



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



1 **Property Address:** \_\_\_\_\_  
2  
3  
4

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

9  
10 The purpose of this Disclosure Statement is to disclose, to the best of Seller's knowledge, the condition of the Property, as of  
11 the date set forth below. The Seller acknowledges that he/she is under an obligation to disclose any known material defects in the  
12 Property even if not addressed in this printed form. Seller alone is the source of all information contained in this form. All  
13 prospective buyers of the Property are cautioned to carefully inspect the Property and to carefully inspect the surrounding area for  
14 any off-site conditions that may adversely affect the Property. Moreover, this Disclosure Statement is not intended to be a  
15 substitute 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.

19 **OCCUPANCY**

20 Yes No Unknown  
21 [ ] [ ] [ ]

- 22 1. Age of House, if known \_\_\_\_\_  
23 2. Does the Seller currently occupy this property?  
24 If not how long has it been since Seller occupied the property? \_\_\_\_\_  
25 3. What year did the seller buy the property? \_\_\_\_\_  
26 3a. Do you have in your possession the original or a copy of the deed evidencing your ownership of  
27 the property? If "yes," please attach a copy of it to this form

28  
29 **ROOF**

30 Yes No Unknown  
31 [ ] [ ] [ ]

- 32 4. Age of roof \_\_\_\_\_  
33 5. Has roof been replaced or repaired since seller bought the property?  
34 6. Are you aware of any roof leaks?  
35 7. Explain any "yes" answers that you give in this section: \_\_\_\_\_  
36

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

38 Yes No Unknown

39 [ ] [ ] [ ]  
40 [ ] [ ] [ ]  
41 [ ] [ ] [ ]  
42 [ ] [ ] [ ]  
43 [ ] [ ] [ ]  
44 [ ] [ ] [ ]  
45 [ ] [ ] [ ]  
46 [ ] [ ] [ ]  
47 [ ] [ ] [ ]  
48 [ ] [ ] [ ]  
49 [ ] [ ] [ ]  
50 [ ] [ ] [ ]  
51 [ ] [ ] [ ]  
52 [ ] [ ] [ ]  
53 [ ] [ ] [ ]  
54 [ ] [ ] [ ]  
55 [ ] [ ] [ ]

- 39 8. Does the property have one or more sump pumps?  
40 8a. Are there any problems with the operation of any sump pump?  
41 9. Are you aware of any water leakage, accumulation, or dampness within the basement or  
42 crawl spaces or any other areas within any of the structures on the property?  
43 9a. Are you aware of the presence of any mold or similar natural substance within the basement  
44 or crawl spaces or any other areas within any of the structures on the property?  
45 10. Are you aware of any repairs or other attempts to control any water or dampness problem  
46 in the basement or crawlspace? If "yes" describe the location, nature and date of the  
47 repairs: \_\_\_\_\_  
48  
49  
50 11. Are you aware of any cracks or bulges in the floor or foundation walls? If "yes", specify  
51 location. \_\_\_\_\_  
52 12. Are you aware of any restrictions on how the attic may be used as a result of the manner in  
53 which the attic or roof was constructed?  
54 13. Is the attic or house ventilated by: [ ] a whole house fan? [ ] an attic fan?  
55 13a. Are you aware of any problems with the operation of such a fan?  
56 14. In what manner is access to the attic space provided? [ ] staircase [ ] pull down stairs  
57 [ ] crawl space with aid of ladder or other device [ ] other \_\_\_\_\_  
58 15. Explain any "yes" answers that you give in this section: \_\_\_\_\_  
59  
60

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

62 Yes No Unknown

63 [ ] [ ] [ ]  
64 [ ] [ ] [ ]  
65 [ ] [ ] [ ]  
66 [ ] [ ] [ ]  
67 [ ] [ ] [ ]  
68 [ ] [ ] [ ]  
69 [ ] [ ] [ ]  
70 [ ] [ ] [ ]  
71

- 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: \_\_\_\_\_  
69  
70 20. Are you aware of any termite/pest control inspections or treatments for the property in the  
71 past?

