



SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

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Property Address: 425 White Horse Pike

Haddon Heights, NJ 08035

("Property").

Seller: Michael Westfield, Margaret Westfield

("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 110 years (built 1915)

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? 1990

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 9 years

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: Entire building re-roofed 2016

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

Yes No Unknown

[X] []

[] [X]

[] [X]

[] [X]

[] [X]

[] [X]

[] [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: _____



51	[]	[✓]		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?
52				
53	[✓]	[]		13. Is the attic or house ventilated by: <u> </u> a whole house fan? <u>✓</u> 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				<u>✓</u> staircase <u> </u> pull down stairs <u> </u> crawl space with aid of ladder or other device
57				<u> </u> other <u> </u>
58				15. Explain any "yes" answers that you give in this section:
59				<u>Unfinished attic has temperature controlled exhaust fan throughout.</u>
60				
61				
62	TERMITES/WOOD DESTROYING INSECTS, DRY ROT, PESTS			
63	Yes	No	Unknown	
64	[]	[✓]		16. Are you aware of any termites/wood destroying insects, dry rot, or pests affecting the Property?
65	[]	[✓]		17. Are you aware of any damage to the Property caused by termites/wood destroying insects, dry rot, or pests?
66				18. If "yes," has work been performed to repair the damage?
67	[]	[]	N/A	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: <u> </u>
68	[]	[✓]		
69				
70				20. Are you aware of any termite/pest control inspections or treatments performed on the Property in the past?
71	[✓]	[]		21. Explain any "yes" answers that you give in this section: <u>Approx. 2018 found old termite damage at basement stairs and wall panelling. Treated and repaired.</u>
72				
73				
74				
75				
76				
77	STRUCTURAL ITEMS			
78	Yes	No	Unknown	
79	[]	[✓]		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?
80				23. Are you aware if the Property or any of the structures on it have ever been damaged by fire, smoke, wind or flood?
81	[]	[✓]		24. Are you aware of any fire retardant plywood used in the construction?
82	[]	[✓]		25. Are you aware of any current or past problems with driveways, walkways, patios, sinkholes, or retaining walls on the Property?
83	[]	[✓]		26. Are you aware of any present or past efforts made to repair any problems with the items in this section?
84	[]	[✓]		27. Explain any "yes" answers that you give in this section. Please describe the location and nature of the problem: <u> </u>
85	[]	[✓]		<u> </u>
86				<u> </u>
87	[]	[✓]		
88				
89				
90				
91				
92				
93				
94	ADDITIONS/REMODELS			
95	Yes	No	Unknown	
96	[✓]	[]		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?
97				29. Were the proper building permits and approvals obtained? Explain any "yes" answers you give in this section: <u>1992 office addition, 2016 Kitchen + laundry addition, 2021 master bathroom alteration, 2022 deck added</u>
98	[✓]	[]		
99				
100				
101				
102				
103	PLUMBING, WATER AND SEWAGE			
104	Yes	No	Unknown	
105				30. What is the source of your drinking water?
106				<u>✓</u> Public <u> </u> Community System <u> </u> Well on Property <u> </u> Other (explain) <u> </u>
107	[]	[]	N/A	31. If your drinking water source is not public, have you performed any tests on the water? If so, when? <u> </u>
108				Attach a copy of or describe the results: <u> </u>
109				<u> </u>
110				

