

## SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

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1	Proper	Property Address: 1371 WHITE OAK BOTTOM RD										
2	3 Toms River, NJ 08755											
5 Seller: James Citta, Jacqueline Citta 6												
7 8												
9 10 11 12 13 14	forth be address are caus affect the	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.										
15 16 17 18 19	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.											
20	OCCU	PANCY										
21	Yes	No	Unknown									
22			[ ]	1.	Age of House, if known  Does the Seller currently occupy this property?							
23	AS.	[ ]		2.	Does the Seller currently occupy this property?							
24	Just			-	If not, how long has it been since Seller occupied the property?							
25	A.			3.	What year did the seller buy the property?							
26 27	(XI	[ ]		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.							
28 29	ROOF											
30	Yes	No	Unknown									
31		23.0	[ ]	4.	Age of Roof, if known 2007							
32	K	f 1	F 3	5.	Has roof been replaced or repaired since seller bought the property?							
33	ÎÎ	1		6.	Are you aware of any roof leaks?							
34				7.	Explain any "ves" answers that you give in this section:							
35 36					Explain any "yes" answers that you give in this section:  Does Pot LRAK							
37	ATTIC.	BASEM	ENTS AND C	RAW	L SPACES (Complete only if applicable)							
38	Yes	No	Unknown		, and the second							
39	[ ]	DA_		8	Does the property have one or more sump pumps?							
40	[]	&L		8a.	Are there any problems with the operation of any sump pump?							
41	[ ]	1			Are you aware of any water leakage, accumulation or dampness within the basement or crawl spaces							
42		5			or any other areas within any of the structures on the property?							
43 44	[]		_	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?							
45 46 47	[]		-	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:							
48 49 50	[]	A		11.	Are you aware of any cracks or bulges in the basement floor or foundation walls? If "yes," specify location.							

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51 52 53		4	-		Are you aware of any restrictions on how the attic may be used as a result of the manner in which the attic or roof was constructed?  Is the attic or house ventilated by: a whole house fan? an attic fan?
54		7 Y			a. Are you aware of any problems with the operation of such a fan?
55	1 7 4				In what manner is access to the attic space provided?
56				87.55	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					1
61					
62				OYINO	G INSECTS, DRY ROT, PESTS
63	Yes	No	Unknown	16	
64 65	[ ]				Are you aware of any termites/wood destroying insects, dry rot, or pests affecting the property?
66	[]		<u></u>	17.	Are you aware of any damage to the property caused by termites/wood destroying insects, dry rot, or
67	F 1	1.1		1.0	pests? If "yes," has work been performed to repair the damage?
68	[]				Is your property under contract by a licensed pest control company? If "yes," state the name and ad-
69	r 1			19	dress of the licensed pest control company:
70					diess of the needsed pest condoi company.
71	[ ]	05		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	STRII	CTURAL	ITEMS		
78	Yes	No	Unknown		
79	[ ]	04	_	22.	Are you aware of any movement, shifting, or other problems with walls, floors, or foundations, in-
80		16 ]		,	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	[ ]	M		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	ADDI	ΓΙΟΝS/RE	MODELS		
95	Yes	No	Unknown		
96	×	[ ]	0	28.	Are you aware of any additions, structural changes or other alterations to the structures on the prop-
97	Li Ga	LJ			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					
100					All proper permits were obtained to best
101					All proper permits were obtained to best
102					
103			TER AND S	EWA	GE
104	Yes	No	Unknown	22	****
105				30.	What is the source of your drinking water?
106				0.1	Public Community System _ Well on Property _ Other (explain)
107	[ ]	L J		31.	If your drinking water source is not public, have you performed any tests on the water?
108		1			If so, when?
109 110	r a	$\sim$		22	Attach a copy of or describe the results.  Does the wastewater from any clothes washer, dishwasher, or other appliance discharge to any loca-
110	L J			32.	Does the wastewater from any cromes washer, dishwasher, of other apphraice discharge to any loca-

