



**INSTRUCTIONS -
NEW JERSEY REALTORS®
SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT**

©2018 New Jersey REALTORS®

1 Effective August 1, 2024, the New Jersey Real Estate Consumer Protection Enhancement Act, P.L.2024,c32, requires sellers
 2 of residential property located in New Jersey to complete and sign a property condition disclosure statement as promulgated
 3 by the New Jersey Division of Consumer Affairs pursuant to N.J.A.C. 13:45A-29.1. This requires all sellers of residential
 4 real estate to provide the property condition disclosure statement to a prospective buyer before the prospective buyer
 5 becomes obligated under any contract for the purchase of the property.

6 Additionally, the New Jersey Law of Flood Risk Notification, P.L.2023,c93, requires sellers of all real property located in
 7 New Jersey to make certain supplemental disclosures concerning flood risks on the "Flood Risk Addendum" incorporated
 8 within the property condition disclosure statement. As a result of these two laws:

9

- 10 • All sellers of residential property must complete Questions 1-108 on the property condition disclosure statement; and
- 11 • All sellers of residential and non-residential (i.e. commercial), must complete the Flood Risk Addendum,
 12 Questions 109-117, on the property condition disclosure statement.

13 Moreover, regarding the property condition disclosure statement, the New Jersey Division of Consumer Affairs has provided
 14 the following instructions:

15 *The purpose of the Property Condition Disclosure Statement ("Disclosure Statement"), including the Flood Risk Addendum, is to disclose
 16 the condition of the property, as of the date set forth on the Disclosure Statement or Flood Risk Addendum. The seller is under an
 17 obligation to disclose any known material defects in the property even if not addressed in this printed form. The seller alone is the source
 18 of all information contained in this form. All prospective buyers of the property are cautioned to carefully inspect the property and to
 19 carefully inspect the surrounding area for any off-site conditions that may adversely affect the property. Moreover, this Disclosure
 20 Statement is not intended to be a substitute for prospective buyer's hiring of qualified experts to inspect the property.*

21 *If a property consists of multiple units, systems and/or features, please provide complete answers on all such units, systems and/or
 22 features even if the question is phrased in the singular, such as if a duplex has multiple furnaces, water heaters, and fireplaces.*

23 *Pursuant to P.L. 2024, c.32, completion of questions 1 through 108 is mandatory for all sellers of residential real property in the State.
 24 Sellers of residential real property must answer these questions before the purchaser becomes obligated under any contract for the
 25 purchase of the property. Questions 1 through 108 must be answered to the best of the seller's knowledge, unless otherwise stated.*

26 *Pursuant to N.J.S.A. 56:8-19.2, completion of the "Flood Risk Addendum" questions 109 through 117 of the Disclosure Statement, is mandatory
 27 for all sellers of real property (including both residential and non-residential property). Sellers of real property must answer these questions
 28 before the purchaser becomes obligated under any contract for the purchase of the property. This is the case regardless of whether a seller
 29 completes questions 1-108 of the Disclosure Statement. Sellers must verify their answers to questions 109 and 110, and may do so using the Flood
 30 Risk Notification Tool located at flooddisclosure.nj.gov. Questions 111 through 117 must be answered based on the seller's actual knowledge.*

31 *A seller must execute a separate acknowledgement for each portion of the Disclosure Statement that the seller completes. If a seller
 32 does not answer questions 1 through 108, no acknowledgement is required for that portion. However, the mandatory Flood Risk
 33 Addendum must still be completed and acknowledged in all cases.*

34 Lastly, New Jersey REALTORS® Seller's Property Condition Disclosure Statement, Form #140, includes an Addendum
 35 Regarding Statutory Disclosures & Other Items, Questions 118-136a, to be answered to the best of seller's knowledge as
 36 required by law.

