



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

© 2018 New Jersey REALTORS®

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

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

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

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

*The purpose of the Property Condition Disclosure Statement ("Disclosure Statement"), including the Flood Risk Addendum, is to disclose the condition of the property, as of the date set forth on the Disclosure Statement or Flood Risk Addendum. The seller is under an obligation to disclose any known material defects in the property even if not addressed in this printed form. The 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 a 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.*

*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. Sellers of residential real property must answer these questions before the purchaser becomes obligated under any contract for the purchase of the property. Questions 1 through 108 must be answered to the best of the seller's knowledge, unless otherwise stated.*

*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 for all sellers of real property (including both residential and non-residential property). Sellers of real property must answer these questions before the purchaser becomes obligated under any contract for the purchase of the property. This is the case regardless of whether a seller 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 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.*

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

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





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

© 2018 New Jersey REALTORS®

**Property Address:** 245-249 Verona Ave

Newark

NJ

07104

("Property").

**Seller:** McLaud Holdings LLC

("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

☐

1. Age of House, if known \_\_\_\_\_

☒

☐

2. Does the Seller currently occupy this Property?

If not, how long has it been since Seller occupied the Property? Since Oct 2021

3. What year did the Seller buy the Property? Feb 2024

☒

☐

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

☐

4. Age of roof 2 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: The roof now repaired is in back extension because of planning to renovate

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

Yes No Unknown

☐

☒

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: \_\_\_\_\_

☐

☒

12. Are you aware of any restrictions on how the attic may be used as a result of the manner in which the attic or roof was constructed?

☐

☒

13. Is the attic or house ventilated by: ☐ a whole house fan? ☐ an attic fan?

☐

☒

13a. Are you aware of any problems with the operation of such a fan?



14. In what manner is access to the attic space provided?  
☐ staircase ☐ pull down stairs ☐ crawl space with aid of ladder or other device  
☒ other no attic
15. Explain any "yes" answers that you give in this section: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

- | Yes                      | No                                  | Unknown |   |
|--------------------------|-------------------------------------|---------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> |         | 16. Are you aware of any termites/wood destroying insects, dry rot, or pests affecting the Property?  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> |         | 17. Are you aware of any damage to the Property caused by termites/wood destroying insects, dry rot, or pests?  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> |         | 18. If "yes," has work been performed to repair the damage?   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> |         | 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: _____<br>_____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> |         | 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: _____<br>_____<br>_____  |

#### STRUCTURAL ITEMS

- | Yes                                 | No                                  | Unknown |   |
|-------------------------------------|-------------------------------------|---------|---|
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> |         | 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?                                    |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> |         | 23. Are you aware if the Property or any of the structures on it have ever been damaged by fire, smoke, wind or flood?  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> |         | 24. Are you aware of any fire retardant plywood used in the construction?   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> |         | 25. Are you aware of any current or past problems with driveways, walkways, patios, sinkholes, or retaining walls on the Property?  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            |         | 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: <u>we add additional column post to reinforce the rooftop</u><br><u>incase there will so much snow collected during winter to support</u><br><u>the weight</u> |

#### ADDITIONS/REMODELS

- | Yes                      | No                                  | Unknown |   |
|--------------------------|-------------------------------------|---------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> |         | 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? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> |         | 29. Were the proper building permits and approvals obtained? Explain any "yes" answers you give in this section: _____<br>_____<br>_____          |

#### PLUMBING, WATER AND SEWAGE

- | Yes                      | No                                  | Unknown                  |  |
|--------------------------|-------------------------------------|--------------------------|--|
|                          |                                     |                          | 30. What is the source of your drinking water?<br><input checked="" type="checkbox"/> Public <input type="checkbox"/> Community System <input type="checkbox"/> Well on Property <input type="checkbox"/> Other(explain) _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> |                          | 31. If your drinking water source is not public, have you performed any tests on the water? If so, when? _____<br>Attach a copy of or describe the results: _____<br>_____   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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?                                |
|                          |                                     | <input type="checkbox"/> | 33. When was well installed? _____<br>Location of well? _____  |

