

**ADDENDUM A**  
**DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT ABOUT**  
**LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS**

**I. LEAD PAINT WARNING**

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

**II. PROPERTY ADDRESS:** 1160 South Orange Ave South Orange, NJ 07079

**III. SELLER'S DISCLOSURE (initial) (To be completed and signed at time of listing)**

\_\_\_\_\_ (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):  
\_\_\_\_\_  
\_\_\_\_\_

Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

\_\_\_\_\_ (b) Records and Reports available to the seller (check one below):

Seller has no reports or records pertaining to lead-based paint and/or lead-based hazards in the housing.

Seller has the following reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing, all of which seller has provided to its listing agent, and has directed its listing agent to provide purchaser or purchaser's agent with these records and reports **prior to seller accepting any offer to purchase** (list documents below):  
\_\_\_\_\_  
\_\_\_\_\_

(c) **If there is any change in the above information prior to seller accepting an offer from the purchaser to purchase, seller will disclose all changes to the purchaser prior to accepting the offer.**

**IV. SELLER'S CERTIFICATION OF ACCURACY**

Seller(s) have reviewed the Seller's Disclosure in Section III and certify, to the best of his/her/their knowledge, that the information they have provided is true and accurate.

Seller Samuel Hyeaman Date 12/21/2023 Seller Eileen Hyeaman Date 12/21/2023

**V. LISTING AGENT'S CERTIFICATION OF ACCURACY**

Listing Agent certifies that he/she has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Listing Agent  Date 12/21/23

**VI. PURCHASER'S ACKNOWLEDGMENT (initial) (The Seller's Disclosure in Section III and Certification in Section IV and the Listing Agent's Certification in Section V to be completed and signed prior to purchaser signing this Addendum A.)**

\_\_\_\_\_ (a) Purchaser has received copies of all information listed in Section III above.

\_\_\_\_\_ (b) Purchaser has received the pamphlet Protect Your Family From Lead in Your Home.

\_\_\_\_\_ (c) Purchaser has (check one below):

Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

**VII. PURCHASER'S CERTIFICATION OF ACCURACY**

Purchaser(s) have reviewed the Purchaser's Acknowledgment in Section VI and certify, to the best of his/her/their knowledge, that the information they have provided is true and accurate.

Purchaser \_\_\_\_\_ Date / / Purchaser \_\_\_\_\_ Date / /

**VIII. SELLING/BUYER'S AGENT'S CERTIFICATION OF ACCURACY**

Selling/Buyer's Agent certifies that the purchaser has received the information in section VI (a) and (b).

Selling/Buyer's Agent \_\_\_\_\_ Date / /



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



1 **Property Address:** 1160 South Orange Ave South Orange NJ 07079

5 **Seller:** HYEAMAN, SAMUEL O & ELLEEN L

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.

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.

20 **OCCUPANCY**

21	Yes	No	Unknown	
22			<input type="checkbox"/>	1. Age of House, if known <u>98</u>
23	<input type="checkbox"/>	<input checked="" type="checkbox"/>		2. Does the Seller currently occupy this property? If not how long has it been since Seller occupied the property? <u>N/A</u>
24				3. What year did the seller buy the property? <u>2000</u>
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
27	<input checked="" type="checkbox"/>	<input type="checkbox"/>		

29 **ROOF**

30	Yes	No	Unknown	
31			<input type="checkbox"/>	4. Age of roof <u>2</u>
32	<input checked="" type="checkbox"/>	<input type="checkbox"/>		5. Has roof been replaced or repaired since seller bought the property?
33	<input type="checkbox"/>	<input checked="" type="checkbox"/>		6. Are you aware of any roof leaks?
34				7. Explain any "yes" answers that you give in this section: _____

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

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

61 **TERMITES/WOOD DESTROYING INSECTS, DRY ROT, PESTS**

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

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

**STRUCTURAL ITEMS**

- |                          |                                     |  |
|--------------------------|-------------------------------------|--|
| Yes                      | No                                  |  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 22. Are you aware of any movement, shifting, or other problems with walls, floors or foundations including any restrictions on how any space, other than the attic or roof, may be used as a result of the manner in which it was constructed? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 23. Are you aware if the property or or any of the structures on it have ever been damaged by fire, smoke, wind or flood?  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 24. Are you aware of any fire retardant plywood used in the construction?  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 25. Are you aware of any current or past problems with driveways, walkways, patios, sinkholes, or retaining walls on the property?   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 26. Are you aware of any present or past efforts made to repair any problems with the items in this section?   |
|                          |                                     | 27. Explain any "yes" answers that you give in this section. Please describe the location and nature of  |

