



## SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

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1 **Property Address:** 412 N. White Horse Pike

2 Somerdale, NJ 08083 ("Property").

3 **Seller:** Connor McVey Walsh, Administrator of the Estate of Kevin G. Walsh

4 ("Seller").

5 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  
 6 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  
 7 addressed in this printed form. Seller alone is the source of all information contained in this form. All prospective buyers of the Property  
 8 are cautioned to carefully inspect the Property and to carefully inspect the surrounding area for any off-site conditions that may adversely  
 9 affect the Property. Moreover, this Disclosure Statement is not intended to be a substitute for prospective buyer's hiring of qualified experts  
 10 to inspect the Property.

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

### OCCUPANCY

13 Yes No Unknown

14 [X]

1. Age of House, if known No house on property
2. Does the Seller currently occupy this Property?  
If not, how long has it been since Seller occupied the Property? Not occupied by seller
3. What year did the Seller buy the Property? Around 2003
- 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

31 Yes No Unknown

32 [X]

4. Age of roof No house on property
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: No house on property.no Roof No

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

38 Yes No Unknown

39 [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: No house on property
11. Are you aware of any cracks or bulges in the basement floor or foundation walls? If "yes," specify location: No house on property



51    [ ]    [X]    12. Are you aware of any restrictions on how the attic may be used as a result of the manner in which  
 52    the attic or roof was constructed?  
 53    [ ]    [X]    13. Is the attic or house ventilated by:    a whole house fan?    an attic fan?  
 54    [ ]    [ ]    13a. Are you aware of any problems with the operation of such a fan?  
 55    14. In what manner is access to the attic space provided?  
 56                   staircase    pull down stairs    crawl space with aid of ladder or other device  
 57                   other No house on property  
 58    15. Explain any "yes" answers that you give in this section: No house on property  
 59                No house on property  
 60                No house on property  
 61

## 62    TERMITES/WOOD DESTROYING INSECTS, DRY ROT, PESTS

63    Yes    No    Unknown

64    [ ]    [X]    16. Are you aware of any termites/wood destroying insects, dry rot, or pests affecting the Property?  
 65    [ ]    [X]    17. Are you aware of any damage to the Property caused by termites/wood destroying insects, dry  
 66                rot, or pests?  
 67    [ ]    [X]    18. If "yes," has work been performed to repair the damage?  
 68    [ ]    [X]    19. Is your Property under contract by a licensed pest control company? If "yes," state the name and  
 69                address of the licensed pest control company: No  
 70  
 71    [ ]    [X]    20. Are you aware of any termite/pest control inspections or treatments performed on the Property  
 72                in the past?  
 73    21. Explain any "yes" answers that you give in this section: None  
 74                Not aware  
 75  
 76

## 77    STRUCTURAL ITEMS

78    Yes    No    Unknown

79    [ ]    [X]    22. Are you aware of any movement, shifting, or other problems with walls, floors, or foundations,  
 80                including any restrictions on how any space, other than the attic or roof, may be used as a result  
 81                of the manner in which it was constructed?  
 82    [ ]    [X]    23. Are you aware if the Property or any of the structures on it have ever been damaged by fire,  
 83                smoke, wind or flood?  
 84    [ ]    [X]    24. Are you aware of any fire retardant plywood used in the construction?  
 85    [ ]    [X]    25. Are you aware of any current or past problems with driveways, walkways, patios, sinkholes, or  
 86                retaining walls on the Property?  
 87    [ ]    [X]    26. Are you aware of any present or past efforts made to repair any problems with the items in this  
 88                section?  
 89    27. Explain any "yes" answers that you give in this section. Please describe the location and nature of  
 90                the problem: N/a  
 91  
 92

## 93    ADDITIONS/REMODELS

94    Yes    No    Unknown

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

## 102    PLUMBING, WATER AND SEWAGE

103    Yes    No    Unknown

104    30. What is the source of your drinking water?  
 105                   Public    Community System    Well on Property    Other (explain) No house on property  
 106    [ ]    [X]    31. If your drinking water source is not public, have you performed any tests on the water?  
 107                If so, when? N/A  
 108                Attach a copy of or describe the results: No copy  
 109  
 110