37
 38
 39
 40
 41
 42
 43
 44
 45
 46
 47
 48
 49
 50
 51
 52
 53
 54
 55



NEW JERSEY REALTORS®
SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

©2018 New Jersey REALTORS®

56 Property Address: 200 Central Ave
 57 HACKENSACK NJ 07601 ("Property").
 58
 59
 60

61 Seller: 200 Central Ave LLC ("Seller").
 62
 63

64 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
 65 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
 66 addressed in this printed form. Seller alone is the source of all information contained in this form. All prospective buyers of the Property
 67 are cautioned to carefully inspect the Property and to carefully inspect the surrounding area for any off-site conditions that may adversely
 68 affect the Property. Moreover, this Disclosure Statement is not intended to be a substitute for prospective buyer's hiring of qualified experts
 69 to inspect the Property.
 70

71 If your Property consists of multiple units, systems and/or features, please provide complete answers on all such units, systems and/or
 72 features even if the question is phrased in the singular, such as if a duplex has multiple furnaces, water heaters and fireplaces.
 73

74 **OCCUPANCY** 1-108 - N/A

75 Yes No Unknown

76 1. Age of House, if known complete renovation 2010-2011
 77 2. Does the Seller currently occupy this Property?
 78 If not, how long has it been since Seller occupied the Property?
 79 3. What year did the Seller buy the Property? 2010
 80 3a. Do you have in your possession the original or a copy of the deed evidencing your ownership of
 81 the Property? If "yes," please attach a copy of it to this form.
 82

83 **ROOF**

84 Yes No Unknown

85 4. Age of roof 15
 86 5. Has roof been replaced or repaired since Seller bought the Property?
 87 6. Are you aware of any roof leaks?
 88 7. Explain any "yes" answers that you give in this section:
 89

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

91 Yes No Unknown

92 8. Does the Property have one or more sump pumps? one -high water table
 93 8a. Are there any problems with the operation of any sump pump?
 94 9. Are you aware of any water leakage, accumulation or dampness within the basement or crawl
 95 spaces or any other areas within any of the structures on the Property?
 96 9a. Are you aware of the presence of any mold or similar natural substance within the basement or
 97 crawl spaces or any other areas within any of the structures on the Property?
 98 10. Are you aware of any repairs or other attempts to control any water or dampness problem in the
 99 basement or crawl space? If "yes," describe the location, nature and date of the repairs:
 100

101 attic vents
 102
 103
 104
 105
 106
 107
 108
 109
 110

103 11. Are you aware of any cracks or bulges in the basement floor or foundation walls? If "yes," specify
 104 location:
 105 12. Are you aware of any restrictions on how the attic may be used as a result of the manner in which
 106 the attic or roof was constructed?
 107 13. Is the attic or house ventilated by: whole house fan? in attic fan? vent grills
 108 13a. Are you aware of any problems with the operation of such a fan?
 109
 110



111
112
113
114
115
116

14. In what manner is access to the attic space provided?
 staircase pull down stairs crawl space with aid of ladder or other device
 other access panels.

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

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

118 TERMITES/WOOD DESTROYING INSECTS, DRY ROT, PESTS

119 Yes No Unknown

Van	X
	X
	X
	X
	X
	X

Unknown

16. Are you aware of any termites/wood destroying insects, dry rot, or pests affecting the Property?
17. Are you aware of any damage to the Property caused by termites/wood destroying insects, dry rot, or pests?
18. If "yes," has work been performed to repair the damage?
19. Is your Property under contract by a licensed pest control company? If "yes," state the name and address of the licensed pest control company: _____

20. Are you aware of any termite/pest control inspections or treatments performed on the Property in the past?
21. Explain any "yes" answers that you give in this section: _____

132 STRUCTURAL ITEMS

133 STRUCTURAL ITEMS
134 Yes No Unknown

CS	X
	X
	X
	X

UNKNOWN

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 the problem;

150 ADDITIONS/REMODELS

151 No. Unknown

X

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? **complete renovation**

29. Were the proper building permits and approvals obtained? Explain any "yes" answers you give in this section:

159 PLUMBING, WATER AND SEWAGE

160 Yes No Unknown

A 2x3 grid of six empty square boxes for drawing.

