IS AN EXPERT AT DETECTING OR REPAIRING PHYSICAL DEFECTS IN THE PROPERTY.
2. I UNDERSTAND THAT UNLESS STATED OTHERWISE IN MY CONTRACT WITH SELLER, THE PROPERTY IS BEING SOLD IN ITS PRESENT CONDITION ONLY, WITHOUT WARRANTIES OR GUARANTEES OF ANY KIND BY SELLER OR ANY BROKER OR AGENT. I STATE THAT NO REPRESENTATIONS CONCERNING THE CONDITION OF THE PROPERTY ARE BEING RELIED UPON BY ME EXCEPT AS DISCLOSED ABOVE OR STATED WITHIN THE SALES CONTRACT.

Buyer: \_\_\_\_\_ Date: \_\_\_\_\_ Buyer: \_\_\_\_\_ Date: \_\_\_\_\_

DISCLOSURE REQUIREMENTS MAY VARY BY JURISDICTION. BUYERS AND SELLERS SHOULD CONSULT THEIR RESPECTIVE ATTORNEYS FOR THE REQUIREMENTS IN THE RELEVANT JURISDICTION.