111	[ ]	[ ]	[x]	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?	
112			[x]	33. When was well installed? _____ Location of well? _____	
113				34. Do you have a softener, filter, or other water purification system? <u>  </u> Leased <u>  </u> Owned	
114				35. What is the type of sewage system? <u>  </u> Public Sewer <u>  </u> Private Sewer <u>  </u> Septic System <u>  </u> Cesspool <u>  </u> Other (explain): _____	
115	[ ]	[x]		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?	
116				37. If Septic System, when was it installed? _____ Location? _____	
117	[ ]	[x]		38. When was the Septic System or Cesspool last cleaned and/or serviced? _____	
118	[ ]	[x]		39. Are you aware of any abandoned Septic Systems or Cesspools on your Property?	
119				39a. If "yes," is the closure in accordance with the municipality's ordinance? Explain: _____	
120					
121					
122					
123	[ ]	[x]		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: _____	
124	[ ]	[x]			
125					
126	[ ]	[x]		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: _____	
127					
128					
129					
130	[ ]	[x]		42. Are you aware of any shut off, disconnected, or abandoned wells, underground water or sewage tanks, or dry wells on the Property?	
131					
132					
133	[ ]	[x]		43. Is either the private water or sewage system shared? If "yes," explain: _____	
134					
135	[ ]	[ ]	[x]	44. Water Heater: <u>  </u> Electric <u>  </u> Fuel Oil <u>  </u> Gas Age of Water Heater _____	
136					
137					
138				44a. Are you aware of any problems with the water heater?	
139	[ ]	[ ]		45. Explain any "yes" answers that you give in this section: _____ _____	
140					
141					
142					
143					
144	<b>HEATING AND AIR CONDITIONING</b>				
145	Yes	No	Unknown		
146				46. Type of Air Conditioning: <u>  </u> Central one zone <u>  </u> Central multiple zone <u>  </u> Wall/Window Unit <u>  </u> None	
147				47. List any areas of the house that are not air conditioned: _____ <u>No house on property</u>	
148					
149					
150				48. What is the age of Air Conditioning System? _____	
151				49. Type of heat: <u>  </u> Electric <u>  </u> Fuel Oil <u>  </u> Natural Gas <u>  </u> Propane <u>  </u> Unheated <u>  </u> Other	
152				50. What is the type of heating system? (for example, forced air, hot water or base board, radiator, steam heat) <u>No house on property</u>	
153					
154				51. If it is a centralized heating system, is it one zone or multiple zones? _____ <u>No house on property</u>	
155					
156				52. Age of furnace <u>No house on property</u> Date of last service: <u>unknown</u>	
157					
158				53. List any areas of the house that are not heated: _____ <u>Unknown</u>	
159	[ ]	[ ]	[x]	54. Are you aware of any tanks on the Property, either above or underground, used to store fuel or other substances?	
160					
161	[ ]	[x]		55. If tank is not in use, do you have a closure certificate?	
162	[ ]	[x]		56. Are you aware of any problems with any items in this section? If "yes," explain: _____ _____	
163					
164					
165	<b>WOODBURNING STOVE OR FIREPLACE</b>				
166	Yes	No	Unknown		
167	[ ]	[x]		57. Do you have <u>  </u> wood burning stove? <u>  </u> fireplace? <u>  </u> insert? <u>  </u> other	
168	[ ]	[x]		57a. Is it presently usable?	
169	[ ]	[ ]	[x]	58. If you have a fireplace, when was the flue last cleaned? _____	
170	[ ]	[ ]	[x]	58a. Was the flue cleaned by a professional or non-professional? _____	

