



SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

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1 Property Address: 425 White Horse Pike

2 Haddon Heights, NJ 08035 ("Property").

3 Seller: Michael Westfield, Margaret Westfield

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 [✓] [] 1. Age of House, if known 110 years (built 1915)
15 [] [✓] 2. Does the Seller currently occupy this Property?
16 If not, how long has it been since Seller occupied the Property? _____
17 [] [] 3. What year did the Seller buy the Property? 1990
18 [] [✓] 3a. Do you have in your possession the original or a copy of the deed evidencing your ownership of
19 the Property? If "yes," please attach a copy of it to this form.

ROOF

20 Yes No Unknown []

21 [✓] [] 4. Age of roof 9 years
22 [] [✓] 5. Has roof been replaced or repaired since Seller bought the Property?
23 [] [] 6. Are you aware of any roof leaks?
24 [] [] 7. Explain any "yes" answers that you give in this section: Entire building re-roofed 2016

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

25 Yes No Unknown []

26 [✓] [] 8. Does the Property have one or more sump pumps?
27 [] [✓] 8a. Are there any problems with the operation of any sump pump?
28 [] [✓] 9. Are you aware of any water leakage, accumulation or dampness within the basement or crawl
29 spaces or any other areas within any of the structures on the Property?
30 [] [✓] 9a. Are you aware of the presence of any mold or similar natural substance within the basement or
31 crawl spaces or any other areas within any of the structures on the Property?
32 [] [✓] 10. Are you aware of any repairs or other attempts to control any water or dampness problem in the
33 basement or crawl space? If "yes," describe the location, nature and date of the repairs: _____
34 [] [✓] _____
35 [] [✓] 11. Are you aware of any cracks or bulges in the basement floor or foundation walls? If "yes," specify
36 location: _____



51 [] [✓]
 52 [] []
 53 [✓] []
 54 [] [✓]
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 61

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:
Unfinished attic has temperature controlled exhaust fan throughout.

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

63 Yes No Unknown

64 [] [✓]
 65 [] [✓]
 66 [] [] *N/A*
 67 [] [] *N/A*
 68 [] [✓]
 69
 70
 71 [✓] []
 72
 73
 74
 75
 76

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: *Approx. 2018 found old termite damage at basement stairs and wall panelling. Treated and repaired.*

77 **STRUCTURAL ITEMS**

78 Yes No Unknown

79 [] [✓]
 80
 81
 82 [] [✓]
 83
 84 [] [✓]
 85 [] [✓]
 86 [] [✓]
 87
 88
 89
 90
 91
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 93

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:

94 **ADDITIONS/REMODELS**

95 Yes No Unknown

96 [✓] []
 97
 98 [✓] []
 99
 100
 101
 102

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: *1992 office addition, 2016 kitchen + laundry addition, 2021 master bathroom alteration, 2022 deck added*

103 **PLUMBING, WATER AND SEWAGE**

104 Yes No Unknown

105
 106
 107 [] [] *N/A*
 108
 109
 110

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: _____

111 [] [] 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 [] [] 33. When was well installed? _____
Location of well? _____

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

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

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

118 [] [] 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 [] [] 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: _____

121 [] [] 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: _____

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

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

124 [] [] 44. Water Heater: Electric Fuel Oil Gas *manufacturers recall repair 5/2020
Age of Water Heater 8 years replaced majority of components.

125 [] [] 44a. Are you aware of any problems with the water heater? _____

126 [] [] 45. Explain any "yes" answers that you give in this section: _____

HEATING AND AIR CONDITIONING

144 Yes No Unknown

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

146 47. List any areas of the house that are not air conditioned: Basement, crawlspace,
3rd floor of house

147 48. What is the age of Air Conditioning System? 33 years

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

149 50. What is the type of heating system? (for example, forced air, hot water or base board, radiator, steam heat) house - hot water radiators + baseboard / office forced hot air

150 51. If it is a centralized heating system, is it one zone or multiple zones?
TWO separate systems

151 52. Age of furnace house 8 yrs / office 33 yrs Date of last service: May 2025 / October 2024

152 53. List any areas of the house that are not heated: Basement, 3rd floor house

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

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

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

WOODBURNING STOVE OR FIREPLACE

166 Yes No Unknown

167 [] [] 57. Do you have wood burning stove? fireplace? insert? other

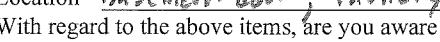
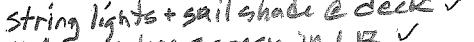
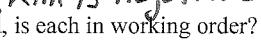
168 [] [] 57a. Is it presently usable? (not used in 25 years)

