



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

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

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

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

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

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

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

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

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

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

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



NEW JERSEY REALTORS®
SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

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Property Address: 194 Saddle River Road

Saddle Brook, NJ 07663

("Property").

Seller: Richard Di Natale

("Seller").

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

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

OCCUPANCY

Yes ☒ No ☐ Unknown ☐
[] [] []

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.

ROOF

Yes ☐ No ☒ Unknown ☐
[] [] []

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: 2 NEW ROOFS DONE BY JIMS ROOFING

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

Yes ☒ No ☐ Unknown ☐
[] [] []

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
 173
 174 [] []
 175
 176 []
 177
 178 []
 179 [] []
 180 [] []
 181
 182 [] [✓]
 183
 184
 185
 186 [] [✓]
 187
 188
 189 [] [✓]
 190
 191 [] [✓] []
 192
 193
 194 [] [] []
 195 [] []
 196
 197
 198
 199

34. Do you have a softener, filter, or other water purification system? ☐ Leased ☐ Owned
 35. What is the type of sewage system?
☐ Public Sewer ☐ Private Sewer ☐ Septic System ☐ Cesspool ☐ Other (explain): _____
 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?
 37. If Septic System, when was it installed? _____
 Location? _____
 38. When was the Septic System or Cesspool last cleaned and/or serviced? _____
 39. Are you aware of any abandoned Septic Systems or Cesspools on your Property?
 39a. If "yes," is the closure in accordance with the municipality's ordinance? Explain: _____
 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 _____
 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: _____
 42. Are you aware of any shut off, disconnected, or abandoned wells, underground water or sewage tanks, or dry wells on the Property?
 43. Is either the private water or sewage system shared? If "yes," explain: _____
 44. Water Heater: ☒ Electric ☐ Fuel Oil ☒ Gas
 Age of Water Heater 3, 4, 6, 10
 44a. Are you aware of any problems with the water heater?
 45. Explain any "yes" answers that you give in this section: _____

HEATING AND AIR CONDITIONING

201 Yes No Unknown
 202
 203
 204
 205
 206 [✓]
 207
 208
 209
 210
 211
 212
 213
 214
 215 [] [] [✓]
 216
 217 [] []
 218 [] []
 219
 220

46. Type of Air Conditioning:
☐ Central one zone ☐ Central multiple zone ☒ Wall/Window Unit ☐ None
 47. List any areas of the house that are not air conditioned: _____
 48. What is the age of Air Conditioning System? _____
 49. Type of heat: ☐ Electric ☐ Fuel Oil ☐ Natural Gas ☐ Propane ☐ Unheated ☐ Other
 50. What is the type of heating system? (for example, forced air, hot water or base board, radiator, steam heat)
 51. If it is a centralized heating system, is it one zone or multiple zones? _____
 52. Age of furnace 4 YRS Date of last service: 10/6/2025
 53. List any areas of the house that are not heated: _____
 54. Are you aware of any tanks on the Property, either above or underground, used to store fuel or other substances?
 55. If tank is not in use, do you have a closure certificate?
 56. Are you aware of any problems with any items in this section? If "yes," please explain: _____

WOODBURNING STOVE OR FIREPLACE

222 Yes No Unknown
 223 [] [✓]
 224 [] []
 225 [] [] []
 226 [] [] []
 227 [] [] []
 228 [] [] []
 229
 230

57. Do you have ☐ wood burning stove? ☐ fireplace? ☐ insert? ☐ other
 57a. Is it presently usable?
 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: _____

ELECTRICAL SYSTEM

Yes No Unknown

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: _____

LAND (SOILS, DRAINAGE AND BOUNDARIES)

Yes No Unknown

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: _____

78. Do you have a survey of the Property?

ENVIRONMENTAL HAZARDS

Yes No Unknown

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: 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	[]	[✓]		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				
303	[]	[✓]		86. Is the Property part of a condominium or other common interest ownership plan? _____
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	[]	[✓]		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	[]	[✓]	[]	87b. If so, are there any dues or assessments involved? _____
311				If "yes," how much? _____
312	[]	[✓]		88. Are you aware of any defect, damage, or problem with any common elements or common areas that materially affects the Property? _____
313				
314		[✓]	[]	89. Are you aware of any condition or claim which may result in an increase in assessments or fees? _____
315	[]	[]	[]	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				91. Explain any "yes" answers you give in this section: _____
318				
319				
320				
321	MISCELLANEOUS			
322	Yes	No	Unknown	
323	[]	[✓]		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	[]	[✓]		93. Are you aware of any violations of Federal, State or local laws or regulations relating to this Property? _____
326				
327	[]	[✓]		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				
332	[]	[✓]		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? _____
333				
334				
335	[]	[✓]	[]	96. Are there mortgages, encumbrances or liens on this Property? _____
336	[]	[✓]		96a. Are you aware of any reason, including a defect in title, that would prevent you from conveying clear title? _____
337				
338	[]	[✓]		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: _____
339				
340				
341				
342				
343	[]	[✓]		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? _____
344				
345				
346				99. Explain any other "yes" answers you give in this section: _____
347				
348				
349				
350				

RADON GAS Instructions to Owners

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 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 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 owners may waive, in writing, this right of confidentiality. As the owner(s) of this Property, do you wish to waive this right?

Yes ☒ No ☐[☒] [☐]R.D.

(Initials)

(Initials)

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

Yes ☒ No ☐ Unknown ☐[☒] [☐]

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

[☐] [☒]

101. 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.)

[☐] [☒]

102. Is radon remediation equipment now present in the Property?

[☐] [☐]

102a. If "yes," is such equipment in good working order?

MAJOR APPLIANCES AND OTHER ITEMS

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

Yes ☐ No ☒ Unknown ☐ N/A ☐[☐] [☒]

103. Electric Garage Door Opener

[☐] [☐]

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

[☐] [☐]

104. Smoke Detectors

[☐] [☐]☒ Battery ☒ Electric ☒ Both How many 12☒ Carbon Monoxide Detectors How many _____Location WITHIN 15 FT FROM BEDROOM[☐] [☐][☒]

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

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

[☐] [☒][☐]106. ☐ In-ground pool ☐ Above-ground pool ☐ Pool Heater ☐ Spa/Hot Tub[☐] [☐][☐]

106a. Were proper permits and approvals obtained?

[☐] [☒][☐]

106b. 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?

[☐] [☒][☐]

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

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

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

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: _____

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

Richard Di Natale

DATE

10/20/25

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

PROSPECTIVE BUYER

DATE

PROSPECTIVE BUYER

DATE

PROSPECTIVE BUYER

DATE

PROSPECTIVE BUYER

DATE

ACKNOWLEDGMENT OF REAL ESTATE BROKER/BROKER-SALESPERSON/SALESPERSON

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

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

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

SELLER'S REAL ESTATE BROKER/

BROKER-SALESPERSON/SALESPERSON

Michael Vera Silva

DATE

10/20/25

PROSPECTIVE BUYER'S REAL ESTATE BROKER/

BROKER-SALESPERSON/SALESPERSON

DATE

SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT CONTINUES ON NEXT PAGE