



SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

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Property Address: 75 Green Hill Rd Springfield, NJ 07081
 _____ ("Property").

Seller: Gladstone, Rhoda
 _____ ("Seller").

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 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 addressed in this printed form. Seller alone is the source of all information contained in this form. All prospective buyers of the Property are cautioned to carefully inspect the Property and to carefully inspect the surrounding area for any off-site conditions that may adversely affect the Property. Moreover, this Disclosure Statement is not intended to be a substitute for prospective buyer's hiring of qualified experts to inspect the Property.

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.

OCCUPANCY

Yes No Unknown
 [] [] []

☒ [] []

☒ [] []

1. Age of House, if known 1965
2. Does the Seller currently occupy this Property?
 If not, how long has it been since Seller occupied the Property? _____
3. What year did the Seller buy the Property? _____
- 3a. Do you have in your possession the original or a copy of the deed evidencing your ownership of the Property? If "yes," please attach a copy of it to this form.

ROOF

Yes No Unknown
 [] [] []

☒ [] []

[] ☒ []

4. Age of roof 9 yrs.
5. Has roof been replaced or repaired since Seller bought the Property?
6. Are you aware of any roof leaks?
7. Explain any "yes" answers that you give in this section: Replaced Spring of 2015

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

Yes No Unknown

☒ [] []

[] [] ☒

[] ☒ []

[] [] ☒

[] ☒ []

[] ☒ []

8. Does the Property have one or more sump pumps?
- 8a. Are there any problems with the operation of any sump pump?
9. Are you aware of any water leakage, accumulation or dampness within the basement or crawl spaces or any other areas within any of the structures on the Property?
- 9a. Are you aware of the presence of any mold or similar natural substance within the basement or crawl spaces or any other areas within any of the structures on the Property?
10. Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawl space? If "yes," describe the location, nature and date of the repairs: _____
11. Are you aware of any cracks or bulges in the basement floor or foundation walls? If "yes," specify location: _____



- 0300

63	Yes	No	Unknown
----	-----	----	---------

- 64 [] [✓]

78	Yes	No	Unknown
----	-----	----	---------

- | | | |
|----|-----|-----|
| 79 | [] | [✓] |
|----|-----|-----|

95	Yes	No	Unknown
----	-----	----	---------

- 96 [✓] []

04	Yes	No	Unknown
----	-----	----	---------

- 05

- 111 [] [✓] [] 32. Does the wastewater from any clothes washer, dishwasher, or other appliance discharge to any
 112 location other than the sewer, septic, or other system that services the rest of the Property?
 113 [] [] 33. When was well installed? _____
 114 Location of well? _____
 115 [✓] [] 34. Do you have a softener, filter, or other water purification system? ___ Leased x Owned
 116 35. What is the type of sewage system?
 117 ___ Public Sewer ___ Private Sewer ___ Septic System ___ Cesspool ___ Other (explain): _____
 118 [] [] 36. If you answered "septic system," have you ever had the system inspected to confirm that it is a
 119 true septic system and not a cesspool?
 120 [] [] 37. If Septic System, when was it installed? _____
 121 Location? _____
 122 [] [] 38. When was the Septic System or Cesspool last cleaned and/or serviced? _____
 123 [] [✓] 39. Are you aware of any abandoned Septic Systems or Cesspools on your Property?
 124 [] [] 39a. If "yes," is the closure in accordance with the municipality's ordinance? Explain: _____
 125 _____
 126 [] [✓] 40. Are you aware of any leaks, backups, or other problems relating to any of the plumbing systems and
 127 fixtures (including pipes, sinks, tubs and showers), or of any other water or sewage related problems?
 128 If "yes," explain: _____
 129 _____
 130 [] [✓] 41. Are you aware of the presence of any lead piping, including but not limited to any service line,
 131 piping materials, fixtures, and solder. If "yes," explain: _____
 132 _____
 133 [] [✓] 42. Are you aware of any shut off, disconnected, or abandoned wells, underground water or sewage
 134 tanks, or dry wells on the Property?
 135 [] [✓] [] 43. Is either the private water or sewage system shared? If "yes," explain: _____
 136 _____
 137 44. Water Heater: ___ Electric ___ Fuel Oil ✓ Gas
 138 Age of Water Heater 2023
 139 [] [✓] [] 44a. Are you aware of any problems with the water heater?
 140 45. Explain any "yes" answers that you give in this section: _____
 141 _____
 142 _____
 143 _____

HEATING AND AIR CONDITIONING

Yes No Unknown

- 146 46. Type of Air Conditioning:
 147 ___ Central one zone ✓ Central multiple zone ___ Wall/Window Unit ___ None
 148 47. List any areas of the house that are not air conditioned: GARAGE + BSAH
 149 STORAGE AREA
 150 [] 48. What is the age of Air Conditioning System? 2006 + 2007
 151 49. Type of heat: ___ Electric ___ Fuel Oil ✓ Natural Gas ___ Propane ___ Unheated ___ Other
 152 50. What is the type of heating system? (for example, forced air, hot water or base board, radiator,
 153 steam heat) FORCED AIR
 154 51. If it is a centralized heating system, is it one zone or multiple zones?
 155 MULTIPLE ZONES
 156 52. Age of furnace 2006 + 2007 Date of last service: 5/14
 157 53. List any areas of the house that are not heated:
 158 GARAGE + BSAH STORAGE AREA
 159 [] [✓] [] 54. Are you aware of any tanks on the Property, either above or underground, used to store fuel or
 160 other substances?
 161 [] [] 55. If tank is not in use, do you have a closure certificate?
 162 [] [✓] 56. Are you aware of any problems with any items in this section? If "yes," explain: _____
 163 _____
 164 _____