Glossary

30. What is the source of your drinking water?
 Public Community System Well on Property Other (explain) _____

31. If your drinking water source 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? _____

171	<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
172	<input type="checkbox"/>	<input type="checkbox"/>	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): _____
173	<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?
174	<input type="checkbox"/>	<input type="checkbox"/>	37. If Septic System, when was it installed? _____ Location? _____
175	<input type="checkbox"/>	<input type="checkbox"/>	38. When was the Septic System or Cesspool last cleaned and/or serviced? _____
176	<input type="checkbox"/>	<input type="checkbox"/>	39. Are you aware of any abandoned Septic Systems or Cesspools on your Property? _____
177	<input type="checkbox"/>	<input type="checkbox"/>	39a. If "yes," is the closure in accordance with the municipality's ordinance? Explain: _____
178	<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 _____
179	<input type="checkbox"/>	<input checked="" type="checkbox"/>	41. Are you aware of the presence of any lead piping, including but not limited to any service line, piping materials, fixtures, and solder. If "yes," explain: _____
180	<input type="checkbox"/>	<input checked="" type="checkbox"/>	42. Are you aware of any shut off, disconnected, or abandoned wells, underground water or sewage tanks, or dry wells on the Property? _____
181	<input type="checkbox"/>	<input type="checkbox"/>	43. Is either the private water or sewage system shared? If "yes," explain: _____
182	<input type="checkbox"/>	<input checked="" type="checkbox"/>	44. Water Heater <input type="checkbox"/> Electric <input type="checkbox"/> Fuel Oil <input checked="" type="checkbox"/> Gas Age of Water Heater _____
183	<input type="checkbox"/>	<input type="checkbox"/>	44a. Are you aware of any problems with the water heater? _____
184	<input type="checkbox"/>	<input type="checkbox"/>	45. Explain any "yes" answers that you give in this section: _____ _____
185	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
186	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
187	<input type="checkbox"/>	<input type="checkbox"/>	
188	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
189	<input type="checkbox"/>	<input type="checkbox"/>	
190	<input type="checkbox"/>	<input type="checkbox"/>	
191	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
192	<input type="checkbox"/>	<input type="checkbox"/>	
193	<input type="checkbox"/>	<input type="checkbox"/>	
194	<input type="checkbox"/>	<input type="checkbox"/>	
195	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
196	<input type="checkbox"/>	<input type="checkbox"/>	
197	<input type="checkbox"/>	<input type="checkbox"/>	
198	<input type="checkbox"/>	<input type="checkbox"/>	
199	<input type="checkbox"/>	<input type="checkbox"/>	

HEATING AND AIR CONDITIONING

200	Yes	No	Unknown	46. Type of Air Conditioning: <input type="checkbox"/> Central one zone <input type="checkbox"/> Central multiple zone <input type="checkbox"/> /all/Window Unit <input type="checkbox"/> one
201	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	47. List any areas of the house that are not air conditioned: _____ all tenant are responsible to install their own window units/the store has its own split ductless AC
202	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	48. What is the type of Air Conditioning System? _____ 2010
203	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	49. Type of heat <input type="checkbox"/> Electric <input type="checkbox"/> Fuel Oil <input checked="" type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input type="checkbox"/> Unheated <input type="checkbox"/> Other
204	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	50. What is the type of heating system? (for example, forced air, hot water or base board, radiator, steam heat) _____ Hot water
205	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	51. If it is a centralized heating system, is it one zone or multiple zones? _____ n/a
206	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	52. Age of furnace _____ Date of last service: _____ yearly - annual service
207	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	53. List any areas of the house that are not heated: _____ N/A
208	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	54. Are you aware of any tanks on the Property, either above or underground, used to store fuel or other substances? _____
209	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	55. If tank is not in use, do you have a closure certificate? _____
210	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	56. Are you aware of any problems with any items in this section? If "yes," explain: _____ no
211	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
212	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
213	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
214	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
215	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
216	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
217	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
218	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
219	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

WOODBURNING STOVE OR FIREPLACE

220	Yes	No	Unknown	57. Do you have <input type="checkbox"/> wood burning stove? <input type="checkbox"/> replace? <input type="checkbox"/> insert? <input type="checkbox"/> other
221	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	57a. Is it presently usable? _____
222	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	58. If you have a fireplace, when was the flue last cleaned? _____
223	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	58a. Was the flue cleaned by a professional or non-professional? _____
224	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	59. Have you obtained any required permits for any such item? _____
225	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	60. Are you aware of any problems with any of these items? If "yes," please explain: _____
226	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
227	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
228	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
229	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
230	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

