



SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

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Property Address: 153-157 Stuyvesant Ave, Newark, NJ 07106 ("Property").

Seller: ("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
[] [X] []

- 1. Age of House, if known 1922
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?
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
[] [X] []

- 4. Age of roof 25yrs
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:

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

Yes No Unknown

[] [X] []
[] [X] []
[] [X] []
[] [X] []
[] [X] []

- 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:



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- 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: _____

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: _____

- 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: _____

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: _____

- l11 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?
- l12
- l13 33. When was well installed? _____
- l14 Location of well? _____
- l15 34. Do you have a softener, filter, or other water purification system? Leased Owned
- l16
- l17 35. What is the type of sewage system?
- l18 Public Sewer Private Sewer Septic System Cesspool Other (explain): _____
- l19 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?
- l20 37. If Septic System, when was it installed? _____
- l21 Location? _____
- l22 38. When was the Septic System or Cesspool last cleaned and/or serviced? _____
- l23 39. Are you aware of any abandoned Septic Systems or Cesspools on your Property?
- l24 39a. If "yes," is the closure in accordance with the municipality's ordinance? Explain: _____
- l25
- l26 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 _____
- l27
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- l30 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: _____
- l31
- l32
- l33 42. Are you aware of any shut off, disconnected, or abandoned wells, underground water or sewage tanks, or dry wells on the Property?
- l34
- l35 43. Is either the private water or sewage system shared? If "yes," explain: _____
- l36
- l37 44. Water Heater: Electric Fuel Oil Gas
- l38 Age of Water Heater 2yrs (2022)
- l39 44a. Are you aware of any problems with the water heater?
- l40
- l41 45. Explain any "yes" answers that you give in this section: _____
- l42
- l43

HEATING AND AIR CONDITIONING

Yes No Unknown

- l45
- l46 46. Type of Air Conditioning:
- l47 Central one zone Central multiple zone Wall/Window Unit None
- l48 47. List any areas of the house that are not air conditioned: _____
- l49
- l50 48. What is the age of Air Conditioning System? _____
- l51 49. Type of heat: Electric Fuel Oil Natural Gas Propane Unheated Other
- l52 50. What is the type of heating system? (for example, forced air, hot water or base board, radiator, steam heat) Radiator steam
- l53 51. If it is a centralized heating system, is it one zone or multiple zones? _____
- l54
- l55 52. Age of furnace 2018 (2yrs) Date of last service: 2022
- l56 53. List any areas of the house that are not heated: Basement
- l57
- l58
- l59 54. Are you aware of any tanks on the Property, either above or underground, used to store fuel or other substances?
- l60
- l61 55. If tank is not in use, do you have a closure certificate?
- l62 56. Are you aware of any problems with any items in this section? If "yes," explain: _____
- l63
- l64

WOODBURNING STOVE OR FIREPLACE

Yes No Unknown

- l66
- l67 57. Do you have wood burning stove? fireplace? insert? other
- l68 57a. Is it presently usable?
- l69 58. If you have a fireplace, when was the flue last cleaned? _____
- l70 58a. Was the flue cleaned by a professional or non-professional? _____

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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

l74
l75 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: _____

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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)

l89 Yes No Unknown

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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

l211 Yes No Unknown

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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.)

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

- 83a. If "yes" to any of the above, were any actions taken to correct the problem? Explain: _____

- 84. Is the Property in a designated Airport Safety Zone?