171	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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?
173				<input checked="" type="checkbox"/> Public Sewer <input type="checkbox"/> Private Sewer <input type="checkbox"/> Septic System <input type="checkbox"/> Cesspool <input type="checkbox"/> Other (explain): _____
174	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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?
175				
176			<input type="checkbox"/>	37. If Septic System, when was it installed? _____
177				Location? _____
178			<input type="checkbox"/>	38. When was the Septic System or Cesspool last cleaned and/or serviced? _____
179	<input type="checkbox"/>	<input checked="" type="checkbox"/>	39.	Are you aware of any abandoned Septic Systems or Cesspools on your Property?
180	<input type="checkbox"/>	<input checked="" type="checkbox"/>	39a.	If "yes," is the closure in accordance with the municipality's ordinance? Explain: _____
181				_____
182	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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?
183				If "yes," explain _____
184				_____
185				
186	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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: <u>The city upgraded already the old entrance pipe to new one</u>
187				
188				
189	<input type="checkbox"/>	<input checked="" type="checkbox"/>	42.	Are you aware of any shut off, disconnected, or abandoned wells, underground water or sewage tanks, or dry wells on the Property?
190				
191	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	43. Is either the private water or sewage system shared? If "yes," explain: _____
192				_____
193				44. Water Heater: <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Fuel Oil <input type="checkbox"/> Gas
194			<input type="checkbox"/>	Age of Water Heater _____
195	<input type="checkbox"/>	<input checked="" type="checkbox"/>	44a.	Are you aware of any problems with the water heater?
196			45.	Explain any "yes" answers that you give in this section: _____
197				_____
198				_____
199				

**HEATING AND AIR CONDITIONING**

Yes No Unknown

202			46.	Type of Air Conditioning:
203				<input checked="" type="checkbox"/> Central one zone <input type="checkbox"/> Central multiple zone <input checked="" type="checkbox"/> Wall/Window Unit <input type="checkbox"/> None
204			47.	List any areas of the house that are not air conditioned: <u>The house have centralized aircon and heater. 3 floors in the building is all have gas heater</u>
205				
206			<input type="checkbox"/>	48. What is the age of Air Conditioning System? <u>2020</u>
207			49.	Type of heat: <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Fuel Oil <input checked="" type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input type="checkbox"/> Unheated <input type="checkbox"/> Other
208			50.	What is the type of heating system? (for example, forced air, hot water or base board, radiator, steam heat) <u>forced air</u>
209				
210			51.	If it is a centralized heating system, is it one zone or multiple zones? _____
211				<u>multiple zones</u>
212			52.	Age of furnace <u>no furnace</u> Date of last service: _____
213			53.	List any areas of the house that are not heated: _____
214				<u>garage only</u>
215	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	54. Are you aware of any tanks on the Property, either above or underground, used to store fuel or other substances?
216				
217	<input type="checkbox"/>	<input checked="" type="checkbox"/>	55.	If tank is not in use, do you have a closure certificate?
218	<input type="checkbox"/>	<input checked="" type="checkbox"/>	56.	Are you aware of any problems with any items in this section? If "yes," explain: _____
219				_____
220				

**WOODBURNING STOVE OR FIREPLACE**

Yes No Unknown

223	<input type="checkbox"/>	<input checked="" type="checkbox"/>	57.	Do you have <input type="checkbox"/> wood burning stove? <input type="checkbox"/> fireplace? <input type="checkbox"/> insert? <input type="checkbox"/> other
224	<input type="checkbox"/>	<input checked="" type="checkbox"/>	57a.	Is it presently usable?
225	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	58. If you have a fireplace, when was the flue last cleaned? <u>no fireplace</u>
226	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	58a. Was the flue cleaned by a professional or non-professional? _____
227	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	59. Have you obtained any required permits for any such item?
228	<input type="checkbox"/>	<input checked="" type="checkbox"/>	60.	Are you aware of any problems with any of these items? If "yes," please explain: _____
229				_____
230				

**ELECTRICAL SYSTEM**

Yes	No	Unknown
-----	----	---------

61. What type of wiring is in this structure? ☒ Copper ☐ Aluminum ☐ Other ☐ Unknown
62. What amp service does the Property have? ☐ 60 ☐ 100 ☐ 150 ☐ 200 ☐ Other ☐ Unknown
63. Does it have 240 volt service? Which are present ☐ Circuit Breakers, ☐ Fuses or ☒ Both?
64. Are you aware of any additions to the original service?  
If "yes," were the additions done by a licensed electrician? Name and address: \_\_\_\_\_
65. If "yes," were proper building permits and approvals obtained?
66. Are you aware of any wall switches, light fixtures or electrical outlets in need of repair?
67. Explain any "yes" answers that you give in this section: \_\_\_\_\_