169 [] [] 58. If you have a fireplace, when was the flue last cleaned? approx. 1995

170 [] [] 58a. Was the flue cleaned by a professional or non-professional? professional

171	[]	[]	[] <i>N/A</i>	59. Have you obtained any required permits for any such item?
172	[]	[<input checked="" type="checkbox"/>]		60. Are you aware of any problems with any of these items? If "yes," please explain: _____
173				_____
174	ELECTRICAL SYSTEM			
175	Yes	No	Unknown	
176				61. What type of wiring is in this structure? <input checked="" type="checkbox"/> Copper <input type="checkbox"/> Aluminum <input type="checkbox"/> Other <input type="checkbox"/> Unknown
177				62. What amp service does the Property have? <input type="checkbox"/> 60 <input type="checkbox"/> 100 <input type="checkbox"/> 150 <input checked="" type="checkbox"/> 200 <input checked="" type="checkbox"/> Other <input type="checkbox"/> Unknown
178	[<input checked="" type="checkbox"/>]	[]	[]	63. Does it have 240 volt service? Which are present <input checked="" type="checkbox"/> Circuit Breakers, <input type="checkbox"/> Fuses or <input type="checkbox"/> Both?
179	[<input checked="" type="checkbox"/>]	[]		64. Are you aware of any additions to the original service?
180				If "yes," were the additions done by a licensed electrician? Name and address:
181				<i>Entire house re-wired 1990 before move in. Off fire addition 1992.</i>
182				<i>Kitchen + laundry addition 2016, Master Bath 2021. K/Ln 2021</i>
183	[<input checked="" type="checkbox"/>]	[]	[]	65. If "yes," were proper building permits and approvals obtained?
184	[]	[<input checked="" type="checkbox"/>]		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				<i>200 Amp Service w/ 3 sub panels, All work completed w/ permits.</i>
187				_____
188				_____
189	LAND (SOILS, DRAINAGE AND BOUNDARIES)			
190	Yes	No	Unknown	
191	[]	[<input checked="" type="checkbox"/>]		68. Are you aware of any fill or expansive soil on the Property?
192	[]	[<input checked="" type="checkbox"/>]		69. Are you aware of any past or present mining operations in the area in which the Property is located?
193	[]	[<input checked="" type="checkbox"/>]		70. Is the Property located in a flood hazard zone?
194	[]	[<input checked="" type="checkbox"/>]		71. Are you aware of any drainage or flood problems affecting the Property?
195	[]	[<input checked="" type="checkbox"/>]		72. Are there any areas on the Property which are designated as protected wetlands?
196	[]	[<input checked="" type="checkbox"/>]	[]	73. Are you aware of any encroachments, utility easements, boundary line disputes, or drainage or other easements affecting the Property?
197	[]	[<input checked="" type="checkbox"/>]		74. Are there any water retention basins on the Property or the adjacent properties?
198	[]	[<input checked="" type="checkbox"/>]		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: _____
199	[]	[<input checked="" type="checkbox"/>]		_____
200	[]	[<input checked="" type="checkbox"/>]		_____
201				_____
202				_____
203	[]	[<input checked="" type="checkbox"/>]		66. Are you aware of any shared or common areas (for example, driveways, bridges, docks, walls, bulkheads, etc.) or maintenance agreements regarding the Property?
204	[]	[<input checked="" type="checkbox"/>]		77. Explain any "yes" answers to the preceding questions in this section: _____
205				_____
206				_____
207				_____
208				_____
209	[] <input checked="" type="checkbox"/>	[<input checked="" type="checkbox"/>]		78. Do you have a survey of the Property? <i>* only 1990 survey when purchased, prior to office addition</i>
210				_____
211	ENVIRONMENTAL HAZARDS			
212	Yes	No	Unknown	
213	[]	[<input checked="" type="checkbox"/>]		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	[]	[<input checked="" type="checkbox"/>]		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	[]	[<input checked="" type="checkbox"/>]		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	[]	[<input checked="" type="checkbox"/>]		81. Are you aware if any underground storage tank has been tested? (Attach a copy of each test report or closure certificate if available.)
226				_____
227	[]	[<input checked="" type="checkbox"/>]	[]	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.)
228				_____
229				_____
230				_____