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111 112 113 114 115	ı	]		[ [	]	34.	When was well installed?  Location of well?  Do you have a softener, filter, or other water purification system?  LeasedOwned  What is the type of sewage system?
116 117 118	[	]	[]				Public SewerPrivate SewerSeptic SystemCesspoolOther (explain): 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?
119 120				[	]	37.	If Septic System, when was it installed?
121				]	1	38.	When was the Septic System or Cesspool last cleaned and/or serviced?
122	]	]	M	[	]		Are you aware of any abandoned Septic Systems or Cesspools on your property?
123 124	[	]	[ ]		]	39a	If "yes," is the closure in accordance with the municipality's ordinance? (explain):
125 126 127 128	Ĩ	j	×			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:
129	1	]	1			41.	Are you aware of any shut off, disconnected, or abandoned wells, underground water or sewage
130			8 3		170	40	tanks, or dry wells on the property?
131 132	[	1	K	1	J		Is either the private water or sewage system shared? If "yes," explain:
133						43.	Water Heater:ElectricFuel Oil Gas
134	125	12		I	1		Age of Water Heater 3 months (NCW)
135	[	1					Are you aware of any problems with the water heater?
136 137			*			44.	Explain any "yes" answers that you give in this section:
139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159	HI Ye		ING AND No	I [	own ]	45. 46. 47. 48. 49. 50. 51. 52. 53.	Type of Air Conditioning: Central one zone _ Central multiple zone _ Wall/Window Unit _ None List any areas of the house that are not air conditioned:  What is the age of Air Conditioning System? Type of heat: _ Electric _ Fuel Oil _ Natural Gas _ Propane _ Unheated _ Other What is the type of heating system? (for example, forced air, hot water of base board, radiator, steam heat)  If it is a centralized heating system, is it one zone or multiple zones?  Age of furnace _ Date of last service: _ T - / C  List any areas of the house that are not heated:  Are you aware of any tanks on the property, either above or underground, used to store fuel or other substances?  If tank is not in use, do you have a closure certificate?  Are you aware of any problems with any items in this section? If "yes," explain:
160							andre a readio
161			BURNING				
162	Ye.	S	No	Unkno	own	50	Do you havewood burning stove? \fireplace?insert? other
163   164		j	LJ			56a	Is it presently usable? Insert? other
165	[	1	L J	ſ	1	50a.	If you have a fireplace, when was the flue last cleaned? 20/5
166	ŗ	j	ΙΊ	Ĺ	1		Was the flue cleaned by a professional or non-professional? VES ProfessionA
167	Ì	ĺ	į į	Ť	]		Have you obtained any required permits for any such item?
168	į	ĺ	<b>iO</b> i	(E)	=		Are you aware of any problems with any of these items? If "yes," please explain:
169 170	165 6	**	7				; , , , , , , , , , , , , , , , , , , ,

171	ELEC	TRICAL	SYSTEM					
172	Yes	No	Unknown		\\			
173				60.	What type of wiring is in this structure? CopperAluminumOtherUnknown What amp service does the property have?601001504200OtherUnknown			
174				61.	What amp service does the property have?60100150200OtherUnknown			
175	[ ]	[ ]	[ ]		Does it have 240 volt service? Which are presentCircuit 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		190						
180	Į į	Ĺ	[ ]		If "yes," were proper building permits and approvals obtained?			
181		al			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	LAND	(COIL C	DDAINAGE	AID D	OTIME A DIECV			
186				AIND R	OUNDARIES)			
187	Yes	No	Unknown	67	Annual annual of annual			
188	LJ	5			Are you aware of any fill or expansive soil on the property?			
189 190	LJ				Are you aware of any past or present mining operations in the area in which the property is located?			
	l i				Is the property located in a flood hazard zone?			
191 192	LJ		r 1		Are you aware of any drainage or flood problems affecting the property?			
193	L J		[ ]		Are there any areas on the property which are designated as protected wetlands?			
193	LJ			12.	Are you aware of any encroachments, utility easements, boundary line disputes, or drainage or other easements affecting the property?			
195	гэ	124		72	Are there any water retention basins on the property or the adjacent properties?			
196	[ ]				Are you aware if any part of the property is being claimed by the State of New Jersey as land pres-			
197	ГТ	<b>1</b>		/4.	ently or formerly covered by tidal water (Riparian claim or lease grant)? Explain:			
198					citily of formerly covered by tidal water (Kiparian Claim of lease grain): Explain.			
199								
200	[ ]	M		75	Are you aware of any shared or common areas (for example, driveways, bridges, docks, walls, bulk-			
201	ГЛ	74		15.	heads, etc.) or maintenance agreements regarding the property?			
202				76	Explain any "yes" answers to the preceding questions in this section:			
203				70.	Explain any yes answers to the proceding questions in and section.			
204								
205	M	[ ]		77.	Do you have a survey of the property?			
206	1			18.000	2 c y ou mile a out y or me property.			
207	ENVIRONMENTAL HAZARDS							
208	Yes	No	Unknown					
209	[ ]	D		78.	Have you received any written notification from any public agency or private concern informing you that			
210		E 34			the property is adversely affected, or may be adversely affected, by a condition that exists on a property in			
211					the vicinity of this property? If "yes," attach a copy of any such notice currently in your possession.			
212	[ ]			78a.	Are you aware of any condition that exists on any property in the vicinity which adversely affects,			
213					or has been identified as possibly adversely affecting, the quality or safety of the air, soil, water,			
214					and/or physical structures present on this property? If "yes," explain:			
215								
216								
217	[ ]	$\triangleright \triangleleft$		79.	Are you aware of any underground storage tanks (UST) or toxic substances now or previously pres-			
218		-			ent on this property or adjacent property (structure or soil), such as polychlorinated biphenyl (PCB),			
219		1			solvents, hydraulic fluid, petro-chemicals, hazardous wastes, pesticides, chromium, thorium, lead or			
220					other hazardous substances in the soil? If "yes," explain:			
221								
222								
223	[ ]	M		80.	Are you aware if any underground storage tank has been tested?			
224		- >			(Attach a copy of each test report or closure certificate if available).			
225	[ ]	2	[ ]		Are you aware if the property has been tested for the presence of any other toxic substances, such			
226					as lead-based paint, urea-formaldehyde foam insulation, asbestos-containing materials, or others?			
227					(Attach copy of each test report if available).			
228				82.	If "yes" to any of the above, explain:			
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230								

