



**NEW JERSEY ASSOCIATION OF REALTORS® STANDARD FORM OF
SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT**



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

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

19
20 **OCCUPANCY**

21 Yes No Unknown
22 [] [] [] 1. Age of House, if known _____
23 [] [] 2. Does the Seller currently occupy this property?
24 If not how long has it been since Seller occupied the property? _____
25 [] [] 3. What year did the seller buy the property? _____
26 [] [] 3a. Do you have in your possession the original or a copy of the deed evidencing your ownership of
27 the property? If "yes," please attach a copy of it to this form
28

29 **ROOF**

30 Yes No Unknown
31 [] [] [] 4. Age of roof _____
32 [] [] 5. Has roof been replaced or repaired since seller bought the property?
33 [] [] 6. Are you aware of any roof leaks?
34 7. Explain any "yes" answers that you give in this section: _____
35
36

37 **ATTICS, BASEMENTS AND CRAWL SPACES (Complete only if applicable)**

38 Yes No Unknown
39 [] [] [] 8. Does the property have one or more sump pumps?
40 [] [] 8a. Are there any problems with the operation of any sump pump?
41 [] [] 9. Are you aware of any water leakage, accumulation, or dampness within the basement or
42 crawl spaces or any other areas within any of the structures on the property?
43 [] [] 9a. Are you aware of the presence of any mold or similar natural substance within the basement
44 or crawl spaces or any other areas within any of the structures on the property?
45 [] [] 10. Are you aware of any repairs or other attempts to control any water or dampness problem
46 in the basement or crawlspace? If "yes" describe the location, nature and date of the
47 repairs:
48 _____
49
50 [] [] 11. Are you aware of any cracks or bulges in the floor or foundation walls? If "yes", specify
51 location. _____
52 [] [] 12. Are you aware of any restrictions on how the attic may be used as a result of the manner in
53 which the attic or roof was constructed?
54 [] [] 13. Is the attic or house ventilated by: [] a whole house fan? [] an attic fan?
55 [] [] 13a. Are you aware of any problems with the operation of such a fan?
56 14. In what manner is access to the attic space provided? [] staircase [] pull down stairs
57 [] crawl space with aid of ladder or other device [] other _____
58 15. Explain any "yes" answers that you give in this section:
59 _____
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61 **TERMITES/WOOD DESTROYING INSECTS, DRY ROT, PESTS**

62 Yes No Unknown
63 [] [] [] 16. Are you aware of any termites/wood destroying insects, dry rot, pests affecting the property?
64 [] [] [] 17. Are you aware of any damage to the property caused by termites/wood destroying insects, dry
65 rot, or pests?
66 [] [] [] 18. If "yes," has work been performed to repair the damage?
67 [] [] [] 19. Is your property currently under contract by a licensed pest control company? If "yes", state the
68 name and address of licensed pest control company: _____
69
70 [] [] [] 20. Are you aware of any termite/pest control inspections or treatments for the property in the
71 past?

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21. Explain any "yes" answer that you give in this section:

STRUCTURAL ITEMS

- | | | |
|--------------------------|--------------------------|--|
| Yes | No | |
| <input type="checkbox"/> | <input type="checkbox"/> | 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? |
| <input type="checkbox"/> | <input type="checkbox"/> | 23. Are you aware if the property or or any of the structures on it have ever been damaged by fire, smoke, wind or flood? |
| <input type="checkbox"/> | <input type="checkbox"/> | 24. Are you aware of any fire retardant plywood used in the construction? |
| <input type="checkbox"/> | <input type="checkbox"/> | 25. Are you aware of any current or past problems with driveways, walkways, patios, sinkholes, or retaining walls on the property? |
| <input type="checkbox"/> | <input type="checkbox"/> | 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 |

ADDITIONS/REMODELS

- | | | | |
|--------------------------|--------------------------|--------------------------|---|
| Yes | No | Unknown | |
| <input type="checkbox"/> | <input type="checkbox"/> | | 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? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 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 | |
| <input type="checkbox"/> | <input type="checkbox"/> | | 30. What is the source of your drinking water? <input type="checkbox"/> Public <input type="checkbox"/> Community System <input type="checkbox"/> Well on property <input type="checkbox"/> Other (explain) _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | | 31. If your drinking water supply is not public have you performed any tests on the water? If so when? _____ Attach a copy of or describe the results. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 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? |
| | | <input type="checkbox"/> | 33. When was well installed? _____ Location of Well? _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | | 34. Do you have a softener, filter, or other water purification system? <input type="checkbox"/> Leased <input type="checkbox"/> Owned |
| | | | 35. What is the type of sewage system? <input type="checkbox"/> Public Sewer <input type="checkbox"/> Private Sewer <input type="checkbox"/> Septic System <input type="checkbox"/> Cesspool <input type="checkbox"/> Other (explain): _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | | 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? |
| | | <input type="checkbox"/> | 37. If Septic System, when was it installed? _____ Location? _____ |
| | | <input type="checkbox"/> | 38. When was the Septic System or Cesspool last cleaned and/or serviced? _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | | 39. Are you aware of any abandoned Septic Systems or Cesspools on your property? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 39a. If "yes," is the closure in accordance with the municipality's ordinance? (explain): |