\_\_\_\_\_  
\_\_\_\_\_

**ADDITIONS/REMODELS**

- |                          |                                     |                          |   |
|--------------------------|-------------------------------------|--------------------------|---|
| Yes                      | No                                  | Unknown                  |   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> |                          | 28. Are you aware of any additions, structural changes or other alterations to the structures on the property made by any present or past owners? |
| <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | 29. Were the proper building permits and approvals obtained? Explain any "yes" answers you give in this section:                                  |

\_\_\_\_\_  
\_\_\_\_\_

**PLUMBING, WATER AND SEWAGE**

- |                          |                                     |                          |   |
|--------------------------|-------------------------------------|--------------------------|---|
| Yes                      | No                                  | Unknown                  |   |
|                          |                                     |                          | 30. What is the source of your drinking water? <input checked="" type="checkbox"/> Public <input type="checkbox"/> Community System <input type="checkbox"/> Well on property <input type="checkbox"/> Other (explain) _____                            |
| <input type="checkbox"/> | <input type="checkbox"/>            |                          | 31. If your drinking water supply is not public have you performed any tests on the water? If so when? _____ Attach a copy of or describe the results.  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 32. Does the wastewater from any clothes washer, dishwasher, or other appliance discharge to any location other than the sewer, septic, or other system that services the rest of the property?   |
|                          |                                     | <input type="checkbox"/> | 33. When was well installed? _____ Location of Well? _____  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> |                          | 34. Do you have a softener, filter, or other water purification system? <input type="checkbox"/> Leased <input type="checkbox"/> Owned  |
|                          |                                     |                          | 35. What is the type of sewage system? <input checked="" type="checkbox"/> Public Sewer <input type="checkbox"/> Private Sewer <input type="checkbox"/> Septic System <input type="checkbox"/> Cesspool <input type="checkbox"/> Other (explain): _____ |
| <input type="checkbox"/> | <input type="checkbox"/>            |                          | 36. If you answered "septic system," have you ever had the system inspected to confirm that it is a true septic system and not a cesspool?  |
|                          |                                     | <input type="checkbox"/> | 37. If Septic System, when was it installed? _____ Location? _____  |
|                          |                                     | <input type="checkbox"/> | 38. When was the Septic System or Cesspool last cleaned and/or serviced? _____  |
| <input type="checkbox"/> | <input type="checkbox"/>            |                          | 39. Are you aware of any abandoned Septic Systems or Cesspools on your property?  |
| <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | 39a. If "yes," is the closure in accordance with the municipality's ordinance? (explain): _____   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> |                          | 40. Are you aware of any leaks, backups, or other problems relating to any of the plumbing systems and fixtures (including pipes, sinks, tubs and showers), or of any other water or sewage related problems? If "yes," explain: _____                  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> |                          | 41. Are you aware of any shut off, disconnected, or abandoned wells, underground water or sewage tanks, or dry wells on the property?   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 42. Is either the private water or sewage system shared? If "yes," explain: _____   |
|                          |                                     |                          | 43. Water Heater: <input type="checkbox"/> Electric <input type="checkbox"/> Fuel Oil <input checked="" type="checkbox"/> Gas<br>Age of Water Heater <u>5 Units with various ages</u>   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 43a. Are you aware of any problems with the water heater?   |
|                          |                                     |                          | 44. Explain any "yes" answers that you give in this section:<br>_____<br>_____  |

**HEATING AND AIR CONDITIONING**

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

- 150 50. If it is a centralized heating system, is it one zone or multiple zones?  
 151  
 152  51. Age of Furnace 5 Units with various ages Date of Last Service \_\_\_\_\_  
 153  52. List any areas of the house that are not heated: N/A  
 154  
 155    53. Are you aware of any tanks on the property, either above or underground, used to store fuel  
 156 or other substances?  
 157   54. If tank is not in use, do you have a closure certificate?  
 158   55. Are you aware of any problems with any items in this section? If "yes," explain:  
 159 Oil Tank has been removed  
 160