WOODBURNING STOVE OR FIREPLACE

Yes No Unknown

- 166 57. Do you have ___ wood burning stove? ✓ fireplace? ___ insert? ___ other
 167 [] [] 57a. Is it presently usable?
 168 [✓] [] 58. If you have a fireplace, when was the flue last cleaned? _____
 169 [] [] [✓] 58a. Was the flue cleaned by a professional or non-professional? _____
 170 [] [] [✓] _____

171	[]	[]	☒	59. Have you obtained any required permits for any such item?
172	[]	☒		60. Are you aware of any problems with any of these items? If "yes," please explain: _____
173	The chimney, fireplace, flues, and all associated components will be conveyed in AS-IS condition.			
174	ELECTRICAL SYSTEM			
175	Yes	No	Unknown	
176				61. What type of wiring is in this structure? ☐ Copper ☐ Aluminum ☒ Other ☐ Unknown
177				62. What amp service does the Property have? ☐ 60 ☐ 100 ☐ 150 ☒ 200 ☐ Other ☐ Unknown
178	[]	[]	[]	63. Does it have 240 volt service? Which are present ☒ Circuit Breakers, ☐ Fuses or ☐ Both?
179	☒	[]		64. Are you aware of any additions to the original service?
180				If "yes," were the additions done by a licensed electrician? Name and address: _____
181				<u>upgraded to 200 AMPS</u>
182	☒	[]	[]	65. If "yes," were proper building permits and approvals obtained?
183	☒	[]	[]	66. Are you aware of any wall switches, light fixtures or electrical outlets in need of repair?
184	[]	[]		67. Explain any "yes" answers that you give in this section: _____
185				<u>INTERCOM NOT WORKING</u>
186				
187				
188				
189	LAND (SOILS, DRAINAGE AND BOUNDARIES)			
190	Yes	No	Unknown	
191	[]	☒		68. Are you aware of any fill or expansive soil on the Property?
192	[]	☒		69. Are you aware of any past or present mining operations in the area in which the Property is located?
193				70. Is the Property located in a flood hazard zone?
194	[]	☒		71. Are you aware of any drainage or flood problems affecting the Property?
195	[]	☒		72. Are there any areas on the Property which are designated as protected wetlands?
196	[]	☒	[]	73. Are you aware of any encroachments, utility easements, boundary line disputes, or drainage or other easements affecting the Property?
197	[]	☒		74. Are there any water retention basins on the Property or the adjacent properties?
198	[]	☒		75. 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: _____
199	[]	☒		
200	[]	☒		
201				
202				
203				
204	[]	☒		76. Are you aware of any shared or common areas (for example, driveways, bridges, docks, walls, bulkheads, etc.) or maintenance agreements regarding the Property?
205				77. Explain any "yes" answers to the preceding questions in this section: _____
206				
207				
208	☒	[]		78. Do you have a survey of the Property?
209	☒	[]		
210				
211	ENVIRONMENTAL HAZARDS			
212	Yes	No	Unknown	
213	[]	☒		79. 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.
214				79a. 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: _____
215				
216	[]	☒		80. 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: _____
217	[]	☒		
218	[]	☒		81. Are you aware if any underground storage tank has been tested? (Attach a copy of each test report or closure certificate if available.)
219	[]	☒	[]	82. 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.)
220				
221	[]	☒		
222	[]	☒		
223	[]	☒		
224	[]	☒		
225	[]	☒		
226	[]	☒		
227	[]	☒		
228	[]	☒		
229				
230				

83. If "yes" to any of the above, explain: _____

 83a. If "yes" to any of the above, were any actions taken to correct the problem? Explain: _____

84. Is the Property in a designated Airport Safety Zone? _____

DEED RESTRICTIONS, SPECIAL DESIGNATIONS, HOMEOWNERS ASSOCIATION/CONDOMINIUMS AND CO-OPS

Yes No Unknown

85. 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?
86. Is the Property part of a condominium or other common interest ownership plan?
- 86a. 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?
87. 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?
- 87a. If so, what is the Association's name and telephone number? _____
- 87b. If so, are there any dues or assessments involved?
 If "yes," how much? _____
88. Are you aware of any defect, damage, or problem with any common elements or common areas that materially affects the Property?
89. Are you aware of any condition or claim which may result in an increase in assessments or fees?
90. Since you purchased the Property, have there been any changes to the rules or by-laws of the Association that impact the Property?
91. Explain any "yes" answers you give in this section: _____

MISCELLANEOUS

Yes No Unknown

92. 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?
93. Are you aware of any violations of Federal, State or local laws or regulations relating to this Property?
94. 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. _____

95. 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?
96. Are there mortgages, encumbrances or liens on this Property?
- 96a. Are you aware of any reason, including a defect in title, that would prevent you from conveying clear title?
97. 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: _____

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

RADON GAS Instructions to Owners

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 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 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 owners may waive, in writing, this right of confidentiality. As the owner(s) of this Property, do you wish to waive this right?