72 21. Explain any "yes" answer that you give in this section:  
73 \_\_\_\_\_  
74 \_\_\_\_\_  
75

76 **STRUCTURAL ITEMS**

77 Yes No  
78 [ ] [ ]

- 79 22. Are you aware of any movement, shifting, or other problems with walls, floors or foundations  
80 including any restrictions on how any space, other than the attic or roof, may be used as a result of  
81 the manner in which it was constructed?  
82 [ ] [ ] 23. Are you aware if the property or or any of the structures on it have ever been damaged by fire,  
83 smoke, wind or flood?  
84 [ ] [ ] 24. Are you aware of any fire retardant plywood used in the construction?  
85 [ ] [ ] 25. Are you aware of any current or past problems with driveways, walkways, patios, sinkholes, or  
86 retaining 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  
88 section?  
89 27. Explain any "yes" answers that you give in this section. Please describe the location and nature of  
90 \_\_\_\_\_  
91 \_\_\_\_\_

92 **ADDITIONS/REMODELS**

93 Yes No Unknown  
94 [ ] [ ]

- 95 28. Are you aware of any additions, structural changes or other alterations to the structures on the  
96 property made by any present or past owners?  
97 [ ] [ ] [ ] 29. Were the proper building permits and approvals obtained? Explain any "yes" answers you give in  
98 this section:  
99 \_\_\_\_\_  
100 \_\_\_\_\_

101 **PLUMBING, WATER AND SEWAGE**

102 Yes No Unknown

- 103 30. What is the source of your drinking water? [ ] Public [ ] Community System [ ]  
104 Well on property [ ] Other (explain) \_\_\_\_\_  
105 [ ] [ ] 31. If your drinking water supply is not public have you performed any tests on the water?  
106 If so when? \_\_\_\_\_  
107 Attach a copy of or describe the results.  
108 [ ] [ ] [ ] 32. Does the wastewater from any clothes washer, dishwasher, or other appliance discharge to any  
109 location other than the sewer, septic, or other system that services the rest of the property?  
110 [ ] [ ] 33. When was well installed? \_\_\_\_\_  
111 Location of Well? \_\_\_\_\_  
112 [ ] [ ] 34. Do you have a softener, filter, or other water purification system?  
113 [ ] Leased [ ] Owned  
114 35. What is the type of sewage system? [ ] Public Sewer [ ] Private Sewer [ ] Septic System  
115 [ ] Cesspool [ ] Other (explain): \_\_\_\_\_  
116 [ ] [ ] 36. If you answered "septic system," have you ever had the system inspected to confirm that it is a  
117 true septic system and not a cesspool?  
118 [ ] 37. If Septic System, when was it installed? \_\_\_\_\_  
119 Location? \_\_\_\_\_  
120 [ ] 38. When was the Septic System or Cesspool last cleaned and/or serviced? \_\_\_\_\_  
121 [ ] [ ] 39. Are you aware of any abandoned Septic Systems or Cesspools on your property?  
122 [ ] [ ] [ ] 39a. If "yes," is the closure in accordance with the municipality's ordinance? (explain):  
123 \_\_\_\_\_  
124 [ ] [ ] 40. Are you aware of any leaks, backups, or other problems relating to any of the plumbing systems  
125 and fixtures (including pipes, sinks, tubs and showers), or of any other water or sewage related  
126 problems? If "yes," explain: \_\_\_\_\_  
127 \_\_\_\_\_  
128 [ ] [ ] 41. Are you aware of any shut off, disconnected, or abandoned wells, underground water or sewage  
129 tanks, or dry wells on the property?  
130 [ ] [ ] [ ] 42. Is either the private water or sewage system shared? If "yes," explain: \_\_\_\_\_  
131 \_\_\_\_\_  
132 43. Water Heater: [ ] Electric [ ] Fuel Oil [ ] Gas  
133 Age of Water Heater \_\_\_\_\_  
134 [ ] [ ] [ ] 43a. Are you aware of any problems with the water heater?  
135 44. Explain any "yes" answers that you give in this section:  
136 \_\_\_\_\_  
137 \_\_\_\_\_  
138

