



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

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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:

10

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

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

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

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

24 *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.
25 Sellers of residential real property must answer these questions before the purchaser becomes obligated under any contract for the
26 purchase of the property. Questions 1 through 108 must be answered to the best of the seller's knowledge, unless otherwise stated.*

27 *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
28 for all sellers of real property (including both residential and non-residential property). Sellers of real property must answer these questions
29 before the purchaser becomes obligated under any contract for the purchase of the property. This is the case regardless of whether a seller
30 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
31 Risk Notification Tool located at flooddisclosure.nj.gov. Questions 111 through 117 must be answered based on the seller's actual knowledge.*

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

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

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NEW JERSEY REALTORS®
SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

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56 **Property Address:** 194 Saddle River Road
57
58 **Saddle Brook, NJ 07663** ("Property").
59
60 **Seller:** Richard Di Natale
61
62 _____ ("Seller").
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**

75 Yes No Unknown
76
77
78
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81
82
83 **ROOF**
84 Yes No Unknown
85
86
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89
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91 **ATTIC, BASEMENTS AND CRAWL SPACES (Complete only if applicable)**
92 Yes No Unknown
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1. Age of House, if known 65 YRS?
2. Does the Seller currently occupy this Property?
If not, how long has it been since Seller occupied the Property?
3. What year did the Seller buy the Property? 1983
3a. Do you have in your possession the original or a copy of the deed evidencing your ownership of the Property? If "yes," please attach a copy of it to this form.

4. Age of roof 8 MONTHS
5. Has roof been replaced or repaired since Seller bought the Property?
6. Are you aware of any roof leaks?
7. Explain any "yes" answers that you give in this section: ROOFS DONE BY JIMS ROOFING

8. Does the Property have one or more sump pumps?
8a. Are there any problems with the operation of any sump pump?
9. Are you aware of any water leakage, accumulation or dampness within the basement or crawl spaces or any other areas within any of the structures on the Property?
9a. Are you aware of the presence of any mold or similar natural substance within the basement or crawl spaces or any other areas within any of the structures on the Property?
10. Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawl space? If "yes," describe the location, nature and date of the repairs: _____
11. Are you aware of any cracks or bulges in the basement floor or foundation walls? If "yes," specify location: _____
12. Are you aware of any restrictions on how the attic may be used as a result of the manner in which the attic or roof was constructed?
13. Is the attic or house ventilated by: a whole house fan? an attic fan?
13a. Are you aware of any problems with the operation of such a fan?



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 _____

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

TERMITES/WOOD DESTROYING INSECTS, DRY ROT, PESTS

Yes No 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:
CHEM TEC PEST CONTROL

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:
PREVIOUS PEST CONTROL CO.

STRUCTURAL ITEMS

Yes No 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:

ADDITIONS/REMODELS

Yes No Unknown

28. Are you aware of any additions, structural changes or other alterations to the structures on the Property made by any present or past owners?

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

PLUMBING, WATER AND SEWAGE

Yes No Unknown

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

31. If your drinking water 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 [] []

172 34. Do you have a softener, filter, or other water purification system? Leased Owned

173 35. What is the type of sewage system?
 Public Sewer Private Sewer Septic System Cesspool Other (explain): _____

174 [] []

175 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?

176 []

177 37. If Septic System, when was it installed? _____
 Location? _____

178 []

179 [] []

180 [] []

181 38. When was the Septic System or Cesspool last cleaned and/or serviced? _____

182 [] []

183 39. Are you aware of any abandoned Septic Systems or Cesspools on your Property? _____

184 39a. If "yes," is the closure in accordance with the municipality's ordinance? Explain: _____

185

186 [] []

187 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 _____

188

189 [] []

190 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: _____

191 [] []

192 42. Are you aware of any shut off, disconnected, or abandoned wells, underground water or sewage tanks, or dry wells on the Property? _____

193 43. Is either the private water or sewage system shared? If "yes," explain: _____

194 [] []

195 44. Water Heater: Electric Fuel Oil Gas
 Age of Water Heater 3 4 6 10

196 44a. Are you aware of any problems with the water heater? _____

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

198

199

HEATING AND AIR CONDITIONING

Yes No Unknown

200

201 46. Type of Air Conditioning:
 Central one zone Central multiple zone Wall/Window Unit None

202 47. List any areas of the house that are not air conditioned: _____

203

204 []

205 48. What is the age of Air Conditioning System? _____

206 49. Type of heat: Electric Fuel Oil Natural Gas Propane Unheated Other

207 50. What is the type of heating system? (for example, forced air, hot water or base board, radiator, steam heat) _____

208 51. If it is a centralized heating system, is it one zone or multiple zones? _____

209

210 52. Age of furnace 4 YRS Date of last service: 10/6/2025

211 53. List any areas of the house that are not heated: _____

212

213 []