- 111 [] [✓] [] 32. Does the wastewater from any clothes washer, dishwasher, or other appliance discharge to any
 112 location other than the sewer, septic, or other system that services the rest of the Property?
 113 [] N/A 33. When was well installed? _____
 114 Location of well? _____
 115 [✓] [] 34. Do you have a softener, filter, or other water purification system? __ Leased ☒ Owned
 116 35. What is the type of sewage system?
 117 ☒ Public Sewer __ Private Sewer __ Septic System __ Cesspool __ Other (explain): _____
 118 [] [] N/A 36. If you answered "septic system," have you ever had the system inspected to confirm that it is a
 119 true septic system and not a cesspool?
 120 [] 37. If Septic System, when was it installed? _____
 121 Location? _____
 122 [] 38. When was the Septic System or Cesspool last cleaned and/or serviced? _____
 123 [] [✓] 39. Are you aware of any abandoned Septic Systems or Cesspools on your Property?
 124 [] [] 39a. If "yes," is the closure in accordance with the municipality's ordinance? Explain: _____
 125
 126 [] [✓] 40. Are you aware of any leaks, backups, or other problems relating to any of the plumbing systems and
 127 fixtures (including pipes, sinks, tubs and showers), or of any other water or sewage related problems?
 128 If "yes," explain: _____
 129
 130 [] [✓] 41. Are you aware of the presence of any lead piping, including but not limited to any service line,
 131 piping materials, fixtures, and solder. If "yes," explain: _____
 132
 133 [] [✓] 42. Are you aware of any shut off, disconnected, or abandoned wells, underground water or sewage
 134 tanks, or dry wells on the Property?
 135 [] [✓] [] 43. Is either the private water or sewage system shared? If "yes," explain: _____
 136
 137 44. Water Heater: __ Electric - Fuel Oil ☒ Gas * manufacturer's recall repair 5.22.25
 138 Age of Water Heater 8 years * replaced majority of components.
 139 [] [✓] [] 44a. Are you aware of any problems with the water heater?
 140 45. Explain any "yes" answers that you give in this section: _____
 141
 142
 143

HEATING AND AIR CONDITIONING

Yes No Unknown

- 146 46. Type of Air Conditioning:
 147 __ Central one zone ☒ Central multiple zone __ Wall/Window Unit __ None
 148 47. List any areas of the house that are not air conditioned: Basement, crawlspace,
 149 3rd floor of house
 150 [] 48. What is the age of Air Conditioning System? 33 years
 151 49. Type of heat: __ Electric __ Fuel Oil ☒ Natural Gas __ Propane __ Unheated __ Other
 152 50. What is the type of heating system? (for example, forced air, hot water or base board, radiator,
 153 steam heat) house - hot water radiators + baseboard / office - forced hot air
 154 51. If it is a centralized heating system, is it one zone or multiple zones?
 155 Two separate systems
 156 52. Age of furnace house 8 yrs / office 33 yrs Date of last service: May 2025 / October 2024
 157 53. List any areas of the house that are not heated: Basement, 3rd floor house
 158
 159 [] [✓] [] 54. Are you aware of any tanks on the Property, either above or underground, used to store fuel or
 160 other substances?
 161 [] [] N/A 55. If tank is not in use, do you have a closure certificate?
 162 [] [✓] 56. Are you aware of any problems with any items in this section? If "yes," explain: _____
 163
 164

WOODBURNING STOVE OR FIREPLACE

Yes No Unknown

- 166 57. Do you have __ wood burning stove? ☒ fireplace? __ insert? __ other
 167 [] [] 57a. Is it presently usable? (Not used in 25 years)
 168 [✓] [] 58. If you have a fireplace, when was the flue last cleaned? approx. 1995
 169 [] [] [] 58a. Was the flue cleaned by a professional or non-professional? professional
 170 [] [] []

