



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



1 Property Address: 261 Upper Ferry Rd  
 2 Ewing, NJ 08628  
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 5 Seller: Danièle Sadres  
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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 substitute  
 14 for prospective buyer's hiring of qualified experts to inspect the Property.

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 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 OCCUPANCY  
 20 Yes No Unknown  
 21    1. Age of House, if known 81 years  
 22    2. Does the Seller currently occupy this property?  
 23 If not how long has it been since Seller occupied the property? No  
 24    3. What year did the seller buy the property? 2017  
 25 3a. Do you have in your possession the original or a copy of the deed evidencing your ownership of  
 26 the property? If "yes," please attach a copy of it to this form

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 28 ROOF  
 29 Yes No Unknown  
 30    4. Age of roof 4 years  
 31    5. Has roof been replaced or repaired since seller bought the property?  
 32    6. Are you aware of any roof leaks?  
 33 7. Explain any "yes" answers that you give in this section:  
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 36 ATTICS, BASEMENTS AND CRAWL SPACES (Complete only if applicable)  
 37 Yes No Unknown  
 38    8. Does the property have one or more sump pumps?  
 39    8a. Are there any problems with the operation of any sump pump?  
 40    9. Are you aware of any water leakage, accumulation, or dampness within the basement or crawl  
 41 spaces or any other areas within any of the structures on the property?  
 42    9a. Are you aware of the presence of any mold or similar natural substance within the basement  
 43 or crawl spaces or any other areas within any of the structures on the property?  
 44    10. Are you aware of any repairs or other attempts to control any water or dampness problem  
 45 in the basement or crawlspace? If "yes" describe the location, nature and date of the repairs:  
 46 I had French drains installed + added ~~more~~ interior  
 47 zip drain + additional sump pumps.  
 48    11. Are you aware of any cracks or bulges in the floor or foundation walls? If "yes", specify  
 49 location.  
 50    12. Are you aware of any restrictions on how the attic may be used as a result of the manner in  
 51 which the attic or roof was constructed?  
 52    13. Is the attic or house ventilated by:  a whole house fan?  an attic fan?  
 53 13a. Are you aware of any problems with the operation of such a fan?  
 54    14. In what manner is access to the attic space provided?  staircase  pull down stairs  
 55  crawl space with aid of ladder or other device  other  
 56 15. Explain any "yes" answers that you give in this section: In a very heavy  
 57 rain, sustained over days, I have seen seepage at  
 58 far back of basement.  
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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: Marriott Pest Control  
 69 2 Alexauken Creek Rd, Lambertville, NJ 08530  
 70    20. Are you aware of any termite/pest control inspections or treatments for the property in the  
 71 past?



2017 termite inspection found damage to the shed from carpenter bees, I didn't repair it, though I have had quarterly preventative pest control monitoring for these issues.

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**STRUCTURAL ITEMS**

Yes  No

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?
23. Are you aware if the property or any of the structures on it have ever been damaged by fire, smoke, wind or flood?
24. Are you aware of any fire retardant plywood used in the construction?
25. Are you aware of any current or past problems with driveways, walkways, patios, sinkholes, or retaining walls on the property?
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

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?
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

30. What is the source of your drinking water?  Public  Community System  
 Well on property  Other (explain)
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.
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?
33. When was well installed? Location of Well?
34. Do you have a softener, filter, or other water purification system?  
 Leased  Owned
35. What is the type of sewage system?  Public Sewer  Private Sewer  Septic System  
 Cesspool  Other (explain):
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?
37. If Septic System, when was it installed? Location?
38. When was the Septic System or Cesspool last cleaned and/or serviced?
39. Are you aware of any abandoned Septic Systems or Cesspools on your property?
- 39a. If "yes," is the closure in accordance with the municipality's ordinance? (explain):
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:
41. Are you aware of any shut off, disconnected, or abandoned wells, underground water or sewage tanks, or dry wells on the property?
42. Is either the private water or sewage system shared? If "yes," explain:
43. Water Heater:  Electric  Fuel Oil  Gas  
Age of Water Heater 3 yrs 2 mo -> feb 2023
- 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:  
 Central one zone  Central multiple zone  Wall/Window Unit  None
46. List any areas of the house that are not air conditioned:  
Finished basement
47. What is the age of Air Conditioning System Oldest is ~6 yrs
48. Type of heat:  Electric  Fuel Oil  Natural Gas  Propane  Unheated  Other
49. What is the type of heating system? (for example, forced air, hot water or base board, radiator, steam heat) base board



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50. If it is a centralized heating system, is it one zone or multiple zones? 2 zones
51. Age of Furnace \_\_\_\_\_ Date of Last Service Jan 2026
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**

56. Do you have  wood burning stove?  fireplace?  insert?  Other
- 56a. Is it presently usable? Unknown ~ Never used
57. If you have a fireplace, when was the flu last cleaned? Installed chimney liner ~ 2018
- 57a. Was the flue cleaned by a professional or non-professional?
58. Have you obtained any required permits for any such item? Chimney liner + cap
59. Are you aware of any problems with any of these items? If "yes," please explain:

**ELECTRICAL SYSTEM**

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:  
One switch in hallway downstairs is not connected to anything ~ Not used or needed

**LAND (SOILS, DRAINAGE AND BOUNDARIES)**

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**

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).





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

Yes No Unknown

- 99. Are you aware if the property has been tested for radon gas? (Attach a copy of each test report if available.)
- 100. 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.)
- 101. Is radon remediation equipment now present in the property?
- 101a. 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

- 102. Electric Garage Door Opener
- 102a. If "yes," are they reversible? Number of Transmitters \_\_\_\_\_
- 103. Smoke Detectors  
 Battery  Electric  Both How many \_\_\_\_\_  
 Carbon Monoxide Detectors How many \_\_\_\_\_  
Location \_\_\_\_\_
- 104. With regard to the above items, are you aware that any item is not in working order?

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

- 105.  In-ground pool  Above-ground pool  Pool Heater  Spa/Hot Tub
- 105a. Were proper permits and approvals obtained?
- 105b. 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?
- 105c. If an in-ground pool, are you aware of any water seeping behind the walls of the pool?

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

- Refrigerator
- Range
- Microwave Oven
- Dishwasher
- Trash Compactor
- Garbage Disposal
- In-Ground Sprinkler System
- Central Vacuum System
- Security System - condition unknown
- Washer
- Dryer
- Intercom
- Other

107. 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:

Security system is installed but I have no info about it.

**ACKNOWLEDGMENT OF SELLER**

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

Daniel [Signature]  
SELLER

4/28/20  
DATE

SELLER

DATE



**EXECUTOR, ADMINISTRATOR, TRUSTEE**

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

\_\_\_\_\_

\_\_\_\_\_  
DATE

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\_\_\_\_\_  
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

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