Yes No

☐☒

(Initials)

(Initials)

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

Yes No Unknown

☐☐

100. Are you aware if the Property has been tested for radon gas? (Attach a copy of each test report if available.)

☐☐

101. Are you aware if the Property has been treated in an effort to mitigate the presence of radon gas? (If "yes," attach a copy of any evidence of such mitigation or treatment.)

☐☐

102. Is radon remediation equipment now present in the Property?

☐☐

102a. If "yes," is such equipment in good working order?

MAJOR APPLIANCES AND OTHER ITEMS

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 in the sale of the Property. Which of the following items are present in the Property? (For items that are not present, indicate "not applicable.")

Yes

No

Unknown N/A

☒☐☐

103. Electric Garage Door Opener

☒☐☐

103a. If "yes," are they reversible? Number of Transmitters 3

☒☐☐

104. Smoke Detectors

2 Battery 3 Electric Both How many 5

3 Carbon Monoxide Detectors How many 3

Location 2 on main level and one upstairs.

☐☒☐

105. With regard to the above items, are you aware that any item is not in working order?

105a. If "yes," identify each item that is not in working order or defective and explain the nature of the problem: _____

☒☐☐

106. ☒ In-ground pool ☐ Above-ground pool ☐ Pool Heater ☐ Spa/Hot Tub

☒☐☐

106a. Were proper permits and approvals obtained?

☐☒☐

106b. Are you aware of any leaks or other defects with the filter or the walls or other structural or mechanical components of the pool or spa/hot tub?

☐☒☐

106c. If an in-ground pool, are you aware of any water seeping behind the walls of the pool?

107. Indicate which of the following may be included in the sale? (Indicate Y for yes N for no.)

☒ Refrigerator X 2☒ Range☒ Microwave Oven☒ Dishwasher☒ Trash Compactor☒ Garbage Disposal☒ In-Ground Sprinkler System☐ Central Vacuum System☒ Security System☒ Washer☒ Dryer☒ Intercom AS-IS☐ Other

108. Of those that may be included, is each in working order?

If "no," identify each item not in working order, explain the nature of the problem: _____

Intercom is AS-IS.

SOLAR PANEL SYSTEMS

By completing this section, Seller is acknowledging that the Property is serviced by a Solar Panel System, which means a system of solar panels designed to absorb the sunlight as a source of energy for generating electricity or heating, any and all inverters, net meter, wiring, roof supports and any other equipment pertaining to the Solar Panels (collectively, the "Solar Panel System"). This information may be used, among other purposes, to prepare a Solar Panel Addendum to be affixed to and made a part of a contract of sale for the Property.

Yes No Unknown

[] [] []

109. When was the Solar Panel System Installed? _____

[] [] []

109a. What is the name and contact information of the business that installed the Solar Panel System? _____

[] [] []

109b. Do you have documents and/or contracts relating to the Solar Panel System? If "yes," please attach copies to this form.

[] [] []

110. Are SRECs available from the Solar Panel System?

[] [] []

110a. If SRECs are available, when will the SRECs expire? _____

[] [] []

111. Is there any storage capacity on the Property for the Solar Panel System?

[] [] []

112. Are you aware of any defects in or damage to any component of the Solar Panel System? If yes, explain: _____

[] [] []

Choose one of the following three options:

[]

113a. The Solar Panel System is financed under a power purchase agreement or other type of financing arrangement which requires me/us to make periodic payments to a Solar Panel System provider in order to acquire ownership of the Solar Panel System ("PPA")? If yes, proceed to Section A below.

[]

113b. The Solar Panel System is the subject of a lease agreement. If yes, proceed to Section B below.

[]

113c. I/we own the Solar Panel System outright. If yes, you do not have to answer any further questions.

SECTION A - THE SOLAR PANEL SYSTEM IS SUBJECT TO A PPA

[]

114. What is the current periodic payment amount? \$ _____

[]

115. What is the frequency of the periodic payments (check one)? [] Monthly [] Quarterly

[]

116. What is the expiration date of the PPA, which is when you will become the owner of the Solar Panel System? _____ ("PPA Expiration Date")

[] []

117. Is there a balloon payment that will become due on or before the PPA Expiration Date?

[]

118. If there is a balloon payment, what is the amount? \$ _____

Choose one of the following three options:

[]

119a. Buyer will assume my/our obligations under the PPA at Closing.

[]

119b. I/we will pay off or otherwise obtain cancellation of the PPA as of the Closing so that the Solar Panel System can be included in the sale free and clear.

[]

119c. I/we will remove the Solar Panel System from the Property and pay off or otherwise obtain cancellation of the PPA as of the Closing.

SECTION B - THE SOLAR PANEL SYSTEM IS SUBJECT TO A LEASE

[]

120. What is the current periodic lease payment amount? \$ _____

[]

121. What is the frequency of the periodic lease payments (check one)? [] Monthly [] Quarterly

[]

122. What is the expiration date of the lease? _____

Choose one of the following two options:

[]

123a. Buyer will assume our obligations under the lease at Closing.