171	[ ]	[ ]	[X]	59. Have you obtained any required permits for any such item?
172	[ ]	[X]		60. Are you aware of any problems with any of these items? If "yes," please explain: _____
173	<b>ELECTRICAL SYSTEM</b>			
174	Yes	No	Unknown	
176				61. What type of wiring is in this structure? <u>Copper</u> <u>Aluminum</u> <u>Other</u> <u>X</u> <u>Unknown</u>
177				62. What amp service does the Property have? <u>60</u> <u>100</u> <u>150</u> <u>200</u> <u>Other</u> <u>X</u> <u>Unknown</u>
178	[ ]	[ ]	[X]	63. Does it have 240 volt service? Which are present <u>Circuit Breakers</u> , <u>Fuses</u> or <u>Both</u> ?
179	[ ]	[X]		64. Are you aware of any additions to the original service? If "yes," were the additions done by a licensed electrician? Name and address: _____
180				
181				
182				
183	[ ]	[ ]	[X]	65. If "yes," were proper building permits and approvals obtained?
184	[ ]	[X]		66. Are you aware of any wall switches, light fixtures or electrical outlets in need of repair?
185				67. Explain any "yes" answers that you give in this section: _____
186				
187				
188				
189	<b>LAND (SOILS, DRAINAGE AND BOUNDARIES)</b>			
190	Yes	No	Unknown	
191	[ ]	[X]		68. Are you aware of any fill or expansive soil on the Property?
192	[ ]	[X]		69. Are you aware of any past or present mining operations in the area in which the Property is located?
193	[ ]	[X]		70. Is the Property located in a flood hazard zone?
194	[ ]	[X]		71. Are you aware of any drainage or flood problems affecting the Property?
195	[ ]	[X]		72. Are there any areas on the Property which are designated as protected wetlands?
196	[ ]	[X]	[X]	73. Are you aware of any encroachments, utility easements, boundary line disputes, or drainage or other easements affecting the Property?
197	[ ]	[X]		74. Are there any water retention basins on the Property or the adjacent properties?
198	[ ]	[X]		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: <u>Unaware</u> _____
199	[ ]	[X]		
200	[ ]	[X]		
201				
202				
203				
204	[ ]	[X]		76. Are you aware of any shared or common areas (for example, driveways, bridges, docks, walls, bulkheads, etc.) or maintenance agreements regarding the Property?
205				
206				77. Explain any "yes" answers to the preceding questions in this section: <u>N/A</u> _____
207				
208				
209	[ ]	[X]		78. Do you have a survey of the Property?
210				
211	<b>ENVIRONMENTAL HAZARDS</b>			
212	Yes	No	Unknown	
213	[ ]	[X]		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.
214				
215				
216				
217	[ ]	[X]		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: _____
218				
219				
220				
221	[ ]	[X]		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: _____
222				
223				
224				
225				
226	[ ]	[X]		81. Are you aware if any underground storage tank has been tested? (Attach a copy of each test report or closure certificate if available.)
227				
228	[ ]	[ ]	[X]	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.)
229				
230				

231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290
												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?																																															
												<b>DEED RESTRICTIONS, SPECIAL DESIGNATIONS, HOMEOWNERS ASSOCIATION/CONDOMINIUMS AND CO-OPS</b>																																															
												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: _____ _____																																															
												<b>MISCELLANEOUS</b>																																															
												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: _____																																															

291 **RADON GAS** Instructions to Owners

292 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  
 293 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  
 294 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  
 295 owners may waive, in writing, this right of confidentiality. As the owner(s) of this Property, do you wish to waive this right?

296 Yes      No  
 297 [ X ]      [ ]

*ds*  
*CL*

(Initials)

(Initials)

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

301 Yes      No      Unknown

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

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

306      [ ]      [ X ]      102. Is radon remediation equipment now present in the Property?

307      [ ]      [ X ]      102a. If "yes," is such equipment in good working order?

309 **MAJOR APPLIANCES AND OTHER ITEMS**

310 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  
 311 in the sale of the Property. Which of the following items are present in the Property? (For items that are not present, indicate "not  
 312 applicable.")

313 Yes      No      Unknown N/A

314      [ ]      [ ]      [ X ]      103. Electric Garage Door Opener

315      [ ]      [ ]      [ X ]      103a. If "yes," are they reversible? Number of Transmitters \_\_\_\_\_

316      [ ]      [ ]      [ X ]      104. Smoke Detectors  
 317      \_\_\_\_\_ Battery    \_\_\_\_\_ Electric    \_\_\_\_\_ Both How many \_\_\_\_\_  
 318      \_\_\_\_\_ Carbon Monoxide Detectors    \_\_\_\_\_ How many \_\_\_\_\_  
 319      \_\_\_\_\_ Location \_\_\_\_\_

320      [ ]      [ ]      [ X ]      105. With regard to the above items, are you aware that any item is not in working order?  
 321      105a. If "yes," identify each item that is not in working order or defective and explain the nature  
 322      of the problem: \_\_\_\_\_

323      [ ]      [ ]      [ X ]      106. \_\_\_\_\_ In-ground pool    \_\_\_\_\_ Above-ground pool    \_\_\_\_\_ Pool Heater    \_\_\_\_\_ Spa/Hot Tub

324      [ ]      [ ]      [ X ]      106a. Were proper permits and approvals obtained?

