



SELLER'S DISCLOSURE STATEMENT

1. Seller(s) Name(s): Edwin A. Schmall, Lea A Schmall
 Property Address: 2 Magnolia Path, Basking Ridge, NJ 07920
 Is each individual named above a U.S. Citizen or resident alien? Yes No
 Approximate Age of Property: 4 Date Purchased: August, 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. This disclosure statement is designed to assist Seller in complying with disclosure requirements and to assist Buyer in evaluating the property being considered. The listing real estate brokers, the selling real estate broker and their respective agents will also rely upon this information when they evaluate, market and present Seller's property to prospective buyers. Seller alone is the source of all information contained herein.

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. It is not a warranty of any kind by Seller or a warranty or representation by the listing broker, the selling broker, or their agents.

4. **OCCUPANCY.**
 Does Seller currently occupy this property? Yes 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 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
 (c) Is the property located in an earthquake zone? Yes No Unknown
 (d) Is the property located in a flood zone or wetlands area? Yes No Unknown
 (e) Do you know of any past or present drainage or flood problems affecting the property or adjacent properties? Yes No
 (f) Do you know of any encroachments, boundary line disputes, or easements affecting the property? Yes No
 If any of your answers in this section are "Yes", explain in detail: _____

6. **ROOF.**
 (a) Age: 4 years
 (b) Has the roof ever leaked during your ownership? Yes No
 (c) Has the roof been replaced or repaired during your ownership? Yes No
 (d) Do you know of any problems with the roof, rain gutters or mold? Yes No
 If any of your answers in this section are "Yes", explain in detail: ROOF REPAIRED IN 2011 RESULTING FROM TOTAL LOSS DUE TO FIRE

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

8. **STRUCTURAL ITEMS.**
 (a) Are you aware of any past or present movement, shifting, deterioration, or other problems with walls or foundations? Yes No
 (b) Are you aware of any past or present cracks or flaws in the walls or foundations? Yes No
 (c) Are you aware of any past or present water leakage or mold in the house? Yes No
 (d) Are you aware of any past or present problems with driveways, walkways, patios, or retaining walls on the property? Yes No
 (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
 (f) Are you aware of any fire retardant plywood used in the construction? Yes No
 (g) Have there been any repairs or other attempts to control the cause or effect of any problem described above? Yes No
 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: TOTAL LOSS DUE TO FIRE 3/11/10, COMPLETE DEMOLITION AND RECONSTRUCTION FROM FOUNDATION UP COMPLETED BY SCHLEIFER CONSTRUCTION, INC. W/HEPPATY

Buyer's Initials: _____ Seller's Initials: _____

I N MARCH, 2011

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: SUMP PUMP BROKE CAUSING MINOR WATER ACCUMULATION
- (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: _____

SUMP PUMP REPLACED IN 2014

10. **ADDITIONS/REMODELS.**

- (a) Have you made any additions, structural changes, or other alterations to the property? Yes No COMPLETE REBUILD 2011
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? 4 YEARS OLD
- (g) If it is a centralized heating system, is it one zone or multiple zones? 1 ZONE
- (h) Age of Furnace 4 years Date of Last Service 10/8/14
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) 1 fireplace(s) _____ insert(s) _____ Other: NONE
- (b) Is it presently usable? Yes No
- (c) If you have a fireplace, when was the flue last cleaned? Fireplace is gas, not woodburning, and works..
- (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: _____

14. **ELECTRICAL SYSTEM.**

- (a) Are you aware of any problems or conditions that affect the value of 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? PART OF 2011 REBUILD

15. **OTHER EQUIPMENT AND APPLIANCES BEING SOLD.**

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

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

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: WHEN PURCHASED IN 2004

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 homeowner's 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: Edwin A. Schmall Date: 3/1/15 Seller: Lea A Schmall 3/1/15
Edwin A. Schmall **Lea A Schmall**

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: _____

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.