



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

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

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

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

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

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

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

23 *Pursuant to P.L. 2024, c.32, completion of questions 1 through 108 is mandatory for all sellers of residential real property in the State.  
24 Sellers of residential real property must answer these questions before the purchaser becomes obligated under any contract for the  
25 purchase of the property. Questions 1 through 108 must be answered to the best of the seller's knowledge, unless otherwise stated.*

26 *Pursuant to N.J.S.A. 56:8-19.2, completion of the "Flood Risk Addendum" questions 109 through 117 of the Disclosure Statement, is mandatory  
27 for all sellers of real property (including both residential and non-residential property). Sellers of real property must answer these questions  
28 before the purchaser becomes obligated under any contract for the purchase of the property. This is the case regardless of whether a seller  
29 completes questions 1-108 of the Disclosure Statement. Sellers must verify their answers to questions 109 and 110, and may do so using the Flood  
30 Risk Notification Tool located at [flooddisclosure.nj.gov](http://flooddisclosure.nj.gov). Questions 111 through 117 must be answered based on the seller's actual knowledge.*

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

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



NEW JERSEY REALTORS®  
SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

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56 **Property Address:** 58 Main Street

57  
58 **Glen Gardner, NJ 08826** ("Property").

59 **Seller:** Glen Gardner General Store Inc Richard & Shelly Baluta  
60  
61 \_\_\_\_\_ ("Seller").

62  
63  
64 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  
65 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  
66 addressed in this printed form. Seller alone is the source of all information contained in this form. All prospective buyers of the Property  
67 are cautioned to carefully inspect the Property and to carefully inspect the surrounding area for any off-site conditions that may adversely  
68 affect the Property. Moreover, this Disclosure Statement is not intended to be a substitute for prospective buyer's hiring of qualified experts  
69 to inspect the Property.

70  
71 If your Property consists of multiple units, systems and/or features, please provide complete answers on all such units, systems and/or  
72 features even if the question is phrased in the singular, such as if a duplex has multiple furnaces, water heaters and fireplaces.

73 **OCCUPANCY**

74 Yes No Unknown  
75 [ ] [ ]  
76 1. Age of House, if known \_\_\_\_\_  
77 2. Does the Seller currently occupy this Property?  
78 If not, how long has it been since Seller occupied the Property? \_\_\_\_\_  
79 3. What year did the Seller buy the Property? \_\_\_\_\_  
80 3a. Do you have in your possession the original or a copy of the deed evidencing your ownership of  
81 the Property? If "yes," please attach a copy of it to this form.

82 **ROOF**

83 Yes No Unknown  
84 [ ] [ ]  
85 4. Age of roof \_\_\_\_\_  
86 5. Has roof been replaced or repaired since Seller bought the Property?  
87 6. Are you aware of any roof leaks?  
88 7. Explain any "yes" answers that you give in this section: \_\_\_\_\_

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

90 Yes No Unknown  
91 [ ] [ ]  
92 8. Does the Property have one or more sump pumps?  
93 8a. Are there any problems with the operation of any sump pump?  
94 9. Are you aware of any water leakage, accumulation or dampness within the basement or crawl  
95 spaces or any other areas within any of the structures on the Property?  
96 9a. Are you aware of the presence of any mold or similar natural substance within the basement or  
97 crawl spaces or any other areas within any of the structures on the Property?  
98 10. Are you aware of any repairs or other attempts to control any water or dampness problem in the  
99 basement or crawl space? If "yes," describe the location, nature and date of the repairs: \_\_\_\_\_  
100  
101  
102 [ ] [ ]  
103 11. Are you aware of any cracks or bulges in the basement floor or foundation walls? If "yes," specify  
104 location: \_\_\_\_\_  
105 [ ] [ ]  
106 12. Are you aware of any restrictions on how the attic may be used as a result of the manner in which  
107 the attic or roof was constructed?  
108 [ ] [ ]  
109 13. Is the attic or house ventilated by: \_\_\_\_\_ a whole house fan? \_\_\_\_\_ an attic fan?  
110 13a. Are you aware of any problems with the operation of such a fan?