DEED RESTRICTIONS, SPECIAL DESIGNATIONS, HOMEOWNERS ASSOCIATION/CONDOMINIUMS AND CO-OPS

Yes No Unknown

- 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?
- 86. Is the Property part of a condominium or other common interest ownership plan?
- 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?
- 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?
- 87a. If so, what is the Association's name and telephone number? _____

- 87b. If so, are there any dues or assessments involved?
If "yes," how much? _____
- 88. Are you aware of any defect, damage, or problem with any common elements or common areas that materially affects the Property?
- 89. Are you aware of any condition or claim which may result in an increase in assessments or fees?
- 90. Since you purchased the Property, have there been any changes to the rules or by-laws of the Association that impact the Property?
- 91. Explain any "yes" answers you give in this section: _____

MISCELLANEOUS

Yes No Unknown

- 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?
- 93. Are you aware of any violations of Federal, State or local laws or regulations relating to this Property?
- 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. _____

- 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?
- 96. Are there mortgages, encumbrances or liens on this Property?
- 96a. Are you aware of any reason, including a defect in title, that would prevent you from conveying clear title?
- 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: _____

- 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?
- 99. Explain any other "yes" answers you give in this section: _____

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SOLAR PANEL SYSTEMS

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

Yes No Unknown

109. When was the Solar Panel System Installed? _____

109a. What is the name and contact information of the business that installed the Solar Panel System? _____

109b. Do you have documents and/or contracts relating to the Solar Panel System? If "yes," please attach copies to this form.

110. Are SRECs available from the Solar Panel System?

110a. If SRECs are available, when will the SRECs expire? _____

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

112. 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:

113a. 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.

113b. The Solar Panel System is the subject of a lease agreement. If yes, proceed to **Section B** below.

113c. 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

114. What is the current periodic payment amount? \$ _____

115. What is the frequency of the periodic payments (check one)? Monthly Quarterly

116. What is the expiration date of the PPA, which is when you will become the owner of the Solar Panel System? _____ ("PPA Expiration Date")

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

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

Choose one of the following three options:

119a. Buyer will assume my/our obligations under the PPA at Closing.

119b. 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.

119c. 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

120. What is the current periodic lease payment amount? \$ _____

121. What is the frequency of the periodic lease payments (check one)? Monthly Quarterly

122. What is the expiration date of the lease? _____

Choose one of the following two options:

123a. Buyer will assume our obligations under the lease at Closing.

123b. I/we will obtain an early termination of the lease and will remove the Solar Panel System prior to Closing.

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

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

124a. If TRECs are available, when will the TRECs expire? _____

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

125a. If SREC IIs are available, when will the SREC IIs expire? _____

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WATER INTRUSION

Yes No Unknown

126. 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 (njreal.to/mold-guidelines) and has the right to request a physical copy of the pamphlet from the real estate broker, broker-salesperson, or salesperson.

FLOOD RISK

Flood risks in New Jersey are growing due to the effects of climate change. Coastal and inland areas may experience significant flooding 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 rise will meet or exceed 2.1 feet above 2000 levels, placing over 40,000 New Jersey properties at risk of permanent coastal flooding. In addition, precipitation intensity in New Jersey is increasing at levels significantly above historic trends, placing inland properties at greater risk of flash flooding. These and other coastal and inland flood risks are expected to increase within the life of a typical mortgage originated in or after 2020.

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

Yes No Unknown

127. 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?

128. 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?

129. 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.

130. 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.

131. Is there flood insurance on the Property?
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.

132. 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.

133. 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? \$ _____

134. 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?

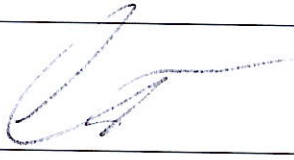
If so, how many times? _____

135. Explain any “yes” answers that you give in this section: _____

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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.

X 

1/29/25

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.

DATE _____

DATE _____

131 **RECEIPT AND ACKNOWLEDGMENT BY PROSPECTIVE BUYER**

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

DATE

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PROSPECTIVE BUYER

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PROSPECTIVE BUYER

DATE

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PROSPECTIVE BUYER

DATE

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

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

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

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

169 _____
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171 SELLER'S REAL ESTATE BROKER/
172 BROKER-SALESPERSON/SALESPERSON:

170 1/29/25

DATE

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176 PROSPECTIVE BUYER'S REAL ESTATE BROKER/
177 BROKER-SALESPERSON/SALESPERSON:

DATE