- | | | | |
|--------------------------|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | | 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: _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | | 41. Are you aware of any shut off, disconnected, or abandoned wells, underground water or sewage tanks, or dry wells on the property? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 42. Is either the private water or sewage system shared? If "yes," explain: _____ |
| | | | 43. Water Heater: <input type="checkbox"/> Electric <input type="checkbox"/> Fuel Oil <input type="checkbox"/> Gas
Age of Water Heater _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 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

- | | | | |
|-----|----|--------------------------|--|
| Yes | No | Unknown | |
| | | | 45. Type of air conditioning:
<input type="checkbox"/> Central one zone <input type="checkbox"/> Central multiple zone <input type="checkbox"/> Wall/Window Unit <input type="checkbox"/> None |
| | | | 46. List any areas of the house that are not air conditioned:
_____ |
| | | <input type="checkbox"/> | 47. What is the age of Air Conditioning System _____ |
| | | | 48. Type of heat: <input type="checkbox"/> Electric <input type="checkbox"/> Fuel Oil <input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input type="checkbox"/> Unheated <input type="checkbox"/> Other |
| | | | 49. What is the type of heating system? (for example, forced air, hot water or base board, radiator, steam heat) _____ |

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50. If it is a centralized heating system, is it one zone or multiple zones?

- [] 51. Age of Furnace _____ Date of Last Service _____
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

- Yes No Unknown
- [] [] 56. Do you have [] wood burning stove? [] fireplace? [] insert? [] Other
- [] [] 56a. Is it presently usable?
- [] [] [] 57. If you have a fireplace, when was the flu last cleaned? _____
- [] [] [] 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:

ELECTRICAL SYSTEM

- Yes No Unknown
60. What type of wiring is in this structure? [] Copper [] Aluminum [] Other [] Unknown
61. What amp service does it 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, petro-chemicals, hazardous wastes, pesticides, chromium, thorium, lead or other hazardous substances in the soil? If "yes," explain:

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

- 228 [] [] [] 81. Are you aware if the property has been tested for the presence of any other toxic substances, such as
 229 lead-based paint, urea-formaldehyde foam insulation, asbestos-containing materials, or others?
 230 (Attach copy of each test report if available).
 231 82. If "yes" to any of the above, explain:
 232 _____
 233 _____
 234 [] [] 82a. If "yes" to any of the above, were any actions taken to correct the problem? Explain:
 235 _____
 236 _____
 237 [] [] [] 83. Is the property in a designated Airport Safety Zone?
 238

239 **DEED RESTRICTIONS, SPECIAL DESIGNATIONS, HOMEOWNERS ASSOCIATIONS/CONDOMINIUMS**
 240 **AND CO-OPS**

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

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

296 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
 297 that information about such testing and treatment be kept confidential until the time that the owner and a buyer enter into a contract
 298 of sale, at which time a copy of the test results and evidence of any subsequent mitigation or treatment shall be provided to the
 299 buyer. The law also provides that owners may waive, in writing, this right of confidentiality. As the owner(s) of this property, do
 300 you wish to waive this right?

301 Yes No
 302 [] [] _____ (Initials) _____ (Initials)
 303
 304

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

306
307 Yes No Unknown

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

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316 **MAJOR APPLIANCES AND OTHER ITEMS**

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

- 320
- 321 Yes No Unknown N/A
- 322 102. Electric Garage Door Opener
- 323 102a. If "yes," are they reversible? Number of Transmitters _____
- 324 103. Smoke Detectors
- 325 Battery Electric Both How many _____
- 326 Carbon Monoxide Detectors How many _____
- 327 Location _____
- 328 104. With regard to the above items, are you aware that any item is not in working order?

329
330 104a. If "yes," identify each item that is not in working order or defective and explain the nature of
331 the problem:
332 _____
333 _____

- 334
- 335 105. In-ground pool Above-ground pool Pool Heater 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 or other structural or
- 338 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 walls of the
- 340 pool?

- 341 106. Indicate which of the following may be included in the sale? (Indicate Y for yes N for
- 342 no.)
- 343 Refrigerator
- 344 Range
- 345 Microwave Oven
- 346 Dishwasher
- 347 Trash Compactor
- 348 Garbage Disposal
- 349 In-Ground Sprinkler System
- 350 Central Vacuum System
- 351 Security System
- 352 Washer
- 353 Dryer
- 354 Intercom
- 355 Other

356 107. Of those that may be included, is each in working order? If "no," identify each item not in
357 working order, explain the nature of the problem:
358 _____
359 _____

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362 **ACKNOWLEDGMENT OF SELLER**

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

369 _____
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375 SELLER

DATE

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379 SELLER

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EXECUTOR, ADMINISTRATOR, TRUSTEE

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

_____ DATE

_____ DATE

RECEIPT AND ACKNOWLEDGMENT BY PROSPECTIVE BUYER

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

_____ PROSPECTIVE BUYER

_____ DATE

_____ PROSPECTIVE BUYER

_____ DATE

ACKNOWLEDGMENT OF REAL ESTATE BROKER/BROKER-SALESPERSON/SALESPERSON

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

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

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

_____ PROSPECTIVE BUYER'S REAL ESTATE
BROKER / BROKER - SALESPERSON /
SALESPERSON

_____ DATE

_____ SELLER'S REAL ESTATE BROKER/
BROKER-SALESPERSON/SALESPERSON

_____ DATE