14. In what manner is access to the attic space provided?  
 staircase  pull down stairs  crawl space with aid of ladder or other device  
 other

15. Explain any "yes" answers that you give in this section: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Yes      No      Unknown

16. Are you aware of any termites/wood destroying insects, dry rot, or pests affecting the Property?
17. Are you aware of any damage to the Property caused by termites/wood destroying insects, dry rot, or pests?
18. If "yes," has work been performed to repair the damage?
19. Is your Property under contract by a licensed pest control company? If "yes," state the name and address of the licensed pest control company: \_\_\_\_\_
  
20. Are you aware of any termite/pest control inspections or treatments performed on the Property in the past?
21. Explain any "yes" answers that you give in this section: \_\_\_\_\_

## STRUCTURAL ITEMS

Yes      No      Unknown

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

## ADDITIONS/REMODELS

Yes      No      Unknown

28. Are you aware of any additions, structural changes or other alterations to the structures on the Property made by any present or past owners?

29. Were the proper building permits and approvals obtained? Explain any "yes" answers you give in this section:

## PLUMBING, WATER AND SEWAGE

Yes      No      Unknown

30. What is the source of your drinking water?  
\_\_\_\_ Public \_\_\_\_ Community System \_\_\_\_ Well on Property \_\_\_\_ Other (explain) \_\_\_\_\_

31. If your drinking water source is not public, have you performed any tests on the water?  
If so, when? \_\_\_\_\_  
Attach a copy of or describe the results: \_\_\_\_\_

32. Does the wastewater from any clothes washer, dishwasher, or other appliance discharge to any location other than the sewer, septic, or other system that services the rest of the Property?

33. When was well installed?  
Location of well? \_\_\_\_\_

171	[ ]	[ ]	34. Do you have a softener, filter, or other water purification system? <input type="checkbox"/> Leased <input type="checkbox"/> Owned
172	[ ]	[ ]	35. What is the type of sewage system? <input type="checkbox"/> Public Sewer <input type="checkbox"/> Private Sewer <input type="checkbox"/> Septic System <input type="checkbox"/> Cesspool <input type="checkbox"/> Other (explain): _____
173	[ ]	[ ]	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?
174	[ ]	[ ]	37. If Septic System, when was it installed? _____ Location?
175	[ ]	[ ]	38. When was the Septic System or Cesspool last cleaned and/or serviced? _____
176	[ ]	[ ]	39. Are you aware of any abandoned Septic Systems or Cesspools on your Property?
177	[ ]	[ ]	39a. If "yes," is the closure in accordance with the municipality's ordinance? Explain: _____
178	[ ]	[ ]	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 _____
179	[ ]	[ ]	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: _____
180	[ ]	[ ]	42. Are you aware of any shut off, disconnected, or abandoned wells, underground water or sewage tanks, or dry wells on the Property?
181	[ ]	[ ]	43. Is either the private water or sewage system shared? If "yes," explain: _____
182	[ ]	[ ]	44. Water Heater: <input type="checkbox"/> Electric <input type="checkbox"/> Fuel Oil <input type="checkbox"/> Gas Age of Water Heater _____
183	[ ]	[ ]	44a. Are you aware of any problems with the water heater?
184	[ ]	[ ]	45. Explain any "yes" answers that you give in this section: _____ _____
185	[ ]	[ ]	_____
186	[ ]	[ ]	_____
187	[ ]	[ ]	_____
188	[ ]	[ ]	_____
189	[ ]	[ ]	_____
190	[ ]	[ ]	_____
191	[ ]	[ ]	_____
192	[ ]	[ ]	_____
193	[ ]	[ ]	_____
194	[ ]	[ ]	_____
195	[ ]	[ ]	_____
196	[ ]	[ ]	_____
197	[ ]	[ ]	_____
198	[ ]	[ ]	_____
199	[ ]	[ ]	_____
200	<b>HEATING AND AIR CONDITIONING</b>		
201	Yes	No	Unknown
202	46. Type of Air Conditioning:		
203	<input type="checkbox"/> Central one zone <input type="checkbox"/> Central multiple zone <input type="checkbox"/> Wall/Window Unit <input type="checkbox"/> None		
204	47. List any areas of the house that are not air conditioned: _____		
205	[ ]	48. What is the age of Air Conditioning System? _____	
206	[ ]	49. Type of heat: <input type="checkbox"/> Electric <input type="checkbox"/> Fuel Oil <input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input type="checkbox"/> Unheated <input type="checkbox"/> Other	
207	[ ]	50. What is the type of heating system? (for example, forced air, hot water or base board, radiator, steam heat) _____	
208	[ ]	51. If it is a centralized heating system, is it one zone or multiple zones? _____	
209	[ ]	52. Age of furnace _____ Date of last service: _____	
210	[ ]	53. List any areas of the house that are not heated: _____	
211	[ ]	54. Are you aware of any tanks on the Property, either above or underground, used to store fuel or other substances?	
212	[ ]	55. If tank is not in use, do you have a closure certificate?	
213	[ ]	56. Are you aware of any problems with any items in this section? If "yes," explain: _____	
214	[ ]	_____	
215	[ ]	_____	
216	[ ]	_____	
217	[ ]	_____	
218	[ ]	_____	
219	[ ]	_____	
220	[ ]	_____	
221	<b>WOODBURNING STOVE OR FIREPLACE</b>		
222	Yes	No	Unknown
223	[ ]	[ ]	57. Do you have <input type="checkbox"/> wood burning stove? <input type="checkbox"/> fireplace? <input type="checkbox"/> insert? <input type="checkbox"/> other
224	[ ]	[ ]	57a. Is it presently usable?
225	[ ]	[ ]	58. If you have a fireplace, when was the flue last cleaned? _____
226	[ ]	[ ]	58a. Was the flue cleaned by a professional or non-professional? _____
227	[ ]	[ ]	59. Have you obtained any required permits for any such item?
228	[ ]	[ ]	60. Are you aware of any problems with any of these items? If "yes," please explain: _____
229	[ ]	[ ]	_____
230	[ ]	[ ]	_____