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

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

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

329      [ ] Refrigerator  
 330      [ ] Range  
 331      [ ] Microwave Oven  
 332      [ ] Dishwasher  
 333      [ ] Trash Compactor  
 334      [ ] Garbage Disposal  
 335      [ ] In-Ground Sprinkler System  
 336      [ ] Central Vacuum System  
 337      [ ] Security System  
 338      [ ] Washer  
 339      [ ] Dryer  
 340      [ ] Intercom  
 341      [ ] Other

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

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

344      No house on property

**351 SOLAR PANEL SYSTEMS**

352 By completing this section, Seller is acknowledging that the Property is serviced by a Solar Panel System, which means a system of solar  
 353 panels designed to absorb the sunlight as a source of energy for generating electricity or heating, any and all inverters, net meter, wiring,  
 354 roof supports and any other equipment pertaining to the Solar Panels (collectively, the "Solar Panel System"). This information may be  
 355 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.  
 356

357 Yes      No      Unknown  
 358                    [ X ]      109. When was the Solar Panel System Installed? \_\_\_\_\_  
 359                    [ X ]      109a. What is the name and contact information of the business that installed the Solar Panel System?  
 360  
 361                    [ ]      [ ]      109b. Do you have documents and/or contracts relating to the Solar Panel System? If "yes," please  
 362                    attach copies to this form.  
 363                    [ ]      [ X ]      110. Are SRECs available from the Solar Panel System?  
 364                    [ X ]      110a. If SRECs are available, when will the SRECs expire? No house on property  
 365                    [ ]      [ X ]      111. Is there any storage capacity on the Property for the Solar Panel System?  
 366                    [ ]      [ X ]      112. Are you aware of any defects in or damage to any component of the Solar Panel System? If yes,  
 367                    explain: \_\_\_\_\_  
 368  
 369  
 370

**Choose one of the following three options:**

371                    [ ]      113a. The Solar Panel System is financed under a power purchase agreement or other type of financing  
 372                    arrangement which requires me/us to make periodic payments to a Solar Panel System provider  
 373                    in order to acquire ownership of the Solar Panel System ("PPA")? If yes, proceed to Section A  
 374                    below.  
 375                    [ ]      113b. The Solar Panel System is the subject of a lease agreement. If yes, proceed to Section B below.  
 376                    [ ]      113c. I/we own the Solar Panel System outright. If yes, you do not have to answer any further questions.  
 377

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

379                    [ X ]      114. What is the current periodic payment amount? \$ \_\_\_\_\_  
 380                    [ X ]      115. What is the frequency of the periodic payments (check one)? [ ] Monthly [ ] Quarterly  
 381                    [ X ]      116. What is the expiration date of the PPA, which is when you will become the owner of the Solar  
 382                    Panel System? \_\_\_\_\_ ("PPA Expiration Date")  
 383                    [ ]      [ X ]      117. Is there a balloon payment that will become due on or before the PPA Expiration Date?  
 384                    [ X ]      118. If there is a balloon payment, what is the amount? \$ \_\_\_\_\_  
 385

**Choose one of the following three options:**

386                    [ ]      119a. Buyer will assume my/our obligations under the PPA at Closing.  
 387                    [ ]      119b. I/we will pay off or otherwise obtain cancellation of the PPA as of the Closing so that the Solar  
 388                    Panel System can be included in the sale free and clear.  
 389                    [ ]      119c. I/we will remove the Solar Panel System from the Property and pay off or otherwise obtain  
 390                    cancellation of the PPA as of the Closing.  
 391  
 392

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

394                    [ X ]      120. What is the current periodic lease payment amount? \$ No house on prop  
 395                    [ X ]      121. What is the frequency of the periodic lease payments (check one)? [ ] Monthly [ ] Quarterly  
 396                    [ X ]      122. What is the expiration date of the lease? No house on prop  
 397

**Choose one of the following two options:**

398                    [ ]      123a. Buyer will assume our obligations under the lease at Closing.  
 399                    [ ]      123b. I/we will obtain an early termination of the lease and will remove the Solar Panel System prior  
 400                    to Closing.  
 401  
 402