231	ELECTRICAL SYSTEM		
232	Yes	No	Unknown
233	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
234			
235			
236			
237			
238			
239			
240	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
241			
242			
243			
244			
245			
246	LAND (SOILS, DRAINAGE AND BOUNDARIES)		
247	Yes	No	Unknown
248	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
249			
250			
251			
252			
253			
254			
255			
256			
257			
258			
259			
260			
261	<input type="checkbox"/>	<input type="checkbox"/>	
262			
263			
264			
265			
266	<input type="checkbox"/>	<input type="checkbox"/>	
267			
268	ENVIRONMENTAL HAZARDS		
269	Yes	No	Unknown
270	<input type="checkbox"/>	<input type="checkbox"/>	
271			
272			
273			
274	<input type="checkbox"/>	<input type="checkbox"/>	
275			
276			
277			
278	<input type="checkbox"/>	<input type="checkbox"/>	
279			
280			
281			
282			
283	<input type="checkbox"/>	<input type="checkbox"/>	
284			
285	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
286			
287			
288			
289			
290			

61. What type of wiring is in this structure? Copper Aluminum Other Unknown

62. What amp service does the Property have? 60 100 150 200 Other Unknown

63. Does it have 240 volt service? Which are present? Circuit Breakers, Fuses or Both?

64. Are you aware of any additions to the original service? If "yes," were the additions done by a licensed electrician? Name and address: _____

65. If "yes," were proper building permits and approvals obtained? _____

66. Are you aware of any wall switches, light fixtures or electrical outlets in need of repair? _____

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

68. Are you aware of any fill or expansive soil on the Property? _____

69. Are you aware of any past or present mining operations in the area in which the Property is located? _____

70. Is the Property located in a flood hazard zone? _____

71. Are you aware of any drainage or flood problems affecting the Property? _____

72. Are there any areas on the Property which are designated as protected wetlands? _____

73. Are you aware of any encroachments, utility easements, boundary line disputes, or drainage or other easements affecting the Property? _____

74. Are there any water retention basins on the Property or the adjacent properties? _____

75. Are you aware if any part of the Property is being claimed by the State of New Jersey as land presently or formerly covered by tidal water (Riparian claim or lease grant)? Explain: _____

76. Are you aware of any shared or common areas (for example, driveways, bridges, docks, walls, bulkheads, etc.) or maintenance agreements regarding the Property? _____

77. Explain any "yes" answers to the preceding questions in this section: sidewalk way

78. Do you have a survey of the Property? _____

79. Have you received any written notification from any public agency or private concern informing you that the Property is adversely affected, or may be adversely affected, by a condition that exists on a property in the vicinity of this Property? If "yes," attach a copy of any such notice currently in your possession. _____

79a. Are you aware of any condition that exists on any property in the vicinity which adversely affects, or has been identified as possibly adversely affecting, the quality or safety of the air, soil, water, and/or physical structures present on this Property? If "yes," explain: _____

80. Are you aware of any underground storage tanks (UST) or toxic substances now or previously present on this Property or adjacent property (structure or soil), such as polychlorinated biphenyl (PCB), solvents, hydraulic fluid, petro-chemicals, hazardous wastes, pesticides, chromium, thorium, lead or other hazardous substances in the soil? If "yes," explain: _____

81. Are you aware if any underground storage tank has been tested? (Attach a copy of each test report or closure certificate if available.) _____

82. Are you aware if the Property has been tested for the presence of any other toxic substances, such as lead-based paint, urea-formaldehyde foam insulation, asbestos-containing materials, or others? (Attach copy of each test report if available.) _____