139 **HEATING AND AIR CONDITIONING**

140 Yes No Unknown

- 141 45. Type of air conditioning:  
142 [ ] Central one zone [ ] Central multiple zone [ ] Wall/Window Unit [ ] None  
143 46. List any areas of the house that are not air conditioned:  
144 \_\_\_\_\_  
145 [ ] 47. What is the age of Air Conditioning System \_\_\_\_\_  
146 48. Type of heat: [ ] Electric [ ] Fuel Oil [ ] Natural Gas [ ] Propane [ ] Unheated [ ] Other  
147 49. What is the type of heating system? (for example, forced air, hot water or base board,  
148 radiator, steam heat) \_\_\_\_\_  
149

- 150 50. If it is a centralized heating system, is it one zone or multiple zones?  
 151 \_\_\_\_\_  
 152  51. Age of Furnace \_\_\_\_\_ Date of Last Service \_\_\_\_\_  
 153  52. List any areas of the house that are not heated:  
 154 \_\_\_\_\_  
 155    53. Are you aware of any tanks on the property, either above or underground, used to store fuel  
 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 \_\_\_\_\_

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  
 213 exists on a property in the vicinity of this property? If "yes," attach a copy of any such notice  
 214 currently in your possession.  
 215    78a. Are you aware of any condition that exists on any property in the vicinity which adversely  
 216 affects, or has been identified as possibly adversely affecting, the quality or safety of the air, soil,  
 217 water, 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  
 227 report 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	<input type="checkbox"/>	<input type="checkbox"/>		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?
243				
244				
245				
246	<input type="checkbox"/>	<input type="checkbox"/>		85. Is the property part of a condominium or other common interest ownership plan?
247	<input type="checkbox"/>	<input type="checkbox"/>		85a. 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?
248				
249	<input type="checkbox"/>	<input type="checkbox"/>		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?
250				
251	<input type="checkbox"/>	<input type="checkbox"/>		86a. If so, what is the Association's name and telephone number?
252				
253	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	86b. If so, are there any dues or assessments involved? If "yes," how much? _____
254	<input type="checkbox"/>	<input type="checkbox"/>		87. Are you aware of any defect, damage, or problem with any common elements or common areas that materially affects the property?
255				
256				
257	<input type="checkbox"/>	<input type="checkbox"/>		88. Are you aware of any condition or claim which may result in an increase in assessments or fees?
258	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	89. Since you purchased the property, have there been any changes to the rules or by-laws of the Association that impact the property?
259				
260				90. Explain any "yes" answers you give in this section: _____ _____
261				
262				
263				

264 **MISCELLANEOUS**

265	Yes	No	Unknown	
266	<input type="checkbox"/>	<input type="checkbox"/>		91. 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?
267				
268	<input type="checkbox"/>	<input type="checkbox"/>		92. Are you aware of any violations of Federal, State or local laws or regulations relating to this property?
269				
270	<input type="checkbox"/>	<input type="checkbox"/>		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.
271				
272				
273				
274				
275	<input type="checkbox"/>	<input type="checkbox"/>		94. 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?
276				
277				
278	<input type="checkbox"/>	<input type="checkbox"/>		95. Are there mortgages, encumbrances or liens on this property?
279	<input type="checkbox"/>	<input type="checkbox"/>		95a. Are you aware of any reason, including a defect in title, that would prevent you from conveying clear title?
280				
281	<input type="checkbox"/>	<input type="checkbox"/>		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: _____
282				
283				
284				
285				
286	<input type="checkbox"/>	<input type="checkbox"/>		97. 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?
287				
288				
289				98. Explain any other "yes" answers you give in this section: _____ _____
290				
291				
292				