161 **WOOD BURNING STOVE OR FIREPLACE**

- 162 Yes No Unknown  
 163   56. Do you have  wood burning stove?  fireplace?  insert?  Other  
 164   56a. Is it presently usable?  
 165    57. If you have a fireplace, when was the flu last cleaned? \_\_\_\_\_  
 166    57a. Was the flue cleaned by a professional or non-professional? \_\_\_\_\_  
 167    58. Have you obtained any required permits for any such item?  
 168   59. Are you aware of any problems with any of these items? If "yes," please explain:  
 169 \_\_\_\_\_  
 170

171 **ELECTRICAL SYSTEM**

- 172 Yes No Unknown  
 173 60. What type of wiring is in this structure?  Copper  Aluminum  Other  Unknown  
 174 61. What amp service does it have?  
 175  60  100  150  200  Other  Unknown  
 176    62. Does it have 240 volt service? Which are present?  Circuit Breakers  Fuses or  Both?  
 177   63. Are you aware of any additions to the original service? If "yes" were the additions done  
 178 by a licensed electrician? Name and address:  
 179 \_\_\_\_\_  
 180  
 181    64. If yes, were proper building permits and approvals obtained?  
 182   65. Are you aware of any wall switches, light fixtures or electrical outlets in need of repair?  
 183 66. Explain any "yes" answers you give in this section:  
 184 \_\_\_\_\_  
 185 \_\_\_\_\_  
 186

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

- 188 Yes No Unknown  
 189   67. Are you aware of any fill or expansive soil on the property?  
 190   68. Are you aware of any past or present mining operations in the area in which the property is  
 191 located?  
 192   69. Is the property located in a flood hazard zone?  
 193   70. Are you aware of any drainage or flood problems affecting the property?  
 194    71. Are there any areas on the property which are designated as protected wetlands?  
 195   72. Are you aware of any encroachments, utility easements, boundary line disputes, or drainage or  
 196 other easements affecting the property?  
 197   73. Are there any water retention basins on the property or the adjacent properties?  
 198   74. Are you aware if any part of the property is being claimed by the State of New Jersey as land  
 199 presently or formerly covered by tidal water (Riparian claim or lease grant)? Explain:  
 200 \_\_\_\_\_  
 201  
 202   75. Are you aware of any shared or common areas (for example, driveways, bridges, docks, walls,  
 203 bulkheads, etc.) or maintenance agreements regarding the property?  
 204 76. Explain any "yes" answers to the preceding questions in this section:  
 205 \_\_\_\_\_  
 206  
 207   77. Do you have a survey of the property?  
 208

209 **ENVIRONMENTAL HAZARDS**

- 210 Yes No Unknown  
 211   78. Have you received any written notification from any public agency or private concern informing  
 212 you that the property is adversely affected, or may be adversely affected, by a condition that exists  
 213 on a property in the vicinity of this property? If "yes," attach a copy of any such notice currently in  
 214 your possession.  
 215   78a. Are you aware of any condition that exists on any property in the vicinity which adversely affects,  
 216 or has been identified as possibly adversely affecting, the quality or safety of the air, soil, water,  
 217 and/or physical structures present on this property? If "yes," explain:  
 218 \_\_\_\_\_  
 219  
 220   79. Are you aware of any underground storage tanks (UST) or toxic substances now or previously  
 221 present on this property or adjacent property (structure or soil), such as polychlorinated biphenyl  
 222 (PCB), solvents, hydraulic fluid, petro-chemicals, hazardous wastes, pesticides, chromium,  
 223 thorium, lead or other hazardous substances in the soil? If "yes," explain:  
 224 \_\_\_\_\_  
 225  
 226   80. Are you aware if any underground storage tank has been tested? (Attach a copy of each test report  
 227 or closure certificate if available).