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

291	<input type="checkbox"/>	<input type="checkbox"/>	83a. If "yes" to any of the above, were any actions taken to correct the problem? Explain: _____
292			_____
293			_____
294	<input type="checkbox"/>	<input checked="" type="checkbox"/>	84. Is the Property in a designated Airport Safety Zone?
295			
296	DEED RESTRICTIONS, SPECIAL DESIGNATIONS, HOMEOWNERS ASSOCIATION/CONDOMINIUMS		
297	AND CO-OPS		
298	Yes	No	Unknown
299	<input type="checkbox"/>	<input checked="" type="checkbox"/>	85. Are you aware if the Property is subject to any deed restrictions or other limitations on how it may be used due to its being situated within a designated historic district, or a protected area like the New Jersey Pinelands, or its being subject to similar legal authorities other than typical local zoning ordinances?
300			
301			
302	<input type="checkbox"/>	<input checked="" type="checkbox"/>	86. Is the Property part of a condominium or other common interest ownership plan?
303			
304			86a. If so, is the Property subject to any covenants, conditions, or restrictions as a result of its being part of a condominium or other form of common interest ownership?
305			
306	<input type="checkbox"/>	<input checked="" type="checkbox"/>	87. As the owner of the Property, are you required to belong to a condominium association or homeowners association, or other similar organization or property owners?
307			
308			87a. If so, what is the Association's name and telephone number? _____
309			_____
310			_____
311			_____
312	<input type="checkbox"/>	<input checked="" type="checkbox"/>	87b. If so, are there any dues or assessments involved?
313			If "yes," how much? _____
314	<input type="checkbox"/>	<input checked="" type="checkbox"/>	88. Are you aware of any defect, damage, or problem with any common elements or common areas that materially affects the Property?
315			
316	<input type="checkbox"/>	<input checked="" type="checkbox"/>	89. Are you aware of any condition or claim which may result in an increase in assessments or fees?
317			
318			90. Since you purchased the Property, have there been any changes to the rules or by-laws of the Association that impact the Property?
319			
320			91. Explain any "yes" answers you give in this section: _____
321	MISCELLANEOUS		
322	Yes	No	Unknown
323	<input type="checkbox"/>	<input checked="" type="checkbox"/>	92. Are you aware of any existing or threatened legal action affecting the Property or any condominium or homeowners association to which you, as an owner, belong?
324			
325	<input type="checkbox"/>	<input checked="" type="checkbox"/>	93. Are you aware of any violations of Federal, State or local laws or regulations relating to this Property?
326			
327	<input type="checkbox"/>	<input checked="" type="checkbox"/>	94. Are you aware of any zoning violations, encroachments on adjacent properties, non-conforming uses, or set-back violations relating to this Property? If so, please state whether the condition is pre-existing non-conformance to present day zoning or a violation to zoning and/or land use laws. _____
328			_____
329			_____
330			_____
331	<input type="checkbox"/>	<input checked="" type="checkbox"/>	95. Are you aware of any public improvement, condominium or homeowner association assessments against the Property that remain unpaid? Are you aware of any violations of zoning, housing, building, safety or fire ordinances that remain uncorrected?
332			
333	<input type="checkbox"/>	<input checked="" type="checkbox"/>	96. Are there mortgages, encumbrances or liens on this Property?
334			
335	<input type="checkbox"/>	<input checked="" type="checkbox"/>	96a. Are you aware of any reason, including a defect in title, that would prevent you from conveying clear title?
336			
337	<input type="checkbox"/>	<input checked="" type="checkbox"/>	97. Are you aware of any material defects to the Property, dwelling, or fixtures which are not disclosed elsewhere on this form? (A defect is "material," if a reasonable person would attach importance to its existence or non-existence in deciding whether or how to proceed in the transaction.) If "yes," explain: _____
338			_____
339	<input type="checkbox"/>	<input checked="" type="checkbox"/>	97. Are you aware of any material defects to the Property, dwelling, or fixtures which are not disclosed elsewhere on this form? (A defect is "material," if a reasonable person would attach importance to its existence or non-existence in deciding whether or how to proceed in the transaction.) If "yes," explain: _____
340			_____
341			_____
342	<input type="checkbox"/>	<input checked="" type="checkbox"/>	98. Other than water and sewer charges, utility and cable tv fees, your local property taxes, any special assessments and any association dues or membership fees, are there any other fees that you pay on an ongoing basis with respect to this Property, such as garbage collection fees?
343			
344			
345			
346			
347			
348			
349			
350			

351 RADON GAS Instructions to Owners

352 By law (N.J.S.A. 26:2D-73), a Property owner who has had his or her Property tested or treated for radon gas may require that information
 353 about such testing and treatment be kept confidential until the time that the owner and a buyer enter into a contract of sale, at which time
 354 a copy of the test results and evidence of any subsequent mitigation or treatment shall be provided to the buyer. The law also provides that
 355 owners may waive, in writing, this right of confidentiality. As the owner(s) of this Property, do you wish to waive this right?

356 Yes No

N/A

(Initials)

(Initials)

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

361

362 Yes No Unknown N/A

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

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

365 102. Is radon remediation equipment now present in the Property?
 366 102a. If "yes," is such equipment in good working order?

367

368

369

370 MAJOR APPLIANCES AND OTHER ITEMS

371 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
 372 in the sale of the Property. Which of the following items are present in the Property? (For items that are not present, indicate "not
 373 applicable.")

374

375 Yes No Unknown N/A

103. Electric Garage Door Opener

376

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

377

104. Smoke Detectors

378

Battery Electric Both How many _____
 Carbon Monoxide Detectors How many _____ each apartment has CO2/smoke detectors
 379 Location also the common areas and store per code

380

381

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

382

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

384

385

386

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

387

106a. Were proper permits and approvals obtained?