293 Answer this question only if you have had your house tested for radon.

294 **RADON GAS Instructions to Owners**

295 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  
 296 that information about such testing and treatment be kept confidential until the time that the owner and a buyer enter into a contract  
 297 of sale, at which time a copy of the test results and evidence of any subsequent mitigation or treatment shall be provided to the  
 298 buyer. The law also provides that owners may waive, in writing, this right of confidentiality. As the owner(s) of this property, do  
 299 you wish to waive this right?  
 300

301	Yes	No	
302	<input type="checkbox"/>	<input type="checkbox"/>	
303			_____ (Initials)
304			_____ (Initials)

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

306  
307 Yes No Unknown  
308    
309  
310  
311  
312    
313

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?

314  
315  
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  
318 be 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      
323      
324      
325  
326  
327  
328

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:  
\_\_\_\_\_  
\_\_\_\_\_

334  
335      
336      
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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?

361  
362 **ACKNOWLEDGMENT OF SELLER**

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

374 \_\_\_\_\_  
375 SELLER

\_\_\_\_\_  
DATE

376 \_\_\_\_\_  
377 SELLER

\_\_\_\_\_  
DATE

382 **EXECUTOR, ADMINISTRATOR, TRUSTEE**

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

385  
386  
387 \_\_\_\_\_ DATE \_\_\_\_\_  
388

389  
390  
391 \_\_\_\_\_ DATE \_\_\_\_\_  
392

393  
394  
395  
396

397 **RECEIPT AND ACKNOWLEDGMENT BY PROSPECTIVE BUYER**

398 The undersigned Prospective Buyer acknowledges receipt of this Disclosure Statement prior to signing a Contract of  
399 Sale pertaining to this Property. Prospective Buyer acknowledges that this Disclosure Statement is not a warranty by Seller and  
400 that it is Prospective Buyer's responsibility to satisfy himself or herself as to the condition of the Property. Prospective Buyer  
401 acknowledges that the Property may be inspected by qualified professionals, at Prospective Buyer's expense, to determine the  
402 actual condition of the Property. Prospective Buyer further acknowledges that this form is intended to provide information  
403 relating to the condition of the land, structures, major systems and amenities, if any, included in the sale. This form does not  
404 address local conditions which may affect a purchaser's use and enjoyment of the property such as noise, odors, traffic volume,  
405 etc. Prospective Buyer acknowledges that they may independently investigate such local conditions before entering into a  
406 binding contract to purchase the property. Prospective Buyer acknowledges that he or she understands that the visual inspection  
407 performed by the Seller's real estate broker/broker-salesperson/salesperson does not constitute a professional home inspection as  
408 performed by a licensed home inspector  
409

410  
411  
412  
413 \_\_\_\_\_ DATE \_\_\_\_\_  
414 PROSPECTIVE BUYER  
415

416  
417  
418  
419 \_\_\_\_\_ DATE \_\_\_\_\_  
420 PROSPECTIVE BUYER  
421

422  
423  
424

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

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

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

431 The Prospective Buyer's real estate broker/broker-salesperson/ salesperson also acknowledges receipt of the Property  
432 Disclosure Statement form for the purpose of providing it to the Prospective Buyer.  
433

434  
435  
436  
437 \_\_\_\_\_ DATE \_\_\_\_\_  
438 PROSPECTIVE BUYER'S REAL ESTATE  
439 BROKER / BROKER - SALESPERSON /  
440 SALESPERSON  
441

442  
443  
444 \_\_\_\_\_ DATE \_\_\_\_\_  
445 SELLER'S REAL ESTATE BROKER/  
446 BROKER-SALESPERSON/SALESPERSON  
447

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