214 54. Are you aware of any tanks on the Property, either above or underground, used to store fuel or other substances? _____

215 [] [] []

216 55. If tank is not in use, do you have a closure certificate? _____

217 [] []

218 [] []

219 56. Are you aware of any problems with any items in this section? If "yes," explain: _____

220

WOODBURNING STOVE OR FIREPLACE

Yes No Unknown

221

222 57. Do you have wood burning stove? fireplace? insert? other

223 [] []

224 [] []

225 [] []

226 [] []

227 [] []

228 [] []

229 57a. Is it presently usable? _____

230 58. If you have a fireplace, when was the flue last cleaned? _____

58a. Was the flue cleaned by a professional or non-professional? _____

59. Have you obtained any required permits for any such item? _____

60. Are you aware of any problems with any of these items? If "yes," please explain: _____

231 **ELECTRICAL SYSTEM**
 232 Yes No Unknown
 233 [] [] []

234 61. What type of wiring is in this structure? Copper Aluminum Other Unknown
 235 62. What amp service does the Property have? 60 100 150 200 Other Unknown
 236 63. Does it have 240 volt service? Which are present Circuit Breakers, Fuses or Both?
 237 64. Are you aware of any additions to the original service?
 If "yes," were the additions done by a licensed electrician? Name and address: _____

238 [] [] []
 239 [] [] []
 240 [] [] []
 241 [] [] []

242 65. If "yes," were proper building permits and approvals obtained?
 243 66. Are you aware of any wall switches, light fixtures or electrical outlets in need of repair?
 244 67. Explain any "yes" answers that you give in this section: _____
 245

246 **LAND (SOILS/DRAINAGE AND BOUNDARIES)**

247 Yes No Unknown
 248 [] [] []
 249 [] [] []
 250 [] [] []
 251 [] [] []
 252 [] [] []
 253 [] [] []
 254 [] [] []
 255 [] [] []
 256 [] [] []
 257 [] [] []
 258 [] [] []
 259 [] [] []
 260 [] [] []
 261 [] [] []
 262 [] [] []
 263 [] [] []
 264 [] [] []
 265 [] [] []
 266 [] [] []
 267 [] [] []

268 68. Are you aware of any fill or expansive soil on the Property?
 269 69. Are you aware of any past or present mining operations in the area in which the Property is located?
 270 70. Is the Property located in a flood hazard zone?
 271 71. Are you aware of any drainage or flood problems affecting the Property?
 272 72. Are there any areas on the Property which are designated as protected wetlands?
 273 73. Are you aware of any encroachments, utility easements, boundary line disputes, or drainage or other easements affecting the Property?
 274 74. Are there any water retention basins on the Property or the adjacent properties?
 275 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: _____
 276

277 76. Are you aware of any shared or common areas (for example, driveways, bridges, docks, walls, bulkheads, etc.) or maintenance agreements regarding the Property?
 278 77. Explain any "yes" answers to the preceding questions in this section: _____
 279

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

281 **ENVIRONMENTAL HAZARDS**

282 Yes No Unknown
 283 [] [] []
 284 [] [] []
 285 [] [] []
 286 [] [] []
 287 [] [] []
 288 [] [] []
 289 [] [] []
 290 [] [] []

289 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.
 290 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: _____
 291 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: _____
 292 81. Are you aware if any underground storage tank has been tested?
 (Attach a copy of each test report or closure certificate if available.)
 293 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.)
 294 83. If "yes" to any of the above, explain: *Possible Buyers*
Due Diligence