388

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

390

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

391

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

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

392

393

394

395

396

397

398

399

400

401

402

403

404

405

406

407

408

409

410

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

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

411 | **ACKNOWLEDGMENT OF SELLER**

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

417 | *Jeffrey Pittel*

418 | 9/15

419 | **SELLER**420 | **DATE**421 | **SELLER**422 | **DATE**423 | **SELLER**424 | **DATE**425 | **SELLER**426 | **DATE**427 | **EXECUTOR, ADMINISTRATOR, TRUSTEE (if applicable)**

428 | The undersigned has never occupied the Property and lacks the personal knowledge necessary to complete this Disclosure Statement.

429 | **SIGNED**430 | **DATE**431 | **SIGNED**432 | **DATE**433 | **RECEIPT AND ACKNOWLEDGMENT BY PROSPECTIVE BUYER**

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

444 | **PROSPECTIVE BUYER**445 | **DATE**446 | **PROSPECTIVE BUYER**447 | **DATE**448 | **PROSPECTIVE BUYER**449 | **DATE**450 | **PROSPECTIVE BUYER**451 | **DATE**452 | **ACKNOWLEDGMENT OF REAL ESTATE BROKER/BROKER-SALESPERSON/SALESPERSON**

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

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

458 | The Prospective Buyer's real estate broker/broker-salesperson/salesperson also acknowledges receipt of the Property Disclosure Statement
 459 | *DocuSigned by* *Justin Deak* *for the purpose of providing it to the Prospective Buyer.*

460 | 9/17/2025

461 | **SELLER'S REAL ESTATE BROKER/
462 | BROKER-SALESPERSON/SALESPERSON**463 | **DATE**464 | **PROSPECTIVE BUYER'S REAL ESTATE BROKER/
465 | BROKER-SALESPERSON/SALESPERSON**466 | **DATE**467 | **SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT CONTINUES ON NEXT PAGE**



NEW JERSEY REALTORS®
SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT
ADDENDUM REGARDING FLOOD RISK

©2018 New Jersey REALTORS®

471 Pursuant to N.J.S.A. 56:8-19.2, all Sellers of real property (including both residential and non-residential property) must complete
 472 questions 109-117 below.

473
 474 Sellers of real property must answer these questions before the purchaser becomes obligated under any contract for the purchase of the
 475 Property. This is the case regardless of whether the Seller completes questions 1-108. Sellers must verify their answers to questions 109-
 476 110, and may do so using the Flood Risk Notification Tool located at njrealto/flood-disclosure. Questions 111-117 must be answered
 477 based on the Seller's actual knowledge.

478
 479 Flood risks in New Jersey are growing due to the effects of climate change. Coastal and inland areas may experience significant flooding
 480 now and in the near future, including in places that were not previously known to flood. For example, by 2050, it is likely that sea-level
 481 rise will meet or exceed 2.1 feet above 2000 levels, placing over 40,000 New Jersey properties at risk of permanent coastal flooding.
 482 In addition, precipitation intensity in New Jersey is increasing at levels significantly above historic trends, placing inland properties at
 483 greater risk of flash flooding. These and other coastal and inland flood risks are expected to increase within the life of a typical mortgage
 484 originated in or after 2020.

485
 486 To learn more about these impacts, including the flood risk to your Property, visit njrealto/flood-disclosure. To learn more about how to
 487 prepare for a flood emergency, visit njrealto/flood-planning.

488
 489 Yes No Unknown
 490
 491
 492
 493
 494
 495

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

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

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

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

500
 501
 502

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

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

503
 504
 505

113. Is there flood insurance on the Property? (By *check*)

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

506
 507
 508

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

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

509
 510
 511

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

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

512
 513
 514

515
 516
 517

518
 519
 520

521
 522
 523

524
 525



526
527
528
529
530
531
532
533
534
535
536
537
538
539
540
541
542
543
544
545
546
547
548
549
550
551
552
553
554
555
556
557
558
559
560
561
562
563
564
565
566
567
568
569
570
571
572
573
574
575
576
577
578
579
580
581
582
583
584
585