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231 232	[ ]	[]		82a.	If "yes" to any of the above, were any actions taken to correct the problem? Explain:
233 234 235	[ ]	M	[ ]	83.	Is the property in a designated Airport Safety Zone?
236	DEED	RESTRIC	CTIONS, SPE	CIAL	DESIGNATIONS, HOMEOWNERS ASSOCIATION/CONDOMINIUMS AND CO-OPS
237	Yes	No	Unknown		
238 239 240 241	[ ]	Ø		84.	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?
242 243 244	[]				Is the property part of a condominium or other common interest ownership plan? 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?
245 246	[]	[ ]		86.	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?
247 248	[ ]	[ ]		86a.	If so, what is the Association's name and telephone number?
249 250	[ ]	[ ]	[ ]		If so, are there any dues or assessments involved?  If "yes," how much?
251 252	[ ]	[ ]		87.	Are you aware of any defect, damage, or problem with any common elements or common areas that materially affects the property?
253	[ ]	[ ]			Are you aware of any condition or claim which may result in an increase in assessments or fees?
254	ĺĺ	[ ]	[ ]	89.	Since you purchased the property, have there been any changes to the rules or by-laws of the Asso-
255 256				90.	ciation that impact the property? Explain any "yes" answers you give in this section:
257 258					
259					
260		ELLANEC			
261	Yes	No	Unknown	0.1	
262 263	[ ]	M			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?
264 265	[ ]	M		92.	Are you aware of any violations of Federal, State or local laws or regulations relating to this property?
266 267 268 269	[ ]	M		93.	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.
270 271 272	[ ]	文			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, build-
273	ىم ئ	r a	r 3		ing, safety or fire ordinances that remain uncorrected?
274 275 276		M	[ ]	95a.	Are there mortgages, encumbrances or liens on this property?  Are you aware of any reason, including a defect in title, that would prevent you from conveying clear title?
277 278 279 280	[ ]	M		96.	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:
281 282 283 284	[ ]	W.			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?
285 286 287 288 289				98	Explain any other "yes" answers you give in this section:
290					

291 292 293 294 295 296 297 298 299	By law ( about sat a copy o owners to	N I S.A. ch testing the test may waiv	e and treatn esults and e in writing (Initials)	a proper ment be k evidence g, this rig	rty owner who has had his or her property tested or treated for radon gas may require that information tept confidential until the time that the owner and a buyer enter into a contract of sale, at which time to of any subsequent mitigation or treatment shall be provided to the buyer. The law also provides that the of confidentiality. As the owner(s) of this property, do you wish to waive this right?					
300 301		Name of the last o			llowing questions. If you responded "no," proceed to the next section.					
302 303 304	Yes [ ]	No [ ]	Unknowi		Are you aware if the property has been tested for radon gas? (Attach a copy of each test report if available.)					
305 306	[ ]									
307 308	[]	[ ] 101. Is radon remediation equipment now present in the property?								
309 310 311	MAJOR	APPLI	ANCES AN	л отн	ER ITEMS					
312 313	The term	s of any	final contra	act execu	ated by the seller shall be controlling as to what appliances or other items, if any, shall be included if the following items are present in the property? (For items that are not present, indicate "not appliances").					
314 315	plicable.		property.	which of	the following feelins are present in the property: (I of feelins that are not present, indicate not ap-					
316 317 318 319 320 321 322 323 324 325 326 327 328 329	Yes [ ] [ ]	No [ ] [ ]	Unknown	NA [] []	102. Electric Garage Door Opener 102a. If "yes," are they reversible? Number of Transmitters 103. Smoke Detectors					
					Battery _ Electric _ Both How many					
	[]	M		[ ]	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:					
		[ ] [ ] <b>[</b> ]	[ ]	[ ] [ ] [ ]	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					
330 331 332	[ ]	M		[ ]	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.)					
332 333 334 335 336 337 338 339 340 341 342 343 344 345					[N] Refrigerator [Y] Range [Y] Microwave Oven [Y] Dishwasher [M] Trash Compactor [Y] Garbage Disposal [Y] In-Ground Sprinkler System [Y] Security System [W] Security System [W] Washer [M] Dryer [Y] Intercon					
346 347 348 349	[ ]	[]	[ ]		[ ] 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:					