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

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

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

263 **MISCELLANEOUS**

- 264 Yes No Unknown  
 265   91. Are you aware of any existing or threatened legal action affecting the property or any condominium  
 266 or homeowners association to which you, as an owner, belong?  
 267   92. Are you aware of any violations of Federal, State or local laws or regulations relating to this  
 268 property?  
 269   93. Are you aware of any zoning violations, encroachments on adjacent properties, non-conforming  
 270 uses, or set-back violations relating to this property? If so, please state whether the condition is  
 271 pre-existing non-conformance to present day zoning or a violation to zoning and/or land use laws.  
 272 \_\_\_\_\_  
 273 \_\_\_\_\_  
 274   94. Are you aware of any public improvement, condominium or homeowner association assessments  
 275 against the property that remain unpaid? Are you aware of any violations of zoning, housing,  
 276 building, safety or fire ordinances that remain uncorrected?  
 277   95. Are there mortgages, encumbrances or liens on this property?  
 278   95a. Are you aware of any reason, including a defect in title, that would prevent you from conveying clear  
 279 title?  
 280   96. Are you aware of any material defects to the property, dwelling, or fixtures which are not disclosed  
 281 elsewhere on this form? (A defect is "material," if a reasonable person would attach importance to its  
 282 existence or non-existence in deciding whether or how to proceed in the transaction.) If "yes,"  
 283 explain: \_\_\_\_\_  
 284 \_\_\_\_\_  
 285   97. Other than water and sewer charges, utility and cable tv fees, your local property taxes, any special  
 286 assessments and any association dues or membership fees, are there any other fees that you pay on  
 287 an ongoing basis with respect to this property, such as garbage collection fees?  
 288 98. Explain any other "yes" answers you give in this section: **Garbage Collection Fees**  
 289 \_\_\_\_\_  
 290 \_\_\_\_\_  
 291 \_\_\_\_\_  
 292

293 **RADON GAS Instructions to Owners**

294 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  
 295 that information about such testing and treatment be kept confidential until the time that the owner and a buyer enter into a contract of  
 296 sale, at which time a copy of the test results and evidence of any subsequent mitigation or treatment shall be provided to the buyer.  
 297 The law also provides that owners may waive, in writing, this right of confidentiality. As the owner(s) of this property, do you wish  
 298 to waive this right?  
 299

300 Yes No  
 301   sh EH  
 302 (Initials) (Initials)  
 303  
 304

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

306  
307 Yes No Unknown  
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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?

316 **MAJOR APPLIANCES AND OTHER ITEMS**

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

320  
321 Yes No Unknown N/A

- 322     102. Electric Garage Door Opener  
323     102a. If "yes," are they reversible? Number of Transmitters \_\_\_\_\_  
324     103. Smoke Detectors  
325  Battery  Electric  Both How many 12  
326  Carbon Monoxide Detectors How many 9  
327 Location Bedrooms, Hallways, Kitchen, Basement

- 328    104. With regard to the above items, are you aware that any item is not in working order?  
329  
330 104a. If "yes," identify each item that is not in working order or defective and explain the nature of  
331 the problem:  
332 \_\_\_\_\_  
333 \_\_\_\_\_

- 334  
335     105.  In-ground pool  Above-ground pool  Pool Heater  Spa/Hot Tub  
336     105a. Were proper permits and approvals obtained?  
337     105b. Are you aware of any leaks or other defects with the filter or the walls or other structural or  
338 mechanical components of the pool or spa/hot tub?  
339     105c. If an in-ground pool, are you aware of any water seeping behind the walls of the  
340 pool?

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

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

362 **ACKNOWLEDGMENT OF SELLER**

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

December 21, 2023  
\_\_\_\_\_  
DATE

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377 Eileen Hyeaman  
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380 SELLER

December 21, 2023  
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**EXECUTOR, ADMINISTRATOR, TRUSTEE**

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

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\_\_\_\_\_ DATE

\_\_\_\_\_

\_\_\_\_\_ DATE

**RECEIPT AND ACKNOWLEDGMENT BY PROSPECTIVE BUYER**

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

\_\_\_\_\_ PROSPECTIVE BUYER

\_\_\_\_\_ DATE

\_\_\_\_\_ PROSPECTIVE BUYER

\_\_\_\_\_ DATE

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

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

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

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

\_\_\_\_\_ PROSPECTIVE BUYER'S REAL ESTATE  
BROKER / BROKER - SALESPERSON /  
SALESPERSON

\_\_\_\_\_ DATE



December 21, 2023

\_\_\_\_\_ SELLER'S REAL ESTATE BROKER/  
BROKER-SALESPERSON/SALESPERSON

\_\_\_\_\_ DATE