



SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

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1 Property Address: \_\_\_\_\_
2
3

4
5 Seller: \_\_\_\_\_
6
7
8

9 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
10 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
11 addressed in this printed form. Seller alone is the source of all information contained in this form. All prospective buyers of the Property
12 are cautioned to carefully inspect the Property and to carefully inspect the surrounding area for any off-site conditions that may adversely
13 affect the Property. Moreover, this Disclosure Statement is not intended to be a substitute for prospective buyer's hiring of qualified ex-
14 perts 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, systems and/or
17 features even if the question is phrased in the singular, such as if a duplex has multiple furnaces, water heaters and 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 the
27 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 ATTIC, BASEMENTS AND CRAWLSPACES (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 crawl spaces
42 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 or crawl
44 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 in the base-
46 ment or crawl space? If "yes," describe the location, nature and date of the repairs:
47 \_\_\_\_\_
48 \_\_\_\_\_
49 [ ] [ ] 11. Are you aware of any cracks or bulges in the basement floor or foundation walls? If "yes," specify
50 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 pests?  
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 30. 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?
- 116                     Public Sewer    Private Sewer    Septic System    Cesspool    Other (explain): \_\_\_\_\_
- 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            Yes    No    Unknown
- 141                    45. Type of Air Conditioning:
- 142                     Central one zone    Central multiple zone    Wall/Window Unit    None
- 143                    46. List any areas of the house that are not air conditioned:
- 144                    \_\_\_\_\_
- 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            Yes    No    Unknown
- 162                    56. Do you have    wood burning stove?    fireplace?    insert?    other
- 163            []    []    56a. Is it presently usable?
- 164            []    []    57. If you have a fireplace, when was the flue last cleaned? \_\_\_\_\_
- 165            []    []    []    57a. Was the flue cleaned by a professional or non-professional? \_\_\_\_\_
- 166            []    []    []    58. Have you obtained any required permits for any such item?
- 167            []    []    59. Are you aware of any problems with any of these items? If "yes," please explain:
- 168                    \_\_\_\_\_
- 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?

194   73. Are there any water retention basins on the property or the adjacent properties?

195   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:

196 \_\_\_\_\_  
197 \_\_\_\_\_

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

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

200 \_\_\_\_\_  
201 \_\_\_\_\_

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

203  
204  
205  
206 **ENVIRONMENTAL HAZARDS**

207 Yes No Unknown

208   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.

209   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:

210 \_\_\_\_\_  
211 \_\_\_\_\_

212   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:

213 \_\_\_\_\_  
214 \_\_\_\_\_

215   80. Are you aware if any underground storage tank has been tested?

216 (Attach a copy of each test report or closure certificate if available).

217    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?

218 (Attach copy of each test report if available).

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

220 \_\_\_\_\_  
221 \_\_\_\_\_

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**

237 Yes No Unknown

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**

261 Yes No Unknown

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?

310  
311 **MAJOR APPLIANCES 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 \_\_\_\_\_  
422 SELLER'S REAL ESTATE BROKER/  
423 BROKER-SALESPERSON/SALESPERSON:

\_\_\_\_\_  
DATE

424

425

426 \_\_\_\_\_  
427 PROSPECTIVE BUYER'S REAL ESTATE BROKER/  
428 BROKER-SALESPERSON/SALESPERSON:

\_\_\_\_\_  
DATE

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