231 **ELECTRICAL SYSTEM**

232 Yes No Unknown

233 [ ] [ ] [ ]

235 [ ] [ ] [ ]

236 [ ] [ ] [ ]

237 [ ] [ ] [ ]

238 [ ] [ ] [ ]

239 [ ] [ ] [ ]

240 [ ] [ ] [ ]

241 [ ] [ ] [ ]

242 [ ] [ ] [ ]

243 [ ] [ ] [ ]

244 [ ] [ ] [ ]

245 [ ] [ ] [ ]

61. What type of wiring is in this structure?  Copper  Aluminum  Other  Unknown  
62. What amp service does the Property have?  60  100  150  200  Other  Unknown  
63. Does it have 240 volt service? Which are present  Circuit Breakers,  Fuses or  Both?  
64. Are you aware of any additions to the original service?

If "yes," were the additions done by a licensed electrician? Name and address: \_\_\_\_\_

65. If "yes," were proper building permits and approvals obtained?  
66. Are you aware of any wall switches, light fixtures or electrical outlets in need of repair?  
67. Explain any "yes" answers that you give in this section: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

246 **LAND (SOILS, DRAINAGE AND BOUNDARIES)**

247 Yes No Unknown

248 [ ] [ ] [ ]

249 [ ] [ ] [ ]

250 [ ] [ ] [ ]

251 [ ] [ ] [ ]

252 [ ] [ ] [ ]

253 [ ] [ ] [ ]

254 [ ] [ ] [ ]

255 [ ] [ ] [ ]

256 [ ] [ ] [ ]

257 [ ] [ ] [ ]

258 [ ] [ ] [ ]

259 [ ] [ ] [ ]

260 [ ] [ ] [ ]

261 [ ] [ ] [ ]

262 [ ] [ ] [ ]

263 [ ] [ ] [ ]

264 [ ] [ ] [ ]

265 [ ] [ ] [ ]

266 [ ] [ ] [ ]

267 [ ] [ ] [ ]

68. Are you aware of any fill or expansive soil on the Property?  
69. Are you aware of any past or present mining operations in the area in which the Property is located?  
70. Is the Property located in a flood hazard zone?  
71. Are you aware of any drainage or flood problems affecting the Property?  
72. Are there any areas on the Property which are designated as protected wetlands?  
73. Are you aware of any encroachments, utility easements, boundary line disputes, or drainage or other easements affecting the Property?  
74. Are there any water retention basins on the Property or the adjacent properties?  
75. Are you aware if any part of the Property is being claimed by the State of New Jersey as land presently or formerly covered by tidal water (Riparian claim or lease grant)? Explain: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

76. Are you aware of any shared or common areas (for example, driveways, bridges, docks, walls, bulkheads, etc.) or maintenance agreements regarding the Property?  
77. Explain any "yes" answers to the preceding questions in this section: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

78. Do you have a survey of the Property?

268 **ENVIRONMENTAL HAZARDS**

269 Yes No Unknown

270 [ ] [ ] [ ]

271 [ ] [ ] [ ]

272 [ ] [ ] [ ]

273 [ ] [ ] [ ]

274 [ ] [ ] [ ]

275 [ ] [ ] [ ]

276 [ ] [ ] [ ]

277 [ ] [ ] [ ]

278 [ ] [ ] [ ]

279 [ ] [ ] [ ]

280 [ ] [ ] [ ]

281 [ ] [ ] [ ]

282 [ ] [ ] [ ]

283 [ ] [ ] [ ]

284 [ ] [ ] [ ]

285 [ ] [ ] [ ]

286 [ ] [ ] [ ]

287 [ ] [ ] [ ]

288 [ ] [ ] [ ]

289 [ ] [ ] [ ]

290 [ ] [ ] [ ]

79. Have you received any written notification from any public agency or private concern informing you that the Property is adversely affected, or may be adversely affected, by a condition that exists on a property in the vicinity of this Property? If "yes," attach a copy of any such notice currently in your possession.