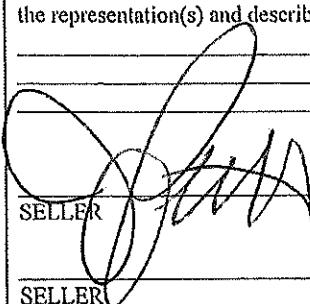
116. Has the Property experienced any flood damage, water seepage, or pooled water due to a natural flood event, such as heavy rainfall, coastal storm surge, tidal inundation, or river overflow? If so, how many times? _____

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

*(City has poor storm damage AND
high water table (NOT IN A flood zone)
Hence, A sump pump.)*

ACKNOWLEDGMENT OF SELLER

The undersigned Seller affirms that the information set forth in the above Flood Risk Addendum to the Disclosure Statement is accurate and complete to Seller's actual 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 completed Flood Risk Addendum to the 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 representation 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.



9/12/2015

SELLER	DATE	SELLER	DATE
SELLER	DATE	SELLER	DATE

EXECUTOR, ADMINISTRATOR, TRUSTEE (if applicable)

The undersigned has never occupied the Property and lacks the personal knowledge necessary to complete this Disclosure Statement.

SIGNED	DATE	SIGNED	DATE
--------	------	--------	------

RECEIPT AND ACKNOWLEDGMENT BY PROSPECTIVE BUYER

The undersigned Prospective Buyer acknowledges receipt of this completed Flood Risk Addendum to the Disclosure Statement prior to signing a Contract of Sale pertaining to this Property. Prospective Buyer acknowledges that this completed Flood Risk Addendum to the 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
-------------------	------	-------------------	------

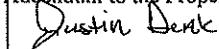
PROSPECTIVE BUYER	DATE	PROSPECTIVE BUYER	DATE
-------------------	------	-------------------	------

SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT CONTINUES ON NEXT PAGE

586 **ACKNOWLEDGMENT OF REAL ESTATE BROKER/BROKER-SALESPERSON/SALESPERSON**
 587 The undersigned Seller's real estate broker/broker/broker-salesperson/salesperson acknowledges receipt of this completed Flood Risk
 588 Addendum to the Disclosure Statement and that the information contained in this form was provided by the Seller.

589
 590 The Seller's real estate broker/broker-salesperson/salesperson also confirms that he or she visually inspected the Property with reasonable
 591 diligence to ascertain the accuracy of the information disclosed by the Seller, prior to providing a copy of the property disclosure statement
 592 to the buyer.

593
 594 The Prospective Buyer's real estate broker/broker/broker-salesperson also acknowledges receipt of this completed Flood Disclosure
 595 Addendum to the Property Disclosure for the purpose of providing it to the Prospective Buyer.



9/17/2025

DATE

596 SELLER'S REAL ESTATE BROKER/
 597 BROKER-SALESPERSON/SALESPERSON:

600
 601
 602
 603 PROSPECTIVE BUYER'S REAL ESTATE BROKER/
 604 BROKER-SALESPERSON/SALESPERSON

DATE

605
 606
 607
 608
 609
 610
 611
 612
 613
 614
 615
 616
 617
 618
 619
 620
 621
 622
 623
 624
 625
 626
 627
 628
 629
 630
 631
 632
 633
 634
 635
 636
 637
 638
 639
 640
 641
 642
 643
 644
 645 **ADDENDUM REGARDING STATUTORY DISCLOSURES & OTHER ITEMS CONTINUES ON NEXT PAGE**



NEW JERSEY REALTORS®
SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT
ADDENDUM REGARDING STATUTORY DISCLOSURES & OTHER ITEMS

©2018 New Jersey REALTORS®

646 **SOLAR PANEL SYSTEMS Pursuant to P.L. 2023, c312**

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

651
 652 Yes No
 653
 654

Is the Property serviced by a Solar Panel System?

655 If you responded "yes," answer the following questions.

656
 657 Yes No Unknown
 658
 659
 660
 661
 662
 663
 664
 665
 666
 667
 668
 669
 670
 671
 672
 673
 674
 675
 676
 677
 678
 679
 680
 681
 682
 683
 684
 685
 686
 687
 688
 689
 690
 691
 692
 693
 694
 695
 696
 697
 698
 699
 700

118. When was the Solar Panel System Installed? _____
 118a. What is the name and contact information of the business that installed the Solar Panel System? _____

118b. Do you have documents and/or contracts relating to the Solar Panel System? If "yes," please attach copies to this form.