[]

123b. I/we will obtain an early termination of the lease and will remove the Solar Panel System prior to Closing.

SECTION C - THE SOLAR PANEL SYSTEM IS SUBJECT TO ENERGY CERTIFICATE(S)

[] [] []

124. Are Solar Transition Renewable Energy Certificates ("TRECs") available from the Solar Panel System?

[]

124a. If TRECs are available, when will the TRECs expire? _____

[] [] []

125. Are Solar Renewable Energy Certificate IIs ("SREC IIs") available from the Solar Panel System?

[]

125a. If SREC IIs are available, when will the SREC IIs expire? _____

WATER INTRUSION

Yes No Unknown
☐ ☒ ☐

126. Are you aware of any water leakage, accumulation or dampness, the presence of mold or other similar natural substance, or repairs or other attempts to control any water or dampness problem on the Property? If yes, please describe the nature of the issue and any attempts to repair or control it:

If yes, pursuant to New Jersey law, the **buyer** of the real Property is advised to refer to the 'Mold Guidelines for New Jersey Residents' pamphlet issued by the New Jersey Department of Health (njreal.to/mold-guidelines) and has the right to request a physical copy of the pamphlet from the real estate broker, broker-salesperson, or salesperson.

FLOOD RISK

Flood risks in New Jersey are growing due to the effects of climate change. Coastal and inland areas may experience significant flooding now and in the near future, including in places that were not previously known to flood. For example, by 2050, it is likely that sea-level rise will meet or exceed 2.1 feet above 2000 levels, placing over 40,000 New Jersey properties at risk of permanent coastal flooding. In addition, precipitation intensity in New Jersey is increasing at levels significantly above historic trends, placing inland properties at greater risk of flash flooding. These and other coastal and inland flood risks are expected to increase within the life of a typical mortgage originated in or after 2020.

To learn more about these impacts, including the flood risk to the Property, visit njreal.to/flood-disclosure. To learn more about how to prepare for a flood emergency, visit njreal.to/flood-planning.

Yes No Unknown
☐ ☒ ☐

127. Is any or all of the Property located wholly or partially in the Special Flood Hazard Area ("100-year floodplain") according to FEMA's current flood insurance rate maps for your area?

☐ ☒

128. Is any or all of the Property located wholly or partially in a Moderate Risk Flood Hazard Area ("500-year floodplain") according to FEMA's current flood insurance rate maps for your area?

☐ ☒ ☐

129. Is the Property subject to any requirement under federal law to obtain and maintain flood insurance on the Property?

Properties in the special flood hazard area, also known as high risk flood zones, on FEMA's flood insurance rate maps with mortgages from federally regulated or insured lenders are required to obtain and maintain flood insurance. Even when not required, FEMA encourages property owners in high risk, moderate risk, and low risk flood zones to purchase flood insurance that covers the structure and the personal property within the structure. Also note that properties in coastal and riverine areas may be subject to increased risk of flooding over time due to projected sea level rise and increased extreme storms caused by climate change which may not be reflected in current flood insurance rate maps.

☐ ☒ ☐

130. Have you ever received assistance, or are you aware of any previous owners receiving assistance, from FEMA, the U.S. Small Business Administration, or any other federal disaster flood assistance for flood damage to the Property?

For properties that have received federal disaster assistance, the requirement to obtain flood insurance passes down to all future owners. Failure to obtain and maintain flood insurance can result in an individual being ineligible for future assistance.

☐ ☒ ☐

131. Is there flood insurance on the Property?

A standard homeowner's insurance policy typically does not cover flood damage. You are encouraged to examine your policy to determine whether you are covered.

☐ ☒ ☐

132. Is there a FEMA elevation certificate available for the Property? If so, the elevation certificate must be shared with the buyer.

An elevation certificate is a FEMA form, completed by a licensed surveyor or engineer. The form provides critical information about the flood risk of the Property and is used by flood insurance providers under the National Flood Insurance Program to help determine the appropriate flood insurance rating for the Property. A buyer may be able to use the elevation certificate from a previous owner for their flood insurance policy.

☐ ☒ ☐

133. Have you ever filed a claim for flood damage to the Property with any insurance provider, including the National Flood Insurance Program?

If the claim was approved, what was the amount received? \$ _____

☐ ☒ ☐

134. Has the Property experienced any flood damage, water seepage, or pooled water due to a natural flood event, such as heavy rainfall, coastal storm surge, tidal inundation, or river overflow? If so, how many times? _____

135. Explain any "yes" answers that you give in this section: _____

471 **ACKNOWLEDGMENT OF SELLER**

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

477 _____
478 _____
479 _____
480 _____
481 _____
482 _____
483 _____
484 _____
485 _____
486 _____
487 _____

488
489 
490 _____
491 SELLER
492 _____
493 DATE 7/25/24
494 _____

495
496 SELLER _____
497 DATE _____
498 _____

499
500 SELLER _____
501 DATE _____
502 _____

503
504 SELLER _____
505 DATE _____
506 _____

507
508
509
510
511

512 **EXECUTOR, ADMINISTRATOR, TRUSTEE**

513 (If applicable) The undersigned has never occupied the Property and lacks the personal knowledge necessary to complete this Disclosure
514 Statement.
515
516