79a. Are you aware of any condition that exists on any property in the vicinity which adversely affects, or has been identified as possibly adversely affecting, the quality or safety of the air, soil, water, and/or physical structures present on this Property? If "yes," explain: \_\_\_\_\_

80. Are you aware of any underground storage tanks (UST) or toxic substances now or previously present on this Property or adjacent property (structure or soil), such as polychlorinated biphenyl (PCB), solvents, hydraulic fluid, petro-chemicals, hazardous wastes, pesticides, chromium, thorium, lead or other hazardous substances in the soil? If "yes," explain: \_\_\_\_\_

81. Are you aware if any underground storage tank has been tested?  
(Attach a copy of each test report or closure certificate if available.)

82. Are you aware if the Property has been tested for the presence of any other toxic substances, such as lead-based paint, urea-formaldehyde foam insulation, asbestos-containing materials, or others?  
(Attach copy of each test report if available.)

83. If "yes" to any of the above, explain: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

291	<input type="checkbox"/>	<input type="checkbox"/>	83a. If "yes" to any of the above, were any actions taken to correct the problem? Explain: _____
292			
293			
294	<input type="checkbox"/>	<input type="checkbox"/>	84. Is the Property in a designated Airport Safety Zone?
295			
296	<b>DEED RESTRICTIONS, SPECIAL DESIGNATIONS, HOMEOWNERS ASSOCIATION/CONDOMINIUMS</b>		
297	<b>AND CO-OPS</b>		
298	Yes	No	Unknown
299	<input type="checkbox"/>	<input type="checkbox"/>	85. Are you aware if the Property is subject to any deed restrictions or other limitations on how it may be used due to its being situated within a designated historic district, or a protected area like the New Jersey Pinelands, or its being subject to similar legal authorities other than typical local zoning ordinances?
300			
301			
302			
303	<input type="checkbox"/>	<input type="checkbox"/>	86. Is the Property part of a condominium or other common interest ownership plan?
304	<input type="checkbox"/>	<input type="checkbox"/>	86a. If so, is the Property subject to any covenants, conditions, or restrictions as a result of its being part of a condominium or other form of common interest ownership?
305			
306	<input type="checkbox"/>	<input type="checkbox"/>	87. As the owner of the Property, are you required to belong to a condominium association or homeowners association, or other similar organization or property owners?
307			
308	<input type="checkbox"/>	<input type="checkbox"/>	87a. If so, what is the Association's name and telephone number? _____
309			
310	<input type="checkbox"/>	<input type="checkbox"/>	87b. If so, are there any dues or assessments involved? If "yes," how much? _____
311			
312	<input type="checkbox"/>	<input type="checkbox"/>	88. Are you aware of any defect, damage, or problem with any common elements or common areas that materially affects the Property?
313			
314	<input type="checkbox"/>	<input type="checkbox"/>	89. Are you aware of any condition or claim which may result in an increase in assessments or fees?
315	<input type="checkbox"/>	<input 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?
316			
317	91. Explain any "yes" answers you give in this section: _____ _____		
318			
319			
320			
321	<b>MISCELLANEOUS</b>		
322	Yes	No	Unknown
323	<input type="checkbox"/>	<input type="checkbox"/>	92. Are you aware of any existing or threatened legal action affecting the Property or any condominium or homeowners association to which you, as an owner, belong?
324			
325	<input type="checkbox"/>	<input type="checkbox"/>	93. Are you aware of any violations of Federal, State or local laws or regulations relating to this Property?
326			
327	<input type="checkbox"/>	<input type="checkbox"/>	94. Are you aware of any zoning violations, encroachments on adjacent properties, non-conforming uses, or set-back violations relating to this Property? If so, please state whether the condition is pre-existing non-conformance to present day zoning or a violation to zoning and/or land use laws. _____
328			
329			
330			
331			
332	<input type="checkbox"/>	<input 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?
333			
334			
335	<input type="checkbox"/>	<input type="checkbox"/>	96. Are there mortgages, encumbrances or liens on this Property?
336	<input 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?
337			
338	<input type="checkbox"/>	<input type="checkbox"/>	97. Are you aware of any material defects to the Property, dwelling, or fixtures which are not disclosed elsewhere on this form? (A defect is "material," if a reasonable person would attach importance to its existence or non-existence in deciding whether or how to proceed in the transaction.) If "yes," explain: _____
339			
340			
341			
342			
343	<input type="checkbox"/>	<input 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?
344			
345			
346			
347			
348			
349			
350	99. Explain any other "yes" answers you give in this section: _____ _____		

351 **RADON GAS** Instructions to Owners

352 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  
353 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  
354 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  
355 owners may waive, in writing, this right of confidentiality. As the owner(s) of this Property, do you wish to waive this right?