| | | | |
|-----|---|---|--|
| 291 | [] | [] | 83a. If "yes" to any of the above, were any actions taken to correct the problem? Explain: _____ |
| 292 | | | _____ |
| 293 | | | _____ |
| 294 | [] | [] | 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 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 checked="" type="checkbox"/>] | 86. Is the Property part of a condominium or other common interest ownership plan? |
| 303 | [] | [<input type="checkbox"/>] | 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? |
| 304 | | | _____ |
| 305 | [] | [<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? |
| 306 | | | _____ |
| 307 | [] | [<input checked="" type="checkbox"/>] | 87a. If so, what is the Association's name and telephone number? _____ |
| 308 | | | _____ |
| 309 | [] | [<input checked="" type="checkbox"/>] | 87b. If so, are there any dues or assessments involved? |
| 310 | | | If "yes," how much? _____ |
| 311 | [] | [<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? |
| 312 | | | _____ |
| 313 | [] | [<input checked="" type="checkbox"/>] | 89. Are you aware of any condition or claim which may result in an increase in assessments or fees? |
| 314 | | | _____ |
| 315 | [] | [<input type="checkbox"/>] | 90. Since you purchased the Property, have there been any changes to the rules or by-laws of the Association that impact the Property? |
| 316 | | | _____ |
| 317 | [] | [<input type="checkbox"/>] | 91. Explain any "yes" answers you give in this section: _____ |
| 318 | | | _____ |
| 319 | | | _____ |
| 320 | MISCELLANEOUS | | |
| 321 | Yes | No | Unknown |
| 322 | [] | [<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? |
| 323 | | | _____ |
| 324 | [] | [<input checked="" type="checkbox"/>] | 93. Are you aware of any violations of Federal, State or local laws or regulations relating to this Property? |
| 325 | | | _____ |
| 326 | [] | [<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. _____ |
| 327 | | | _____ |
| 328 | [] | [<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? |
| 329 | | | _____ |
| 330 | [] | [<input checked="" type="checkbox"/>] | 96. Are there mortgages, encumbrances or liens on this Property? |
| 331 | | | _____ |
| 332 | [] | [<input checked="" type="checkbox"/>] | 96a. Are you aware of any reason, including a defect in title, that would prevent you from conveying clear title? |
| 333 | | | _____ |
| 334 | [] | [<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: _____ |
| 335 | | | _____ |
| 336 | [] | [<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? |
| 337 | | | _____ |
| 338 | [] | [<input checked="" type="checkbox"/>] | 99. Explain any other "yes" answers you give in this section: _____ |
| 339 | | | _____ |
| 340 | | | _____ |
| 341 | | | _____ |
| 342 | | | _____ |
| 343 | [] | [<input checked="" type="checkbox"/>] | _____ |
| 344 | | | _____ |
| 345 | | | _____ |
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| 347 | | | _____ |
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| 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
357 [] []

R.D.
(Initials) (Initials)

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

361 Yes No Unknown

362 100. Are you aware if the Property has been tested for radon gas? (Attach a copy of each test report if
363 available.)
364 101. Are you aware if the Property has been treated in an effort to mitigate the presence of radon gas?
365 (If "yes," attach a copy of any evidence of such mitigation or treatment.)
366 102. Is radon remediation equipment now present in the Property?
367 102a. If "yes," is such equipment in good working order?

368 **MAJOR APPLIANCES AND OTHER ITEMS**

369 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
370 in the sale of the Property. Which of the following items are present in the Property? (For items that are not present, indicate "not
371 applicable.")

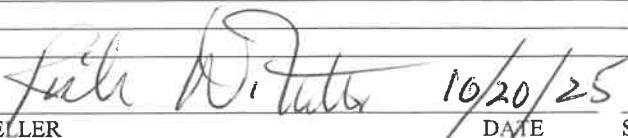
372 Yes No Unknown N/A

373 103. Electric Garage Door Opener
374 103a. If "yes," are they reversible? Number of Transmitters _____
375 104. Smoke Detectors
376 Battery Electric Both How many *12*
377 Carbon Monoxide Detectors How many _____
378 Location *WITHIN 15 FT FROM Bedroom*
379 105. With regard to the above items, are you aware that any item is not in working order?
380 105a. If "yes," identify each item that is not in working order or defective and explain the nature
381 of the problem: _____
382 106. In-ground pool Above-ground pool Pool Heater Spa/Hot Tub
383 106a. Were proper permits and approvals obtained?
384 106b. Are you aware of any leaks or other defects with the filter or the walls or other structural or
385 mechanical components of the pool or spa/hot tub?
386 106c. If an in-ground pool, are you aware of any water seeping behind the walls of the pool?
387 107. Indicate which of the following may be included in the sale? (Indicate Y for yes N for no.)
388 Refrigerator
389 Range
390 Microwave Oven
391 Dishwasher
392 Trash Compactor
393 Garbage Disposal
394 In-Ground Sprinkler System
395 Central Vacuum System
396 Security System
397 Washer
398 Dryer
399 Intercom
400 Other

401 108. Of those that may be included, is each in working order?
402 If "no," identify each item not in working order, explain the nature of the problem: _____
403
404
405
406
407
408
409
410

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
418
419
420
421  10/20/25

| | | | |
|-------------------|------|--------|------|
| SELLER | DATE | SELLER | DATE |
| Richard Di Natale | | | |
| SELLER | DATE | SELLER | DATE |
| | | | |

422 **EXECUTOR, ADMINISTRATOR, TRUSTEE (if applicable)**

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

424
425
426
427 SIGNED DATE SIGNED DATE

428 **RECEIPT AND ACKNOWLEDGMENT BY PROSPECTIVE BUYER**

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

439
440
441 PROSPECTIVE BUYER DATE PROSPECTIVE BUYER DATE

442
443 PROSPECTIVE BUYER DATE PROSPECTIVE BUYER DATE

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

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

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

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

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SELLER'S REAL ESTATE BROKER/
BROKER-SALESPERSON/SALESPERSON
Michael Vera Silva

10/20/25
DATE

PROSPECTIVE BUYER'S REAL ESTATE BROKER/
BROKER-SALESPERSON/SALESPERSON
DATE

SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT CONTINUES ON NEXT PAGE