517 _____
518 DATE _____
519 _____

520
521 _____
522 DATE _____
523 _____

524
525
526
527
528
529
530

531 **RECEIPT AND ACKNOWLEDGMENT BY PROSPECTIVE BUYER**

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

542

543

544

545	_____ PROSPECTIVE BUYER	_____ DATE
546		
547		
548		
549	_____ PROSPECTIVE BUYER	_____ DATE
550		
551		
552		
553	_____ PROSPECTIVE BUYER	_____ DATE
554		
555		
556		
557	_____ PROSPECTIVE BUYER	_____ DATE
558		
559		
560		

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

562 The undersigned Seller's real estate broker/broker-salesperson/salesperson acknowledges receipt of the Property Disclosure Statement
563 form and that the information contained in the form was provided by the Seller.
564 The Seller's real estate broker/broker-salesperson/salesperson also confirms that he or she visually inspected the Property with reasonable
565 diligence to ascertain the accuracy of the information disclosed by the Seller, prior to providing a copy of the property disclosure statement
566 to the buyer.
567 The Prospective Buyer's real estate broker/broker-salesperson/salesperson also acknowledges receipt of the Property Disclosure Statement
568 form for the purpose of providing it to the Prospective Buyer.

569

570

DocuSigned by:
Tracy Kiebelberg
4188F7C8F588A8

7/29/2024 | 06:35 PDT

571	_____ SELLER'S REAL ESTATE BROKER/ 572 BROKER-SALESPERSON/SALESPERSON:	_____ DATE
573		
574		
575		
576	_____ PROSPECTIVE BUYER'S REAL ESTATE BROKER/ 577 BROKER-SALESPERSON/SALESPERSON:	_____ DATE
578		
579		
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582		
583		
584		
585		
586		
587		
588		
589		
590		



WWW.SUEADLER.COM

Addendum to the Seller's Property Condition Disclosure Statement for: 75 Green Hill Rd Springfield, NJ 07081

The following items are to be INCLUDED in the sale:

Upright piano.
Additional refrigerator in the basement storage area.
Blue shelving in the basement & garage.
The pool table + accessories.
Acme safe.
The white cabinets in the primary bathroom.
The fireplace tools.
All window treatments.
The rocking chair on the front porch.
The grill on the back deck.
Box of replacement roof shingles.
Swimming pool accessories + Meyco pool cover.
Basement workbench.

The following items are to be EXCLUDED from the sale:

The front entryway table with the marble top.

The following items are to convey in strictly AS-IS condition:

The chimney, fireplace, flue, and all associated components. The light in the built-in shelving in the den.
The bottom step at the front door (small crack).
The chain link fence (older).
The rear deck.
2 small retaining walls (railroad tie and block) at the left of the garage.
The landscape lighting.
The pool and the hot tub - no known issues.
The abandoned humidistat control in the dining room.
The skylight blinds.
The intercom system.
The second floor skylight (broken seal).
The basement sump pump.
Crack on bathroom tiles in primary bathroom

Seller: Paula G. Gehr 7/25/24 Buyer: _____
(date) (date)

Seller: _____ Buyer: _____
(date) (date)

488 SPRINGFIELD AVE • SUMMIT, NJ 07901 • OFFICE: 908.273.2991 x101 • CELL: 973-464-9129 • VIP@SUEADLER.COM

DS
JB

KELLER WILLIAMS
REALTY
Integrity. Expertise.

James Gladstone
75 Green Hill Rd
Springfield NJNJ0
212-696-7117

Friday, March 27, 2015

Carlson Bros Inc
6 Main St
Ramsey NJ 07446
Phone: (201) 796-7374 Fax : (866) 400-4633
NJ State License # 13VH01591200

Contract

Obtain the necessary building permits.
Purchase and deliver the proper materials
Protect the house and landscaping.
Remove all the old shingles from the roof.
Inspection and repair to the roof deck. (Additional plywood cost \$65 per sheet, the first 3 sheets are free)
The drip edge at gutter line option: Decline the Drip Edge.
The ice and wather shield option: 3 rows of OC WeatherLock Granulated
The underlayment option: OC Deck Defence
The stater course option: Decline Stater Course
The shingle option: Other shingles and the color is :
The plumbing pipe collars option : Plastic Pipe Collars
The ridgevent option : OC VentSure
The ridge cap shingle option : Hip and Ridge
The chimney flashing option : New step flashing and tar only
The chimney masonry from the roof line up option : Water seal the chimney
The chimney cap option : leave chimney cap alone
The gutter and leaders option : Install new 5" gutters and leaders
The gutter guards option : Install leaf tech gutter covers
OC ARTISAN LIFETIME SHINGLES FLAGSTONE
Jobsite clean up and dumpster
Inspection and warranties.