171	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A	59. Have you obtained any required permits for any such item?
172	<input type="checkbox"/>	<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 type="checkbox"/> Other <input type="checkbox"/> Unknown
178	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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"/>	<input 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					Entire house re-wired 1990 before move in, Office Addition 1992.
182					Kitchen + laundry addition 2016, Master Bath 2021, KILN 2021
183	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		65. If "yes," were proper building permits and approvals obtained?
184	<input type="checkbox"/>	<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					200 amp service w/ 3 subpanels, All work completed w/ permits.
187					
188					
189	LAND (SOILS, DRAINAGE AND BOUNDARIES)				
190	Yes	No	Unknown		
191	<input type="checkbox"/>	<input checked="" type="checkbox"/>			68. Are you aware of any fill or expansive soil on the Property?
192	<input type="checkbox"/>	<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					70. Is the Property located in a flood hazard zone?
194	<input type="checkbox"/>	<input checked="" type="checkbox"/>			71. Are you aware of any drainage or flood problems affecting the Property?
195	<input type="checkbox"/>	<input checked="" type="checkbox"/>			72. Are there any areas on the Property which are designated as protected wetlands?
196	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		73. Are you aware of any encroachments, utility easements, boundary line disputes, or drainage or other easements affecting the Property?
197	<input type="checkbox"/>	<input checked="" type="checkbox"/>			74. Are there any water retention basins on the Property or the adjacent properties?
198					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 type="checkbox"/>	<input checked="" type="checkbox"/>			
200	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
201					
202					
203					
204	<input type="checkbox"/>	<input checked="" type="checkbox"/>			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					77. Explain any "yes" answers to the preceding questions in this section: _____
206					
207					
208					
209	<input type="checkbox"/>	* <input checked="" type="checkbox"/>			78. Do you have a survey of the Property? * only 1990 survey when purchased, prior to office addition
210					
211	ENVIRONMENTAL HAZARDS				
212	Yes	No	Unknown		
213	<input type="checkbox"/>	<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					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: _____
215					
216					
217	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
218					
219					
220					
221	<input type="checkbox"/>	<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					
226	<input type="checkbox"/>	<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.)
227					
228	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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.)
229					
230					

231			83. If "yes" to any of the above, explain: _____
232			_____
233			_____
234	<input type="checkbox"/>	<input type="checkbox"/>	N/A 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"/>	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
242	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
243			85. Are you aware if the Property is subject to any deed restrictions or other limitations on how it
244			may be used due to its being situated within a <u>designated historic district</u> , or a protected area like
245			the New Jersey Pinelands, or its being subject to similar legal authorities other than typical local
246	<input type="checkbox"/>	<input checked="" type="checkbox"/>	86. Is the Property part of a condominium or other common interest ownership plan?
247	<input type="checkbox"/>	<input checked="" type="checkbox"/>	86a. If so, is the Property subject to any covenants, conditions, or restrictions as a result of its being
248			part of a condominium or other form of common interest ownership?
249	<input type="checkbox"/>	<input checked="" type="checkbox"/>	87. As the owner of the Property, are you required to belong to a condominium association or
250			homeowners association, or other similar organization or property owners?
251	<input type="checkbox"/>	<input type="checkbox"/>	N/A 87a. If so, what is the Association's name and telephone number? _____
252			_____
253	<input type="checkbox"/>	<input type="checkbox"/>	[] N/A 87b. If so, are there any dues or assessments involved?
254			If "yes," how much? _____
255	<input type="checkbox"/>	<input checked="" type="checkbox"/>	88. Are you aware of any defect, damage, or problem with any common elements or common areas
256			that materially affects the Property?
257		<input checked="" type="checkbox"/>	89. Are you aware of any condition or claim which may result in an increase in assessments or fees?
258	<input type="checkbox"/>	<input type="checkbox"/>	[] N/A 90. Since you purchased the Property, have there been any changes to the rules or by-laws of the
259			Association that impact the Property?
260			91. Explain any "yes" answers you give in this section: _____
261			_____
262			_____
263			
264	MISCELLANEOUS		
265	Yes	No	Unknown
266	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
267			92. Are you aware of any existing or threatened legal action affecting the Property or any condominium
268	<input type="checkbox"/>	<input checked="" type="checkbox"/>	or homeowners association to which you, as an owner, belong?
269			93. Are you aware of any violations of Federal, State or local laws or regulations relating to this
270	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Property?
271			94. Are you aware of any zoning violations, encroachments on adjacent properties, non-conforming
272			uses, or set-back violations relating to this Property? If so, please state whether the condition is
273			pre-existing non-conformance to present day zoning or a violation to zoning and/or land use
274			laws. <u>Current Zoning allows mixed residence and office use "over-under"</u>
275	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Office addition pre-dates change; grandfathered.</u>
276			95. Are you aware of any public improvement, condominium or homeowner association assessments
277			against the Property that remain unpaid? Are you aware of any violations of zoning, housing,
278	<input checked="" type="checkbox"/>	<input type="checkbox"/>	building, safety or fire ordinances that remain uncorrected?
279	<input type="checkbox"/>	<input checked="" type="checkbox"/>	[] 96. Are there mortgages, encumbrances or liens on this Property? <u>Mortgage</u>
280			96a. Are you aware of any reason, including a defect in title, that would prevent you from conveying
281	<input type="checkbox"/>	<input checked="" type="checkbox"/>	clear title?
282			97. Are you aware of any material defects to the Property, dwelling, or fixtures which are not disclosed
283			elsewhere on this form? (A defect is "material," if a reasonable person would attach importance
284			to its existence or non-existence in deciding whether or how to proceed in the transaction.)
285			If "yes," explain: _____
286	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
287			98. Other than water and sewer charges, utility and cable tv fees, your local property taxes, any
288			special assessments and any association dues or membership fees, are there any other fees that you
289			pay on an ongoing basis with respect to this Property, such as garbage collection fees?
290			99. Explain any other "yes" answers you give in this section: _____