356 Yes      No

357

358 (Initials)

359 (Initials)

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

361 Yes      No      Unknown

362

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

365

366 101. 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.)

367

368 102. Is radon remediation equipment now present in the Property?  
369 102a. If "yes," is such equipment in good working order?

370 **MAJOR APPLIANCES AND OTHER ITEMS**

371 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  
372 in the sale of the Property. Which of the following items are present in the Property? (For items that are not present, indicate "not  
373 applicable.")

374 Yes      No      Unknown      N/A

375

376 103. Electric Garage Door Opener

377

378 103a. If "yes," are they reversible? Number of Transmitters \_\_\_\_\_

379

380 104. Smoke Detectors

381      — Battery      — Electric      — Both      How many \_\_\_\_\_

382      — Carbon Monoxide Detectors      How many \_\_\_\_\_

383      Location \_\_\_\_\_

384

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

386     105a. If "yes," identify each item that is not in working order or defective and explain the nature  
387      of the problem: \_\_\_\_\_

388

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

390

391 106a. Were proper permits and approvals obtained?

392

393 106b. Are you aware of any leaks or other defects with the filter or the walls or other structural or  
394      mechanical components of the pool or spa/hot tub?

395

396 106c. If an in-ground pool, are you aware of any water seeping behind the walls of the pool?

397

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

399       Refrigerator

400       Range

401       Microwave Oven

402       Dishwasher

403       Trash Compactor

404       Garbage Disposal

405       In-Ground Sprinkler System

406       Central Vacuum System

407       Security System

408       Washer

409       Dryer

410       Intercom

411       Other

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

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

414      \_\_\_\_\_

411 **ACKNOWLEDGMENT OF SELLER**

412 The undersigned Seller affirms that the information set forth in this Disclosure Statement is accurate and complete to the best of Seller's  
413 knowledge, but is not a warranty as to the condition of the Property. Seller hereby authorizes the real estate brokerage firm representing  
414 or assisting the Seller to provide this Disclosure Statement to all prospective buyers of the Property, and to other real estate agents. Seller  
415 alone is the source of all information contained in this statement. \*If the Seller relied upon any credible representations of another, the  
416 Seller should state the name(s) of the person(s) who made the representation(s) and describe the information that was relied upon.

417 \_\_\_\_\_  
418 \_\_\_\_\_  
419 \_\_\_\_\_  
420 \_\_\_\_\_  
421 **SELLER** **DATE** **SELLER** **DATE**  
422 **Glen Gardner General Store Inc Richard & Shelly Baluta**

423 **SELLER** **DATE** **SELLER** **DATE**  
424

425 **EXECUTOR, ADMINISTRATOR, TRUSTEE (if applicable)**

426 The undersigned has never occupied the Property and lacks the personal knowledge necessary to complete this Disclosure Statement.

427 **SIGNED** **DATE** **SIGNED** **DATE**  
428

429 **RECEIPT AND ACKNOWLEDGMENT BY PROSPECTIVE BUYER**

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

440 **PROSPECTIVE BUYER** **DATE** **PROSPECTIVE BUYER** **DATE**  
441

442 **PROSPECTIVE BUYER** **DATE** **PROSPECTIVE BUYER** **DATE**  
443

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

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

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

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

452 **SELLER'S REAL ESTATE BROKER/** **DATE**  
453 **BROKER-SALESPERSON/SALESPERSON**  
454 **Jack de Cavagnal**

455 **PROSPECTIVE BUYER'S REAL ESTATE BROKER/** **DATE**  
456 **BROKER-SALESPERSON/SALESPERSON**  
457

458 **SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT CONTINUES ON NEXT PAGE**



NEW JERSEY REALTORS®  
SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT  
ADDENDUM REGARDING FLOOD RISK

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471 Pursuant to N.J.S.A. 56:8-19.2, all Sellers of real property (including both residential and non-residential property) must complete  
472 questions 109-117 below.