The Total Cost of the project is : \$15,726.00

Payment Schedule:
1/3 due when signing the contract : \$5,242
1/3 due when material is delivered : \$5,242
1/3 due upon completion: \$5,242

Savings option: 5% discount full payment in advance: \$14,940

Tentative starting date of 4/7/2015

You may cancel this contract at any time before midnight of the third business day after signing a copy of this contract. If you wish to cancel this contract you either:

- 1: SEND A SIGNED AND DATED WRITTEN NOTICE OF THE CANCELLATION BY REGISTERED OR CERTIFIED MAIL, RETURN REQUESTED, OR
- 2: PERSONALLY DELIVER A SIGNED AND DATED WRITTEN NOTICE OF CANCELLATION TO: Carlson Bros Inc, 6 Main St, Ramsey, NJ 07446

If you cancel this contract within the 3 day period, you are entitled to a full refund of your money. Refunds must be made within 30 days of the contractor's receipt of the cancellation notice

General Contract Agreement:

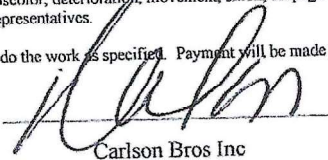
All work to be completed in a workmanship-like manner according to standard practices. Any alteration or deviation from above specifications involving additional costs will be executed only upon written or verbal orders, and will become an extra charge above and beyond the proposal/contract price. Carlson Bros Inc reserves the right to change any of the above specifications as they see necessary. Contractor workmanship, guarantee or warranty does not include damages to building or contents either during construction or after. Carlson Bros Inc's sole responsibility is to disallow water leakage. Contractor not responsible or qualified for mold/asbestos location, mold/asbestos locating, mold/ asbestos abatement, mold/asbestos prone area abatement, and/ or and related mold/asbestos issues. Whether or not you as the building owner experience mold growth depends largely on how you manage and maintain your home. All agreement contingent upon strikes, accidents, weather or delays beyond our control. Any dispute will be resolved by mediation then final binding arbitration. Upon completion of work, unpaid balances after three days will be charged interest of 18% yearly or 1.5% monthly. Collection fees and related charges to be paid for by customer. Payments not to be withheld for punch-out work completion. Customer agrees to allow access to building, both inside and out, to perform contract work, warranty claims, and/or investigations. Carlson Bros Inc reserves the right to stop work until payment is made. Roofing contractor shall perform the work described herein at the price quoted. Lien waivers available to customer, providing Carlson Bros Inc has been paid in full. Carlson Bros Inc is not responsible for water ponding. Hidden conditions may constitute additional charges. Carlson Bros Inc is to be paid regardless of payment by contractor, owner, sub-contractor, management company, financial institution, insurance company, etc. By making payment on proposal/contract, customer, agents, tenants, and/or related parties agrees to the General Release: FOR GOOD CONSIDERATION, the undersigned jointly and severally hereby forever release, discharge, acquit and forgive for many and all claims, actions, suits, demands, agreements, and each of them, if more than one, liabilities, judgments and proceedings both at law and in equity arising from the beginning of time to the date of these presents and as more particularly related to or arriving from roofing related work including possible future related subsequent issues such as, but not limited to, mold, rodents, insects, discolor, deterioration, movement, smell, seepage or wind related damage. This release shall be binding upon and inure to the benefit of the parties, their successors, tenants, assigns and personal representatives.

Acceptance of Contract

The above prices, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Homeowner's signature

Date


Carlson Bros Inc

Date

James Gladstone , 75 Green Hill Rd , Springfield NJNJ

We must receive a signed contract mailed back to us or we cannot proceed with this job. We will automatically change your date if we don't receive the contract or color choice. It is very important that we receive this contract signed at least one week before the installation so we can get the necessary permit.

What to expect:

- We will arrive at your house between 7:30am and 8:30am the morning of the job.
- Materials will arrive the day before or the morning of the job.
- The dumpster will arrive the morning of the job and leave the following day.
- Our crew will protect the front and back of your house.
- If you are receiving gutters it may take up to 2 days after roof is completed to have installed.
- If you have a satellite dish, it is a good idea to set up a time after your roof is completed to re-install the satellite dish at the owner's expense.
- The date we gave you is tentative due to weather or any scheduling conflicts.

How you can help:

- Please remove all cars out of your driveway.
- Any open attic space should expect some dust. We recommend that you tarp any valuables. We are not responsible for cleaning your attic.
- Anything on the outside property should be removed.
- Close all your windows the day of the job.

What to expect after the job is completed:

- There may be material left over due to the fact that we over order. Any left over material is the property of Carlson Bros Inc.
- Shingles may be bumpy until the sun hits and settles down.
- It may take 3-6 months for shingles to bend into gutters.
- Depending on how many layers of shingles we remove you may now have a gap between the roof and siding.
- We do our best to protect your shrubs, & flowers. If you have any flowerpots or statues near the front, back or sides of your home, please remove them to a safe place.
- While we will be cautious around the bedding areas, we cannot be held responsible for damaged flowers, trees, shrubs, etc..
- Once completed if you have Cedar Shake Siding you may see where the roof meets the siding that the cedar siding lost paint and rough edges.
- We take precaution to protect your siding. If tar marks do appear on your siding we will clean the tar marks off. We are not responsible for cleaning your entire siding.
- Carlson Brothers Inc. is not responsible for the items listed above and all other incidentals pertaining to removal and installing of your new roof.
- You may see sunlight by your gutters in your attic. Once the shingles fold into the gutter this will not longer occur.
- Carlson Brothers Roofing is NOT responsible for wild life removal before or after roofing project.