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

Yes	No	Unknown
-----	----	---------

68. Are you aware of any fill or expansive soil on the Property?
69. Are you aware of any past or present mining operations in the area in which the Property is located?
70. Is the Property located in a flood hazard zone?
71. Are you aware of any drainage or flood problems affecting the Property?
72. Are there any areas on the Property which are designated as protected wetlands?
73. Are you aware of any encroachments, utility easements, boundary line disputes, or drainage or other easements affecting the Property?
74. Are there any water retention basins on the Property or the adjacent properties?
75. Are you aware if any part of the Property is being claimed by the State of New Jersey as land presently or formerly covered by tidal water (Riparian claim or lease grant)? Explain: \_\_\_\_\_
76. Are you aware of any shared or common areas (for example, driveways, bridges, docks, walls, bulkheads, etc.) or maintenance agreements regarding the Property?
77. Explain any "yes" answers to the preceding questions in this section: \_\_\_\_\_
78. Do you have a survey of the Property?

**ENVIRONMENTAL HAZARDS**

Yes	No	Unknown
-----	----	---------

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: \_\_\_\_\_

☐ ☒

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

☐ ☒ ☐

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

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

Yes No Unknown

☐ ☒

85. Are you aware if the Property is subject to any deed restrictions or other limitations on how it may be used due to its being situated within a designated historic district, or a protected area like the New Jersey Pinelands, or its being subject to similar legal authorities other than typical local zoning ordinances?

☐ ☒

86. Is the Property part of a condominium or other common interest ownership plan?

☐ ☒

86a. If so, is the Property subject to any covenants, conditions, or restrictions as a result of its being part of a condominium or other form of common interest ownership?

☐ ☒

87. As the owner of the Property, are you required to belong to a condominium association or homeowners association, or other similar organization or property owners?

☐ ☒

87a. If so, what is the Association's name and telephone number? \_\_\_\_\_

☐ ☒ ☐

87b. If so, are there any dues or assessments involved?

☐ ☒

88. Are you aware of any defect, damage, or problem with any common elements or common areas that materially affects the Property?

☐ ☒ ☐

89. Are you aware of any condition or claim which may result in an increase in assessments or fees?

☐ ☒ ☐

90. Since you purchased the Property, have there been any changes to the rules or by-laws of the Association that impact the Property?

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

**MISCELLANEOUS**

Yes No Unknown

☐ ☒

92. Are you aware of any existing or threatened legal action affecting the Property or any condominium or homeowners association to which you, as an owner, belong?

☐ ☒

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

☐ ☒

94. Are you aware of any zoning violations, encroachments on adjacent properties, non-conforming uses, or set-back violations relating to this Property? If so, please state whether the condition is pre-existing non-conformance to present day zoning or a violation to zoning and/or land use laws. \_\_\_\_\_

☐ ☒

95. Are you aware of any public improvement, condominium or homeowner association assessments against the Property that remain unpaid? Are you aware of any violations of zoning, housing, building, safety or fire ordinances that remain uncorrected?

☒ ☐ ☐

96. Are there mortgages, encumbrances or liens on this Property?

☐ ☒

96a. Are you aware of any reason, including a defect in title, that would prevent you from conveying clear title?

☐ ☒

97. Are you aware of any material defects to the Property, dwelling, or fixtures which are not disclosed elsewhere on this form? (A defect is "material," if a reasonable person would attach importance to its existence or non-existence in deciding whether or how to proceed in the transaction.) If "yes," explain: \_\_\_\_\_

☐ ☒

98. Other than water and sewer charges, utility and cable tv fees, your local property taxes, any special assessments and any association dues or membership fees, are there any other fees that you pay on an ongoing basis with respect to this Property, such as garbage collection fees?

99. Explain any other "yes" answers you give in this section: \_\_\_\_\_



**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

☐

☒

MTT  
(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?

☐

☒

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

☒

☐

☐

103. Electric Garage Door Opener

☒

☐

☐

103a. If "yes," are they reversible? Number of Transmitters 2

☒

☐

☐

☐

104. Smoke Detectors

☒ Battery ☒ Electric ☒ Both How many 20

☒ Carbon Monoxide Detectors How many \_\_\_\_\_

Location all floors

☐

☒

☐

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

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

☐

☐

☒

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

☐

☐

☐

☒

106a. Were proper permits and approvals obtained?

☐

☐

☒

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?

☐

☐

☒

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

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

☐ Central Vacuum System

☒ Security System

☒ Washer

☒ Dryer

☐ Intercom

☐ Other

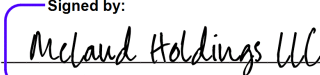
108. Of those that may be included, is each in working order?