231	83. If "yes" to any of the above, explain: _____			
232	_____			
233	_____			
234	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <i>N/A</i>	83a. If "yes" to any of the above, were any actions taken to correct the problem? Explain: _____		
235	_____			
236	_____			
237	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	84. Is the Property in a designated Airport Safety Zone?		
238	_____			
239	DEED RESTRICTIONS, SPECIAL DESIGNATIONS, HOMEOWNERS ASSOCIATION/CONDOMINIUMS			
240	AND CO-OPS			
241	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 <u>designated historic district</u> , or a protected area like the New Jersey Pinelands, or its being subject to similar legal authorities other than typical local zoning ordinances?
242	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____	86. Is the Property part of a condominium or other common interest ownership plan?
243	_____	_____	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?	
244	_____	_____	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?	
245	_____	_____	<i>N/A</i> 87a. If so, what is the Association's name and telephone number? _____	
246	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	87b. If so, are there any dues or assessments involved? If "yes," how much? _____
247	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	88. Are you aware of any defect, damage, or problem with any common elements or common areas that materially affects the Property?
248	_____	_____	_____	89. Are you aware of any condition or claim which may result in an increase in assessments or fees?
249	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	90. Since you purchased the Property, have there been any changes to the rules or by-laws of the Association that impact the Property?
250	_____	_____	_____	91. Explain any "yes" answers you give in this section: _____
251	_____	_____	_____	_____
252	_____	_____	_____	_____
253	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> <i>N/A</i>	_____
254	_____	_____	_____	_____
255	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____
256	_____	_____	_____	_____
257	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
258	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> <i>N/A</i>	_____
259	_____	_____	_____	_____
260	_____	_____	_____	_____
261	_____	_____	_____	_____
262	_____	_____	_____	_____
263	_____	_____	_____	_____
264	MISCELLANEOUS			
265	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?
266	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	93. Are you aware of any violations of Federal, State or local laws or regulations relating to this Property?
267	_____	_____	_____	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. <i>Current Zoning allows mixed residence and office use "over-under" office addition pre-dates change; grandfathered.</i>
268	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	95. Are you aware of any public improvement, condominium or homeowner association assessments against the Property that remain unpaid? Are you aware of any violations of zoning, housing, building, safety or fire ordinances that remain uncorrected?
269	_____	_____	_____	96. Are there mortgages, encumbrances or liens on this Property? <i>Mortgage</i>
270	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____	96a. Are you aware of any reason, including a defect in title, that would prevent you from conveying clear title?
271	_____	_____	_____	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: _____
272	_____	_____	_____	_____
273	_____	_____	_____	_____
274	_____	_____	_____	_____
275	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	98. Other than water and sewer charges, utility and cable tv fees, your local property taxes, any special assessments and any association dues or membership fees, are there any other fees that you pay on an ongoing basis with respect to this Property, such as garbage collection fees?
276	_____	_____	_____	_____
277	_____	_____	_____	_____
278	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	99. Explain any other "yes" answers you give in this section: _____
279	_____	<input checked="" type="checkbox"/>	_____	_____
280	_____	_____	_____	_____
281	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____
282	_____	_____	_____	_____
283	_____	_____	_____	_____
284	_____	_____	_____	_____
285	_____	_____	_____	_____
286	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____
287	_____	_____	_____	_____
288	_____	_____	_____	_____
289	_____	_____	_____	_____
290	_____	_____	_____	_____

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  (Initials) (Initials)
 298
 299
 300 If you responded "yes," answer the following questions. If you responded "no," proceed to the next section.
 301
 302 Yes No Unknown
 303 100. Are you aware if the Property has been tested for radon gas? (Attach a copy of each test report if
 304 available.)
 305 101. Are you aware if the Property has been treated in an effort to mitigate the presence of radon gas?
 306 (If "yes," attach a copy of any evidence of such mitigation or treatment.)
 307 102. Is radon remediation equipment now present in the Property?
 308  102a. If "yes," is such equipment in good working order?
 309
 310 MAJOR APPLIANCES AND OTHER ITEMS
 311 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
 312 in the sale of the Property. Which of the following items are present in the Property? (For items that are not present, indicate "not
 313 applicable.")
 314
 315 Yes No Unknown N/A
 316 103. Electric Garage Door Opener
 317 103a. If "yes," are they reversible? Number of Transmitters _____
 318 104. Smoke Detectors
 319    How many 
 320  How many 
 321 Location 
 322 105. With regard to the above items, are you aware that any item is not in working order?
 323 105a. If "yes," identify each item that is not in working order or defective and explain the nature of the problem: _____
 324
 325
 326 106. In-ground pool Above-ground pool Pool Heater Spa/Hot Tub
 327 106a. Were proper permits and approvals obtained?
 328 106b. Are you aware of any leaks or other defects with the filter or the walls or other structural or
 329 mechanical components of the pool or spa/hot tub?
 330 106c. If an in-ground pool, are you aware of any water seeping behind the walls of the pool?
 331 107. Indicate which of the following may be included in the sale? (Indicate Y for yes N for no.)
 332 Refrigerator
 333 Range
 334 Microwave Oven
 335 Dishwasher
 336 Trash Compactor
 337 Garbage Disposal
 338 In-Ground Sprinkler System - *inactive (damaged)* *
 339 Central Vacuum System
 340 Security System
 341 Washer
 342 Dryer
 343 Intercom
 344 Other 
 345 
 346 
 347 108. Of those that may be included, is each in working order? * **NO**
 348 If "no," identify each item not in working order, explain the nature of the problem: _____
 349 *** The exterior backflow/supply pipe is damaged.**
 350