Please list below any specific problems with your roof so we know where to concentrate on:

- 1.
- 2.
- 3.

Workmanship Warranty

Carlson Brothers Roofing Inc hereby states that the labor portion of installing a new shingle roof is warranted for a period of 12 years from the date of installation. Flat roof and low pitch roof applications are warranted for a period of up to seven years, unless otherwise noted on the original contract. This is a limited labor warranty for shingle roofs.

We warranty that for a period of 12 years from date of installation, there will not be any leaks caused from original application errors of any approved roofing material provided and installed by Carlson Brothers Roofing. Carlson Brothers Roofing warrants the roof is installed properly and according to specifications approved on the contract. Within a period of 12 years, we agree to repair any leaks to the roof, which are deemed to be caused by our workmanship during the initial installation. Our liability is limited to roof repair only. Carlson Brothers will not be responsible for any interior, exterior or structural damage that might occur from leaks covered under this warranty. This warranty does not cover any liabilities or damages which have been caused by acts of God, including but not limited to tornadoes, hurricanes, hail, gale winds, lightning, earthquakes, foundation shifts, ice dams, snow, nails lifting from the deck or any action outside the control of the seller. This warranty does not cover any leaks caused by the failure of any material not replaced at the time of the original installation, including but not limited to existing skylights, fireplace flashing, nails pops, porous or cracked masonry allowing water seepage, deteriorated wall siding that allows water to penetrate in the wall flashing, the failure of any flashing not replaced according to the contract, or where any modifications have been made to the roof structure of the building after the installation after the original roof is completed. Carlson Brothers Roofing must be notified within 3 days of any leak covered by this warranty. Carlson Brothers will not be responsible for any repairs to the roof or to surrounding areas performed by another contractor, or evaluating whether or not you have proper ventilation in your attic. Failure to notify Carlson Brothers Roofing of leaks or pending work will void this warranty.

PLEASE SIGN BELOW THAT YOU HAVE READ THIS AND RETURN WITH YOUR CONTRACT

Homeowner's Signature

Date



INVOICE #3425

ISSUED:

05/31/2024

DUE:

05/31/2024

RECIPIENT:
James Gladstone

 75 Green Hill Road
 Springfield, New Jersey 07081

SENDER:
Lawncare RJ Landscaping

 441 Walnut St #1
 Elizabeth, NJ 07201

Phone: 908-230-5100

Email: rjlandscaping11@gmail.com

May

Product/Service	Description	Qty.	Total
05/03/2024			
Lawn Mowing		1	\$50.00
05/09/2024			
Lawn Mowing		1	\$50.00
05/17/2024			
Lawn Mowing		1	\$50.00
05/24/2024			
Lawn Mowing		1	\$50.00
05/31/2024			
Lawn Mowing		1	\$50.00
Late Spring Application	Slow release balanced fertilizer	1	\$60.00
Turn on sprinkler		1	\$50.00
Clean Gutter		1	\$40.00

Thank you for your business. Please contact us with any questions regarding this invoice.

Subtotal \$400.00

NJ Sales Taxes (6.625%) \$26.50

Total \$426.50

 159.94
 586.44
 750



INVOICE #3014

ISSUED:
05/31/2023

DUE:
05/31/2023

RECIPIENT:

James Gladstone
75 Green Hill Road
Springfield, New Jersey 07081

SENDER:

Lawn care RJ Landscaping
441 Walnut St #1
Elizabeth, NJ 07201

Phone: 908-230-5100
Email: rjlandscaping11@gmail.com

May

PRODUCT / SERVICE	DESCRIPTION	QTY.	TOTAL
05/02/2023			
Lawn Mowing		1	\$50.00
05/11/2023			
Lawn Mowing		1	\$50.00
05/10/2023			
Turn on sprinkler		1	\$50.00
05/12/2023			
Mulch		1	\$750.00
05/16/2023			
Lawn Mowing		1	\$50.00
05/23/2023			
Lawn Mowing		1	\$50.00
Late Spring Application	Slow release balanced fertilizer	1	\$60.00

Thank you for your business. Please contact us with any questions regarding this invoice.

Subtotal	\$1,060.00
NJ Sales Taxes (6.625%)	\$70.23
Total	\$1,130.23

E paid

K.g electrical contracting Inc

po box 186
Gillette, NJ 07933 US
(908)665-1604

INVOICE

BILL TO

James Gladstone
75 Green Hill Rd
Springfield, N.J 07081

INVOICE # 6428
DATE 03/16/2024
DUE DATE 03/31/2024
TERMS Net 15

ACTIVITY	QTY	RATE	AMOUNT
Preventive Maintenance For each year of the service agreement, K.G Electrical Contracting will perform the annual Preventative Maintenance listed below, In addition, we will periodically check your generator within the contract period. It is the responsibility of the customer to call K.G Electrical if the generator is active for an extended period of time. This agreement also covers yellow light maintenance required thru the contract period. If a Red light occurs, It will require a separate diagnostic fee to determine the fault not covered in this agreement. This fee is waived if generator is under Manufacturer"s warranty and will be billed directly to Generac. 1) Change oil and filter annually with synthetic oil and proper oil filter. 2)Change or clean all other filters(fuel and Air) annual. 3)Inspect all belts and hoses. 4)Inspect and clean cooling fan and oil cooler. 5)Check air inlets and outlets for debris,clean as necessary. 6)Adjust valve clearance to manufacturer specification at timed recommended intervals. 7)Check and add engine coolant (replace coolant as needed). 8)Check and add battery fluid, clean battery terminals Note:	1	260.00	260.00T