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

404                    [ ]      [ X ]      [ ]      124. Are Solar Transition Renewable Energy Certificates ("TRECs") available from the Solar Panel  
 405                    System?  
 406                    [ ]      [ ]      124a. If TRECs are available, when will the TRECs expire? \_\_\_\_\_  
 407                    [ ]      [ X ]      [ ]      125. Are Solar Renewable Energy Certificate IIs ("SREC IIs") available from the Solar Panel System?  
 408                    [ ]      [ ]      125a. If SREC IIs are available, when will the SREC IIs expire? \_\_\_\_\_  
 409  
 410

411 **WATER INTRUSION**  
 412 Yes No Unknown  
 413 [ ] [X] [ ]

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:

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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](http://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.

## 423 **FLOOD RISK**

424 Flood risks in New Jersey are growing due to the effects of climate change. Coastal and inland areas may experience significant flooding  
 425 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  
 426 rise will meet or exceed 2.1 feet above 2000 levels, placing over 40,000 New Jersey properties at risk of permanent coastal flooding.  
 427 In addition, precipitation intensity in New Jersey is increasing at levels significantly above historic trends, placing inland properties at  
 428 greater risk of flash flooding. These and other coastal and inland flood risks are expected to increase within the life of a typical mortgage  
 429 originated in or after 2020.

430  
 431 To learn more about these impacts, including the flood risk to the Property, visit [njreal.to/flood-disclosure](http://njreal.to/flood-disclosure). To learn more about how to  
 432 prepare for a flood emergency, visit [njreal.to/flood-planning](http://njreal.to/flood-planning).

433  
 434 Yes No Unknown  
 435 [ ] [X] [ ]

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: \_\_\_\_\_

---

**471 | 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.

DocuSigned by:

**SELLER**  
Conner Walsh  
74588F12B06646D...

**Connor McVey Walsh, Administrator of the Estate of Kevin G. Walsh**

---

**SELLER**

---

**SELLER**

---

**SELLER**

## EXECUTOR, ADMINISTRATOR, TRUSTEE

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

05/01/25 | 5:41 PM EDT

DATE

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DATE

---

DATE

DATE

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DATE

DATE

531 **RECEIPT AND ACKNOWLEDGMENT BY PROSPECTIVE BUYER**  
532

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

543 

---

544 PROSPECTIVE BUYER

545 DATE

546 

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547 PROSPECTIVE BUYER

548 DATE

549 

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550 PROSPECTIVE BUYER

551 DATE

552 

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553 PROSPECTIVE BUYER

554 DATE

555 

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556 PROSPECTIVE BUYER

557 DATE

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

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

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

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

566 *Christopher Twardy/Tyler Mecca*

567 05/01/25 | 4:44 PM EDT

568 

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569 *Signed by:* 70314933 REAL ESTATE BROKER/  
570 BROKER-SALESPERSON/SALESPERSON:

571 DATE

572 

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573 PROSPECTIVE BUYER'S REAL ESTATE BROKER/  
574 BROKER-SALESPERSON/SALESPERSON:

575 DATE



## Certificate Of Completion

Envelope Id: 5362F2D5-EEDF-4F11-9B4F-BC8D19AB3C36

Status: Completed

Subject: Connor McVey Walsh, Administrator of the Estate of Kevin G. Walsh

Source Envelope:

Document Pages: 10

Signatures: 2

Envelope Originator:

Certificate Pages: 5

Initials: 11

Christopher RT Twardy

AutoNav: Enabled

431 W Lancaster Ave

EnvelopeD Stamping: Enabled

Devon, PA 19333

Time Zone: (UTC-05:00) Eastern Time (US & Canada)

christopher.twardy@foxroach.com

IP Address: 128.136.157.99

## Record Tracking

Status: Original

Holder: Christopher RT Twardy

Location: DocuSign

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christopher.twardy@foxroach.com

### Signer Events

### Signature

### Timestamp

Christopher Twardy/Tyler Mecca



Sent: 5/1/2025 4:39:53 PM

christopher.twardy@foxroach.com

Viewed: 5/1/2025 4:44:19 PM

Berkshire Hathaway Fox & Roach

Signed: 5/1/2025 4:44:25 PM

Security Level: Email, Account Authentication  
(None)