RADON GAS Instructions to Owners

By law (N.J.S.A. 26:2D-73), a Property owner who has had his or her Property tested or treated for radon gas may require that information about such testing and treatment be kept confidential until the time that the owner and a buyer enter into a contract of sale, at which time a copy of the test results and evidence of any subsequent mitigation or treatment shall be provided to the buyer. The law also provides that owners may waive, in writing, this right of confidentiality. As the owner(s) of this Property, do you wish to waive this right?

Yes No
☒ ☐

(Initials)

(Initials)

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

Yes No Unknown

☐ ☒

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

☐ ☒

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

☐ ☒

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

☐ ☐

N/A

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

MAJOR APPLIANCES AND OTHER ITEMS

The terms of any final contract executed by the Seller shall be controlling as to what appliances or other items, if any, shall be included in the sale of the Property. Which of the following items are present in the Property? (For items that are not present, indicate "not applicable.")

Yes No Unknown N/A

☒ ☐

Unknown

N/A

103. Electric Garage Door Opener

☒ ☐

Unknown

N/A

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

☒ ☐

Unknown

N/A

104. Smoke Detectors

☒ ☐

Unknown

N/A

Battery ☒ Electric ☒ Both How many 6

☒ ☐

Unknown

N/A

Carbon Monoxide Detectors How many 2

☒ ☐

Unknown

N/A

Location basement door, laundry

☐ ☒

Unknown

N/A

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

☐ ☒

Unknown

N/A

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

☐ ☒

Unknown

N/A

106. In-ground pool Above-ground pool Pool Heater Spa/Hot Tub

☐ ☒

Unknown

N/A

106a. Were proper permits and approvals obtained?

☐ ☐

Unknown

N/A

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

☐ ☐

Unknown

N/A

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

☐ ☐

Unknown

N/A

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

☒ Refrigerator

☒ Range

☒ Microwave Oven

☒ Dishwasher

☒ Trash Compactor

☒ Garbage Disposal

☒ In-Ground Sprinkler System - inactive (damaged) *

☒ Central Vacuum System

☒ Security System

☒ Washer

☒ Dryer

☒ Intercom

☒ Other

108. Of those that may be included, is each in working order? * NO

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

* The exterior backflow/supply pipe is damaged.