pd 3/17/24

ACTIVITY	QTY	RATE	AMOUNT
battery should be replaced every 3 to 5 year deepening on type of battery This will require a separate fee not included in this agreement.			
9)Lubricate engine linkages.			
10)Check voltage and frequency produced by generator and adjust as necessary.			
11)Check voltage and frequency under load. (with customer authorization)			
12)Check operation of transfer system as needed.			
13)Test exercise system and adjust time as needed.			
14)Check starter and starter system.			
15)Replace spark Plugs as per manufacture time interval.			
16)Update software/firmware on Generator as it becomes available.			
17)Notify owner of any deficiency that may need attention.			
Please note that generators runs for extended periods of time may require additional services that are not included in this agreement.			

SUBTOTAL	260.00
TAX	17.23
TOTAL	277.23
BALANCE DUE	\$277.23



Fras-Air/General Service Experts
178 C Route 206
Hillsborough, NJ 08844
908-526-1174
www.frasair.com

Invoice 122719922
Invoice Date 4/8/2024
Payment Term Due Upon Receipt
Due Date 4/8/2024

Billing Address
JAMES GLADSTONE
75 Green Hill Road
Springfield, NJ 07081 USA

Job Address
JAMES GLADSTONE
75 Green Hill Road
Springfield, NJ 07081 USA

Description of Work

Task #	Description	Quantity	Your Price	Your Total
M+ Combo- ANN-Renewal	*Renewal* With Your Maintenance+ Membership You Receive:	1.00	\$420.00	\$420.00

- Two Preventative HVAC Maintenances
- Annual Whole House Plumbing Inspection
- No trip or overtime charges - EVER
- 15% discount on repairs, services and air purification products
- 1-year 100% guarantee on repairs
- Guaranteed 24/7/365 priority service
- Priority Install
- Energy savings up to 30%
- Satisfies manufacturer warranty requirements
- Equipment and Safety Inspection on each visit
- Home Health™ Report Card on each visit

Equipment Name	Serial #	Model #
Maintenance+ HVAC		
CONDENSER	5806D20840	AC13-060
FURNACE - GAS	5907A06326	5YRLAB/10YRPART
PACKAGE UNIT	1608M08980	1YRLAB/5YRPARTS

AddSysHVAC- Ann	Coverage for additional HVAC system	1.00	\$0.00	\$0.00
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Paid On	Type	Memo	Amount
4/8/2024	Credit Card		\$447.83

Sub-Total	\$420.00
Tax	\$27.83
Total Due	\$447.83
Payment	\$447.83
Balance Due	\$0.00

Thank you for choosing Fras-Air/General Service Experts.

By signing below, I understand and agree to the following terms and conditions ("Specific Terms") that govern this Service Order:

Service Authorization & Payment. I authorize Service Experts to perform the work described above (the "Service") and agree to pay the total amount due upon completion.

General Terms and Conditions. I understand and agree to the Service Experts General Terms and Conditions, which are incorporated here by reference.

Residential Customer State Addenda & Right to Cancel. I have been notified verbally of my Right to Cancel. As a residential customer, I may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction or the time period afforded to me

under applicable state law. See the Notice of Cancellation form and, if applicable, the state addendum attached to your Service Order for an explanation of this right.

Consent. My electronic signature constitutes my acceptance of these Specific Terms and my consent to receive notices from Service

Rix Service Dept
138 Ridgedale Ave
East Hanover, NJ 07936

Service Invoice

Invoice ID: 253778-1
Customer ID: 1212
Employee ID: angela
Ordered: 2/26/2024
Invoiced: 2/26/2024
Due: 3/27/2024

James & Rhoda Gladstone
75 Green Hill Road
Springfield, NJ 07081

Ship To
James & Rhoda Gladstone
75 Green Hill Road
Springfield, NJ 07081

Qty	Item	Unit Price	Total
1	WVS2 - Weekly Valet Service	\$1,410.00	\$1,410.00
Early Bird Special Offer			-\$141.00

Payments		Terms: Net 30 Days
02/26/2024	Deposit - American Express *1001 - Auth 120067 EMV	-\$1,353.08

Sub Total	\$1,269.00
Taxes	\$84.08
Total	\$1,353.08
Payments	\$1,353.08
Balance Due	\$0.00

RIX REWARDS
Todays Reward points earned 0.00
Reward points balance as of today 764.86.

138 Ridgedale Ave, East Hanover, NJ 07936, (973) 386-0404 1, poolservice@rixpool.com

Monday, February 26, 2024, 11:09:48 AM By angela



Accepted _____ Date _____
Received By _____ Date _____