473 Sellers of real property must answer these questions before the purchaser becomes obligated under any contract for the purchase of the  
474 Property. This is the case regardless of whether the Seller completes questions 1-108. Sellers must verify their answers to questions 109-  
475 110, and may do so using the Flood Risk Notification Tool located at [njreal.to/flood-disclosure](http://njreal.to/flood-disclosure). Questions 111-117 must be answered  
476 based on the Seller's actual knowledge.

477 Flood risks in New Jersey are growing due to the effects of climate change. Coastal and inland areas may experience significant flooding  
478 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  
479 rise will meet or exceed 2.1 feet above 2000 levels, placing over 40,000 New Jersey properties at risk of permanent coastal flooding.  
480 In addition, precipitation intensity in New Jersey is increasing at levels significantly above historic trends, placing inland properties at  
481 greater risk of flash flooding. These and other coastal and inland flood risks are expected to increase within the life of a typical mortgage  
482 originated in or after 2020.

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

485 Yes	486 No	487 Unknown	488
[ ]	[ ]		109. 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?
[ ]	[ ]		110. 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?
[ ]	[ ]	[ ]	111. Is the Property subject to any requirement under federal law to obtain and maintain flood insurance on the Property? <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>
[ ]	[ ]	[ ]	112. 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? <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>
[ ]	[ ]	[ ]	113. Is there flood insurance on the Property? <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>
[ ]	[ ]	[ ]	114. Is there a FEMA elevation certificate available for the Property? If so, the elevation certificate must be shared with the buyer. <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>
[ ]	[ ]	[ ]	115. 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? \$ _____

526 [ ] [ ] [ ] 116. Has the Property experienced any flood damage, water seepage, or pooled water due to a natural  
 527 flood event, such as heavy rainfall, coastal storm surge, tidal inundation, or river overflow?  
 528 If so, how many times? \_\_\_\_\_  
 529 117. Explain any "yes" answers that you give in this section: \_\_\_\_\_  
 530 \_\_\_\_\_  
 531 \_\_\_\_\_  
 532 \_\_\_\_\_  
 533 \_\_\_\_\_

534 **ACKNOWLEDGMENT OF SELLER**

535 The undersigned Seller affirms that the information set forth in the above Flood Risk Addendum to the Disclosure Statement is accurate  
 536 and complete to Seller's actual knowledge, but is not a warranty as to the condition of the Property. Seller hereby authorizes the real  
 537 estate brokerage firm representing or assisting the Seller to provide this completed Flood Risk Addendum to the Disclosure Statement  
 538 to all prospective buyers of the Property, and to other real estate agents. Seller alone is the source of all information contained in this  
 539 statement. \*If the Seller relied upon any credible representation of another, the Seller should state the name(s) of the person(s) who made  
 540 the representation(s) and describe the information that was relied upon.

541 \_\_\_\_\_  
 542 \_\_\_\_\_  
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SELLER	DATE	SELLER	DATE
<b>Glen Gardner General Store Inc Richard &amp; Shelly Baluta</b>			

SELLER	DATE	SELLER	DATE
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553 **EXECUTOR, ADMINISTRATOR, TRUSTEE (if applicable)**

554 The undersigned has never occupied the Property and lacks the personal knowledge necessary to complete this Disclosure Statement.

SIGNED	DATE	SIGNED	DATE
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560 **RECEIPT AND ACKNOWLEDGMENT BY PROSPECTIVE BUYER**

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

PROSPECTIVE BUYER	DATE	PROSPECTIVE BUYER	DATE
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PROSPECTIVE BUYER	DATE	PROSPECTIVE BUYER	DATE
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573 574 575 576 577 578 579 580 581 582 583 584 585 **SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT CONTINUES ON NEXT PAGE**

586	<b>ACKNOWLEDGMENT OF REAL ESTATE BROKER/BROKER-SALESPERSON/SALESPERSON</b>	
587	The undersigned Seller's real estate broker/broker/broker-salesperson/salesperson acknowledges receipt of this completed Flood Risk	
588	Addendum to the Disclosure Statement and that the information contained in this form was provided by the Seller.	
589		
590	The Seller's real estate broker/broker-salesperson/salesperson also confirms that he or she visually inspected the Property with reasonable	
591	diligence to ascertain the accuracy of the information disclosed by the Seller, prior to providing a copy of the property disclosure statement	
592	to the buyer.	
593		
594	The Prospective Buyer's real estate broker/broker/broker-salesperson also acknowledges receipt of this completed Flood Disclosure	
595	Addendum to the Property Disclosure for the purpose of providing it to the Prospective Buyer.	
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598	SELLER'S REAL ESTATE BROKER/	DATE
599	BROKER-SALESPERSON/SALESPERSON:	
600	<b>Jack de Cavagnal</b>	
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603	PROSPECTIVE BUYER'S REAL ESTATE BROKER/	DATE
604	BROKER-SALESPERSON/SALESPERSON	
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645	<b>ADDENDUM REGARDING STATUTORY DISCLOSURES &amp; OTHER ITEMS CONTINUES ON NEXT PAGE</b>	