* see attachment for complete list

String lights + sail shade @ deck ✓
 No projection screen in LR ✓
 Kiln is negotiable

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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	
		<input type="checkbox"/>	109. When was the Solar Panel System Installed? _____
		<input type="checkbox"/>	109a. What is the name and contact information of the business that installed the Solar Panel System? _____
<input type="checkbox"/>	<input type="checkbox"/>		109b. Do you have documents and/or contracts relating to the Solar Panel System? If "yes," please attach copies to this form.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	110. Are SRECs available from the Solar Panel System?
		<input type="checkbox"/>	110a. If SRECs are available, when will the SRECs expire? _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	111. Is there any storage capacity on the Property for the Solar Panel System?
<input type="checkbox"/>	<input type="checkbox"/>		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:
<input type="checkbox"/>			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 <u>Section A</u> below.
<input type="checkbox"/>			113b. The Solar Panel System is the subject of a lease agreement. If yes, proceed to <u>Section B</u> below.
<input type="checkbox"/>			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
		<input type="checkbox"/>	114. What is the current periodic payment amount? \$ _____
		<input type="checkbox"/>	115. What is the frequency of the periodic payments (check one)? <input type="checkbox"/> Monthly <input type="checkbox"/> Quarterly
		<input type="checkbox"/>	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")
<input type="checkbox"/>	<input type="checkbox"/>		117. Is there a balloon payment that will become due on or before the PPA Expiration Date?
		<input type="checkbox"/>	118. If there is a balloon payment, what is the amount? \$ _____
			Choose one of the following three options:
<input type="checkbox"/>			119a. Buyer will assume my/our obligations under the PPA at Closing.
<input type="checkbox"/>			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.
<input type="checkbox"/>			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
		<input type="checkbox"/>	120. What is the current periodic lease payment amount? \$ _____
		<input type="checkbox"/>	121. What is the frequency of the periodic lease payments (check one)? <input type="checkbox"/> Monthly <input type="checkbox"/> Quarterly
		<input type="checkbox"/>	122. What is the expiration date of the lease? _____
			Choose one of the following two options:
<input type="checkbox"/>			123a. Buyer will assume our obligations under the lease at Closing.
<input type="checkbox"/>			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)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	124. Are Solar Transition Renewable Energy Certificates ("TRECs") available from the Solar Panel System?
		<input type="checkbox"/>	124a. If TRECs are available, when will the TRECs expire? _____
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	125. Are Solar Renewable Energy Certificate IIs ("SREC IIs") available from the Solar Panel System?
		<input type="checkbox"/>	125a. If SREC IIs are available, when will the SREC IIs expire? _____

411 WATER INTRUSION
412 Yes No Unknown
413 [] [✓] []

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.

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.

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
432 prepare for a flood emergency, visit njreal.to/flood-planning.

433
434 Yes No Unknown
435 [] [✓]

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?

436 [] [✓]

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?

437 [] [✓] []

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.

447 [] [✓] []

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.

454 [] [✓] []

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.

456 [] [] [✓]

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.

462 [] [✓] []

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? \$ _____

465 [] [✓] []

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.

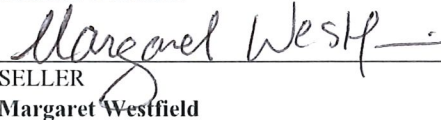


SELLER

Michael Westfield

19 May 2025

DATE



SELLER

Margaret Westfield

5/19/25

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

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)

MW

(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.

MW

(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):

MW

(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
Michael Westfield

Date

19 May 2025

Seller

Margaret Westfield
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

VI. PURCHASER'S ACKNOWLEDGMENT (initial) (The Seller's Disclosure in Section III and Certification in Section IV and the Listing Agent's Certification in Section V to be completed and signed prior to purchaser signing this Disclosure.)

(a) Purchaser has received copies of all information listed in Section III above.

(b) Purchaser has received the pamphlet Protect Your Family From Lead in Your Home.



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(c) Purchaser has (check one below):

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

VII. PURCHASER'S CERTIFICATION OF ACCURACY

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

Purchaser _____ Date _____ Purchaser _____ Date _____

Purchaser _____ Date _____ Purchaser _____ Date _____

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

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

Selling/Buyer's Agent _____ Date _____