Signature Adoption: Pre-selected Style  
Using IP Address: 50.77.14.173

### Electronic Record and Signature Disclosure:

Accepted: 12/18/2024 7:56:53 AM

Sent: 5/1/2025 4:39:53 PM

ID: 56d5ad5f-2c5b-45c2-a4e0-64a2e878435e

Connor Walsh



Viewed: 5/1/2025 5:26:32 PM

connorwalsh55@gmail.com

Signed: 5/1/2025 5:41:27 PM

Security Level: Email, Account Authentication  
(None)

Signature Adoption: Pre-selected Style  
Using IP Address: 100.34.6.238  
Signed using mobile

### Electronic Record and Signature Disclosure:

Accepted: 10/21/2023 1:09:39 PM

Sent: 5/1/2025 4:39:53 PM

ID: efb1db6-e4be-42ff-9a5e-062421a64b14

Viewed: 5/1/2025 4:44:14 PM

### In Person Signer Events

### Signature

### Timestamp

### Editor Delivery Events

### Status

### Timestamp

### Agent Delivery Events

### Status

### Timestamp

### Intermediary Delivery Events

### Status

### Timestamp

### Certified Delivery Events

### Status

### Timestamp

### Carbon Copy Events

### Status

### Timestamp

Cheryl Campo

cheryl.campo@foxroach.com

**COPIED**

Sent: 5/1/2025 4:39:53 PM

Security Level: Email, Account Authentication  
(None)

Viewed: 5/1/2025 4:44:14 PM

### Electronic Record and Signature Disclosure:

Accepted: 5/1/2025 12:17:31 PM

ID: 114c0ec8-8f06-4d11-acca-217502b6a983

Carbon Copy Events	Status	Timestamp
Tyler Mecca tyler.mecca@foxroach.com BHHS MOUNT LAUREL Security Level: Email, Account Authentication (None)	<b>COPIED</b>	Sent: 5/1/2025 4:39:53 PM
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	5/1/2025 4:39:54 PM
Certified Delivered	Security Checked	5/1/2025 5:26:32 PM
Signing Complete	Security Checked	5/1/2025 5:41:27 PM
Completed	Security Checked	5/1/2025 5:41:27 PM
Payment Events	Status	Timestamps
Electronic Record and Signature Disclosure		

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From time to time, Berkshire Hathaway HomeServices Fox & Roach (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through your DocuSign, Inc. (DocuSign) Express user account. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to these terms and conditions, please confirm your agreement by clicking the 'I agree' button at the bottom of this document.

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### **How to contact Berkshire Hathaway HomeServices Fox & Roach:**

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: scott.crowley@foxroach.com

**To advise Berkshire Hathaway HomeServices Fox & Roach of your new e-mail address**

To let us know of a change in your e-mail address where we should send notices and disclosures electronically to you, you must send an email message to us at scott.crowley@foxroach.com and in the body of such request you must state: your previous e-mail address, your new e-mail address. We do not require any other information from you to change your email address..

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- i. decline to sign a document from within your DocuSign account, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an e-mail to scott.crowley@foxroach.com and in the body of such request you must state your e-mail, full name, IS Postal Address, telephone number, and account number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

**Required hardware and software**

Operating Systems:	Windows2000? or WindowsXP?
Browsers (for SENDERs):	Internet Explorer 6.0? or above
Browsers (for SIGNERS):	Internet Explorer 6.0?, Mozilla FireFox 1.0, NetScape 7.2 (or above)
Email:	Access to a valid email account
Screen Resolution:	800 x 600 minimum
Enabled Security Settings:	<ul style="list-style-type: none"><li>• Allow per session cookies</li></ul>

- Users accessing the internet behind a Proxy Server must enable HTTP 1.1 settings via proxy connection

\*\* These minimum requirements are subject to change. If these requirements change, we will provide you with an email message at the email address we have on file for you at that time providing you with the revised hardware and software requirements, at which time you will have the right to withdraw your consent.

**Acknowledging your access and consent to receive materials electronically**

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please verify that you were able to read this electronic disclosure and that you also were able to print on paper or electronically save this page for your future reference and access or that you were able to e-mail this disclosure and consent to an address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format on the terms and conditions described above, please let us know by clicking the 'I agree' button below.

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