**NEW JERSEY REALTORS®**  
**SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT**  
**ADDENDUM REGARDING STATUTORY DISCLOSURES & OTHER ITEMS**

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646 **SOLAR PANEL SYSTEMS** Pursuant to P.L. 2023, c312  
647 This section is applicable if the Property is serviced by a Solar Panel System, which means a system of solar panels designed to absorb the  
648 sunlight as a source of energy for generating electricity or heating, any and all inverters, net meter, wiring, roof supports and any other  
649 equipment pertaining to the Solar Panels (collectively, the "Solar Panel System"). This information may be used, among other purposes,  
650 to prepare a Solar Panel Addendum to be affixed to and made a part of a contract of sale for the Property.

651 Yes      No  
652      [ ]      [ ]      Is the Property serviced by a Solar Panel System?

653 If you responded "yes," answer the following questions.

654 Yes      No      Unknown  
655      [ ]      [ ]      118. When was the Solar Panel System Installed? \_\_\_\_\_  
656      [ ]      [ ]      118a. What is the name and contact information of the business that installed the Solar Panel System?  
657      [ ]      [ ]      118b. Do you have documents and/or contracts relating to the Solar Panel System? If "yes," please  
658 attach copies to this form.  
659      [ ]      [ ]      119. Are SRECs available from the Solar Panel System?  
660      [ ]      [ ]      119a. If SRECs are available, when will the SRECs expire? \_\_\_\_\_  
661      [ ]      [ ]      120. Is there any storage capacity on the Property for the Solar Panel System?  
662      [ ]      [ ]      121. Are you aware of any defects in or damage to any component of the Solar Panel System? If yes,  
663 explain: \_\_\_\_\_  
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671      [ ]      **Choose one of the following three options:**  
672      122a. The Solar Panel System is financed under a power purchase agreement or other type of financing  
673 arrangement which requires me/us to make periodic payments to a Solar Panel System provider  
674 in order to acquire ownership of the Solar Panel System ("PPA")? If yes, proceed to Section A  
675 below.  
676      122b. The Solar Panel System is the subject of a lease agreement. If yes, proceed to Section B below.  
677      122c. I/we own the Solar Panel System outright. If yes, you do not have to answer any further questions.

678      [ ]      **SECTION A - THE SOLAR PANEL SYSTEM IS SUBJECT TO A PPA**  
679      [ ]      123. What is the current periodic payment amount? \$ \_\_\_\_\_  
680      [ ]      124. What is the frequency of the periodic payments (check one)? [ ] Monthly [ ] Quarterly  
681      [ ]      125. What is the expiration date of the PPA, which is when you will become the owner of the Solar  
682      [ ]      Panel System? \_\_\_\_\_ ("PPA Expiration Date")  
683      [ ]      126. Is there a balloon payment that will become due on or before the PPA Expiration Date?  
684      [ ]      127. If there is a balloon payment, what is the amount? \$ \_\_\_\_\_  
685      [ ]      **Choose one of the following three options:**  
686      [ ]      128a. Buyer will assume my/our obligations under the PPA at Closing.  
687      [ ]      128b. I/we will pay off or otherwise obtain cancellation of the PPA as of the Closing so that the Solar  
688      [ ]      Panel System can be included in the sale free and clear.  
689      [ ]      128c. I/we will remove the Solar Panel System from the Property and pay off or otherwise obtain  
690      [ ]      cancellation of the PPA as of the Closing.

691      [ ]      **SECTION B - THE SOLAR PANEL SYSTEM IS SUBJECT TO A LEASE**  
692      [ ]      129. What is the current periodic lease payment amount? \$ \_\_\_\_\_  
693      [ ]      130. What is the frequency of the periodic lease payments (check one)? [ ] Monthly [ ] Quarterly  
694      [ ]      131. What is the expiration date of the lease? \_\_\_\_\_  
695      [ ]      **Choose one of the following two options:**  
696      [ ]      132a. Buyer will assume our obligations under the lease at Closing.  
697      [ ]      132b. I/we will obtain an early termination of the lease and will remove the Solar Panel System prior  
698      [ ]      to Closing.