119. Are SRECs available from the Solar Panel System?

119a. If SRECs are available, when will the SRECs expire? _____

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

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

Choose one of the following three options:

122a. The Solar Panel System is financed under a power purchase agreement or other type of financing arrangement which requires me/us to make periodic payments to a Solar Panel System provider in order to acquire ownership of the Solar Panel System ("PPA")? If yes, proceed to Section A below.

122b. The Solar Panel System is the subject of a lease agreement. If yes, proceed to Section B below.

122c. I/we own the Solar Panel System outright. If yes, you do not have to answer any further questions.

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

123. What is the current periodic payment amount? \$ _____
 124. What is the frequency of the periodic payments (check one)? Monthly Quarterly
 125. What is the expiration date of the PPA, which is when you will become the owner of the Solar Panel System? _____ ("PPA Expiration Date")

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

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

Choose one of the following three options:

128a. Buyer will assume my/our obligations under the PPA at Closing.
 128b. I/we will pay off or otherwise obtain cancellation of the PPA as of the Closing so that the Solar Panel System can be included in the sale free and clear.
 128c. I/we will remove the Solar Panel System from the Property and pay off or otherwise obtain cancellation of the PPA as of the Closing.

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

129. What is the current periodic lease payment amount? \$ _____
 130. What is the frequency of the periodic lease payments (check one)? Monthly Quarterly
 131. What is the expiration date of the lease? _____

Choose one of the following two options:

132a. Buyer will assume our obligations under the lease at Closing.
 132b. I/we will obtain an early termination of the lease and will remove the Solar Panel System prior to Closing.



<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

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

133a. If TRECs are available, when will the TRECs expire? _____

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

134a. If SREC IIs are available, when will the SREC IIs expire? _____

WATER INTRUSION *Pursuant to N.J.S.A. 56:8-19.1*

Yes <input type="checkbox"/>	No <input type="checkbox"/>	Unknown <input type="checkbox"/>
------------------------------	-----------------------------	----------------------------------

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

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

SECONDARY POWER SOURCE *Pursuant to P.L.2025, c19*

Yes <input type="checkbox"/>	No <input type="checkbox"/>	Unknown <input type="checkbox"/>
------------------------------	-----------------------------	----------------------------------

136. Is there a secondary power source at the Property (i.e. permanently installed combustion generators, solar panels, battery storage systems, or any other supplemental source of electrical energy)?

<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------

136a. If "yes," is a label installed within 18 inches of the main electrical panel and electrical meter warning of the dangers associated with the secondary power sources?

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.

SELLER

DATE

SELLER

DATE

SELLER

DATE

SELLER

DATE

EXECUTOR, ADMINISTRATOR, TRUSTEE (if applicable)

The undersigned has never occupied the Property and lacks the personal knowledge necessary to complete this Disclosure Statement.

SIGNED

DATE

SIGNED

DATE

ADDENDUM REGARDING STATUTORY DISCLOSURES & OTHER ITEMS CONTINUES ON NEXT PAGE

761 **RECEIPT AND ACKNOWLEDGMENT BY PROSPECTIVE BUYER**
762

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

774
775 PROSPECTIVE BUYER DATE PROSPECTIVE BUYER DATE
776
777

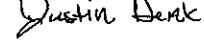
778 PROSPECTIVE BUYER DATE PROSPECTIVE BUYER DATE
779

ACKNOWLEDGMENT OF REAL ESTATE BROKER/BROKER-SALESPERSON/SALESPERSON

780 The undersigned Seller's real estate broker/broker/broker-salesperson/salesperson acknowledges receipt of this Statutory Disclosures &
781 Other Items Addendum to the Disclosure Statement and that the information contained in this form was provided by the Seller.

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

785 The Prospective Buyer's real estate broker/broker/broker-salesperson also acknowledges receipt of this completed Statutory Disclosures
786 & Other Items Addendum to the Property Disclosure for the purpose of providing it to the Prospective Buyer.

787  9/17/2025
788 _____ DATE
789

790 SELLER'S REAL ESTATE BROKER/
791 BROKER-SALESPERSON/SALESPERSON:
792
793
794
795
796

797 PROSPECTIVE BUYER'S REAL ESTATE BROKER/
798 BROKER-SALESPERSON/SALESPERSON DATE
799

800
801
802
803
804
805
806
807
808
809
810
811
812
813
814
815
816
817
818
819
820