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

411  
412  
413  
414  
415  
416  
417  
418  
419  
420  
421  
422  
423  
424  
425  
426  
427  
428  
429  
430  
431  
432  
433  
434  
435  
436  
437  
438  
439  
440  
441  
442  
443  
444  
445  
446  
447  
448  
449  
450  
451  
452  
453  
454  
455  
456  
457  
458  
459  
460  
461  
462  
463  
464  
465  
466  
467  
468  
469  
470

**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.

Signed by:			
		1/2/2026   14:35 CST	
SELLER	DATE	SELLER	DATE
SELLER	DATE	SELLER	DATE

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

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

SIGNED	DATE	SIGNED	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.

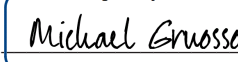
PROSPECTIVE BUYER	DATE	PROSPECTIVE BUYER	DATE
PROSPECTIVE BUYER	DATE	PROSPECTIVE BUYER	DATE

**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.

Signed by:		1/2/2026   15:47 CST	
			
SELLER’S REAL ESTATE BROKER/ BROKER-SALESPERSON/SALESPERSON	DATE		
PROSPECTIVE BUYER’S REAL ESTATE BROKER/ BROKER-SALESPERSON/SALESPERSON	DATE		

**SELLER’S PROPERTY CONDITION DISCLOSURE STATEMENT CONTINUES ON NEXT PAGE**





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

© 2018 New Jersey REALTORS®

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

Sellers of real property must answer these questions before the purchaser becomes obligated under any contract for the purchase of the Property. This is the case regardless of whether the Seller completes questions 1-108. Sellers must verify their answers to questions 109-110, 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 based on the Seller's actual knowledge.

Flood risks in New Jersey are growing due to the effects of climate change. Coastal and inland areas may experience significant flooding now and in the near future, including in places that were not previously known to flood. For example, by 2050, it is likely that sea-level rise will meet or exceed 2.1 feet above 2000 levels, placing over 40,000 New Jersey properties at risk of permanent coastal flooding. In addition, precipitation intensity in New Jersey is increasing at levels significantly above historic trends, placing inland properties at greater risk of flash flooding. These and other coastal and inland flood risks are expected to increase within the life of a typical mortgage originated in or after 2020.

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

Yes	No	Unknown	
-----	----	---------	--

<input type="checkbox"/>	<input checked="" type="checkbox"/>		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?
--------------------------	-------------------------------------	--	--

<input type="checkbox"/>	<input checked="" type="checkbox"/>		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?
--------------------------	-------------------------------------	--	--

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	111. 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.*

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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?
--------------------------	-------------------------------------	--------------------------	---

*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.*

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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>
-------------------------------------	--------------------------	--------------------------	---

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	114. 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.*

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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? \$ \_\_\_\_\_

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	116. 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? \_\_\_\_\_



117. Explain any “yes” answers that you give in this section: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**ACKNOWLEDGMENT OF SELLER**

The undersigned Seller affirms that the information set forth in the above Flood Risk Addendum to the Disclosure Statement is accurate and complete to Seller’s actual 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 completed Flood Risk Addendum to the 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 representation 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.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signed by: Meland Holdings LLC 1/2/2026 | 14:35 CST  
SELLER DATE SELLER DATE

\_\_\_\_\_  
SELLER DATE SELLER DATE

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

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

\_\_\_\_\_  
SIGNED DATE SIGNED DATE

**RECEIPT AND ACKNOWLEDGMENT BY PROSPECTIVE BUYER**

The undersigned Prospective Buyer acknowledges receipt of this completed Flood Risk Addendum to the Disclosure Statement prior to signing a Contract of Sale pertaining to this Property. Prospective Buyer acknowledges that this completed Flood Risk Addendum to 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 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

586  
587  
588  
589  
590  
591  
592  
593  
594  
595  
596  
597  
598  
599  
600  
601  
602  
603  
604  
605  
606  
607  
608  
609  
610  
611  
612  
613  
614  
615  
616  
617  
618  
619  
620  
621  
622  
623  
624  
625  
626  
627  
628  
629  
630  
631  
632  
633  
634  
635  
636  
637  
638  
639  
640  
641  
642  
643  
644  
645

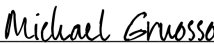
**ACKNOWLEDGMENT OF REAL ESTATE BROKER/BROKER-SALESPERSON/SALESPERSON**

The undersigned Seller’s real estate broker/broker/broker-salesperson/salesperson acknowledges receipt of this completed Flood Risk Addendum to the Disclosure Statement and that the information contained in this 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/broker-salesperson also acknowledges receipt of this completed Flood Disclosure Addendum to the Property Disclosure for the purpose of providing it to the Prospective Buyer.