701 [ ] [ ] [ ] **SECTION C - THE SOLAR PANEL SYSTEM IS SUBJECT TO ENERGY CERTIFICATE(S)**  
702 [ ] [ ] [ ] 133. Are Solar Transition Renewable Energy Certificates ("TRECs") available from the Solar Panel  
703 [ ] [ ] [ ] System?  
704 [ ] [ ] [ ] 133a. If TRECs are available, when will the TRECs expire? \_\_\_\_\_  
705 [ ] [ ] [ ] 134. Are Solar Renewable Energy Certificate IIs ("SREC IIs") available from the Solar Panel System?  
706 [ ] [ ] [ ] 134a. If SREC IIs are available, when will the SREC IIs expire? \_\_\_\_\_

**WATER INTRUSION Pursuant to N.J.S.A. 56:8-19.1**

709 Yes No Unknown  
710 [ ] [ ] [ ] 135. Are you aware of any water leakage, accumulation or dampness, the presence of mold or other  
711 similar natural substance, or repairs or other attempts to control any water or dampness problem on  
712 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 ([njrealto/mold-guidelines](#)) and has the right to request a physical copy of the pamphlet from the real estate broker, broker-salesperson, or salesperson.

SECONDARY POWER SOURCE Pursuant to P.L. 2025, c19

722      **SECONDARY POWER SOURCE** pursuant to 1.E.2023, c.7  
723      Yes      No      Unknown      136. Is there a secondary power source at the Property (i.e. permanently installed combustion  
724      generators, solar panels, battery storage systems, or any other supplemental source of electrical  
725      energy)?  
726      [ ]      [ ]      136a. If "yes," is a label installed within 18 inches of the main electrical panel and electrical meter  
727      warning of the dangers associated with the secondary power sources?

#### ACKNOWLEDGMENT OF SELLER

731 The undersigned Seller affirms that the information set forth in this Disclosure Statement is accurate and complete to the best of Seller's  
732 knowledge, but is not a warranty as to the condition of the Property. Seller hereby authorizes the real estate brokerage firm representing  
733 or assisting the Seller to provide this Disclosure Statement to all prospective buyers of the Property, and to other real estate agents. Seller  
734 alone is the source of all information contained in this statement. \*If the Seller relied upon any credible representations of another, the  
735 Seller should state the name(s) of the person(s) who made the representation(s) and describe the information that was relied upon.

X RJ Baluta 10/15/25 SELLER DATE SELLER DATE  
Glen Gardner General Store Inc Richard & Shelly Baluta 10/15/25  
X RJ Baluta 10/15/25 SELLER DATE SELLER DATE

**EXECUTOR, ADMINISTRATOR, TRUSTEE (if applicable)**

748 **EXECUTOR, ADMINISTRATOR, TRUSTEE** (if applicable)  
The undersigned has never occupied the Property and lacks the personal knowledge necessary to complete this Disclosure Statement.

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SIGNED	DATE	SIGNED	DATE
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760 **APPENDIX REGARDING STATUTORY DISCLOSURES & OTHER ITEMS CONTINUES ON NEXT PAGE**

**ADDENDUM REGARDING STATUTORY DISCLOSURES & OTHER ITEMS CONTINUES ON NEXT PAGE**

761 **RECEIPT AND ACKNOWLEDGMENT BY PROSPECTIVE BUYER**

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

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 PROSPECTIVE BUYER DATE PROSPECTIVE BUYER DATE

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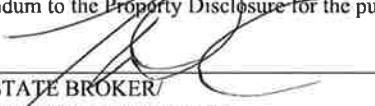
 PROSPECTIVE BUYER DATE PROSPECTIVE BUYER DATE

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

781 The undersigned Seller's real estate broker/broker/broker-salesperson/salesperson acknowledges receipt of this Statutory Disclosures &  
782 Other Items Addendum to the Disclosure Statement and that the information contained in this form was provided by the Seller.

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

786 The Prospective Buyer's real estate broker/broker/broker-salesperson also acknowledges receipt of this completed Statutory Disclosures  
787 & Other Items Addendum to the Property Disclosure for the purpose of providing it to the Prospective Buyer.

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 SELLER'S REAL ESTATE BROKER/  
790 BROKER-SALESPERSON/SALESPERSON:  
791 *Jack de Cavagnal* DATE

10/15/25

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 PROSPECTIVE BUYER'S REAL ESTATE BROKER/  
793 BROKER-SALESPERSON/SALESPERSON DATE

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