350	ACKNOWLEDGMENT OF SELLER	
351	The undersigned Seller affirms that the information set forth in	this Disclosure Statement is accurate and complete to the best of Seller's
352	knowledge, but is not a warranty as to the condition of the Prop	perty. Seller hereby authorizes the real estate brokerage firm representing
353	or assisting the seller to provide this Disclosure Statement to all	prospective buyers of the Property, and to other real estate agents. Seller
354	alone is the source of all information contained in this statement	nt. If the Seller relied upon any credible representations of another, the
355	Seller should state the name(s) of the person(s) who made the repr	resentation(s) and describe the information that was relied upon
356	, , , , , , , , , , , , , , , , , , ,	to manufacture and manufacture and relied upon.
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362	/_//	DATE 11-15-16 DATE
363	SELLER	DATE // JOSE
364	James Citta	DATE
	James Citta	
365	( angual of the	11-15-11
366	Gacqueline Citta	
367	SELUER //	DATE
368	Jadquelind Citta	
369		
370	Code-Woods angles visited at Mill 1994. Management Antonion (Management 1995)	
371	EXECUTOR, ADMINISTRATOR, TRUSTEE	
372	(If applicable) The undersigned has never occupied the property	and lacks the personal knowledge necessary to complete this Disclosure
373	Statement.	. W S STAR DESCRIPTION OF STARWARD STARWARD STARWARD PROPERTY (STARWARD AND STARWARD AND STARWA
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375		
376		
377		DATE
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380		
		DATE
381 382		DATE
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386	RECEIPT AND ACKNOWLEDGMENT BY PROSPECTIVE	
387	The undersigned Prospective Buyer acknowledges receipt of this	Disclosure Statement prior to signing a Contract of Sale pertaining to
388	this Property. Prospective Buyer acknowledges that this Disclosure	e Statement is not a warranty by Seller and that it is Prospective Buyer's
389	responsibility to satisfy himself or herself as to the condition of t	he Property. Prospective Buyer acknowledges that the Property may be
390	inspected by qualified professionals, at Prospective Buyer's expen	se, to determine the actual condition of the Property. Prospective Buyer
391	further acknowledges that this form is intended to provide information	ation relating to the condition of the land, structures, major systems and
392	amenities, if any, included in the sale. This form does not address	s local conditions which may affect a purchaser's use and enjoyment of
393	the property such as noise, odors, traffic volume, etc. Prospective	Buyer acknowledges that they may independently investigate such local
394	conditions before entering into a binding contract to purchase the	property. Prospective Buyer acknowledges that he or she understands
395	that the visual inspection performed by the Seller's real estate b	roker/broker-salesperson/salesperson does not constitute a professional
396	home inspection as performed by a licensed home inspector.	ronen oroner suresperson suresperson does not constitute a professional
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401	PROSPECTIVE BUYER	DATE
	1 KOOL LOTTYE DUTEK	DATE
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405	PROSPECTIVE BUYER	DATE
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410	ACKNOWLEDGMENT OF REAL ESTATE BROKER/BROK	ER-SALESPERSON/SALESPERSON
411	The undersigned Seller's real estate broker/broker-salesperson/sa	alesperson acknowledges receipt of the Property Disclosure Statement
412	form and that the information contained in the form was provided by	y the Seller.
413	The Seller's real estate broker/broker-salesperson/salesperson als	o confirms that he or she visually inspected the property with reason.
414	able diligence to ascertain the accuracy of the information disclos	sed by the seller, prior to providing a copy of the property disclosure
415	statement to the buyer.	
416	The Prospective Buyer's real estate broker/broker-salesperson/sa	lesperson also acknowledges receipt of the Property Disclosure State-
417	ment form for the purpose of providing it to the Prospective Buyer.	
418		
419		
420	SELLER'S REAL ESTATE BROKER/	DATE
421	BROKER-SALESPERSON/SALESPERSON:	
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423		
424		
425	PROSPECTIVE BUYER'S REAL ESTATE BROKER/	DATE
426	BROKER-SALESPERSON/SALESPERSON:	
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