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SOLAR PANEL SYSTEMS

N/A

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 Certificate IIs ("SREC IIs") available from the Solar Panel System?

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

411	WATER INTRUSION		
412	Yes	No	Unknown
413	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
414	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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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 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.		
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431	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 .		
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434	Yes	No	Unknown
435	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
436	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?		
437	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
438	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?		
439	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
440	129. Is the Property subject to any requirement under federal law to obtain and maintain flood insurance on the Property?		
441	<i>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.</i>		
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448	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
449	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?		
450			
451	<i>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.</i>		
452			
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454	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
455	131. Is there flood insurance on the Property?		
456	<i>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.</i>		
457	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
458	132. Is there a FEMA elevation certificate available for the Property? If so, the elevation certificate must be shared with the buyer.		
459	<i>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.</i>		
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463	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
464	133. Have you ever filed a claim for flood damage to the Property with any insurance provider, including the National Flood Insurance Program?		
465	<i>If the claim was approved, what was the amount received? \$_____</i>		
466	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
467	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?		
468	<i>If so, how many times? _____</i>		
469	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.

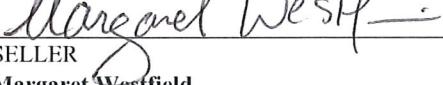
SELLER

Michael Westfield



SELLER

Margaret Westfield



SELLER

SELLER

DATE

19 May 2025

DATE

5/19/25

DATE

DATE

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

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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.

Kathryn Mullan

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

5/19/25

DATE

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

DATE



DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT ABOUT LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS

I. LEAD PAINT WARNING

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

II. PROPERTY ADDRESS: 425 White Horse Pike

Haddon Heights, NJ 08035

III. SELLER'S DISCLOSURE (initial) (To be completed and signed at time of listing)

AMW (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

AMW (b) Records and Reports available to the seller (check one below):

Seller has no reports or records pertaining to lead-based paint and/or lead-based hazards in the housing.
 Seller has the following reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing, all of which seller has provided to its listing agent, and has directed its listing agent to provide purchaser or purchaser's agent with these records and reports prior to seller accepting any offer to purchase (list documents below):

AMW (c) If there is any change in the above information prior to seller accepting an offer from the purchaser to purchase, seller will disclose all changes to the purchaser prior to accepting the offer.

IV. SELLER'S CERTIFICATION OF ACCURACY

Seller(s) have reviewed the Seller's Disclosure in Section III and certify, to the best of his/her/their knowledge, that the information they have provided is true and accurate.

Seller Michael Westfield

Date 19 May 2025

Seller Margaret Westfield

Date 5/19/25

Seller _____

Date _____

Seller _____

Date _____

V. LISTING AGENT'S CERTIFICATION OF ACCURACY

Listing Agent certifies that he/she has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Listing Agent Kathryn Mullan

Kathryn Mullan

Date 5/19/25



57 _____ (c) Purchaser has (check one below):

58 Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection
59 for the presence of lead-based paint and/or lead-based paint hazards; or
60 Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or
61 lead-based paint hazards.

62 **VII. PURCHASER'S CERTIFICATION OF ACCURACY**

63 Purchaser(s) have reviewed the Purchaser's Acknowledgment in Section VI and certify, to the best of his/her/their
64 knowledge, that the information they have provided is true and accurate.

65 Purchaser _____ Date _____ Purchaser _____ Date _____

66 Purchaser _____ Date _____ Purchaser _____ Date _____

67 **VIII. SELLING/BUYER'S AGENT'S CERTIFICATION OF ACCURACY**

68 Selling/Buyer's Agent certifies that the purchaser has received the information in section VI (a) and (b).

69 Selling/Buyer's Agent _____ Date _____

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