DocuSigned by:



1/2/2026 | 15:47 CST

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

DATE

PROSPECTIVE BUYER’S REAL ESTATE BROKER/  
BROKER-SALESPERSON/SALESPERSON

DATE



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

© 2018 New Jersey REALTORS®

**SOLAR PANEL SYSTEMS** Pursuant to PL 2023, c312

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 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  
☐ ☒ Is the Property serviced by a Solar Panel System?

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

Yes	No	Unknown	
		<input type="checkbox"/>	118. When was the Solar Panel System Installed? _____
		<input type="checkbox"/>	118a. What is the name and contact information of the business that installed the Solar Panel System? _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>		118b. 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 checked="" type="checkbox"/>	<input type="checkbox"/>	119. Are SRECs available from the Solar Panel System?
		<input type="checkbox"/>	119a. If SRECs are available, when will the SRECs expire? _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	120. Is there any storage capacity on the Property for the Solar Panel System?
<input type="checkbox"/>	<input checked="" type="checkbox"/>		121. 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:**

☐ 122a. The Solar Panel System is financed under a power purchase agreement or other type of financing arrangement which requires me/us to make periodic payments to a Solar Panel System provider in order to acquire ownership of the Solar Panel System ("PPA")? If yes, proceed to **Section A** below.

☐ 122b. The Solar Panel System is the subject of a lease agreement. If yes, proceed to **Section B** below.

☐ 122c. 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"/>		123. What is the current periodic payment amount? \$ _____
<input type="checkbox"/>		124. What is the frequency of the periodic payments (check one)? <input type="checkbox"/> Monthly <input type="checkbox"/> Quarterly
<input type="checkbox"/>		125. 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 checked="" type="checkbox"/>	126. Is there a balloon payment that will become due on or before the PPA Expiration Date?
	<input type="checkbox"/>	127. If there is a balloon payment, what is the amount? \$ _____

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

<input type="checkbox"/>	128a. Buyer will assume my/our obligations under the PPA at Closing.
<input type="checkbox"/>	128b. 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"/>	128c. 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"/>	129. What is the current periodic lease payment amount? \$ _____
<input type="checkbox"/>	130. What is the frequency of the periodic lease payments (check one)? <input type="checkbox"/> Monthly <input type="checkbox"/> Quarterly
<input type="checkbox"/>	131. What is the expiration date of the lease? _____

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

<input type="checkbox"/>	132a. Buyer will assume our obligations under the lease at Closing.
<input type="checkbox"/>	132b. 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)

133.

Are Solar Transition Renewable Energy Certificates ("TREC's") available from the Solar Panel System?

133a.

If TREC's are available, when will the TREC's expire?

134.

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

134a.

If SREC IIs are available, when will the SREC IIs expire?
- WATER INTRUSION Pursuant to N.J.S.A. 56:8-19.1
- Yes

No

Unknown

135.

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

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

Yes

No

Unknown

136.

Is there a secondary power source at the Property (i.e. permanently installed combustion generators, solar panels, battery storage systems, or any other supplemental source of electrical energy)?

136a.

If "yes," is a label installed within 18 inches of the main electrical panel and electrical meter warning of the dangers associated with the secondary power sources?

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.

Signed by:

1/2/2026 | 14:35 CST

SELLER

DATE

SELLER

DATE

SELLER

DATE

SELLER

DATE

EXECUTOR, ADMINISTRATOR, TRUSTEE (if applicable)

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

SIGNED

DATE

SIGNED

DATE

ADDENDUM REGARDING STATUTORY DISCLOSURES & OTHER ITEMS CONTINUES ON NEXT PAGE

NJ REALTORS® | Form 140 | 05/2025.2 Page 13 of 14

761  
762  
763  
764  
765  
766  
767  
768  
769  
770  
771  
772  
773  
774  
775  
776  
777  
778  
779  
780  
781  
782  
783  
784  
785  
786  
787  
788  
789  
790  
791  
792  
793  
794  
795  
796  
797  
798  
799  
800  
801  
802  
803  
804  
805  
806  
807  
808  
809  
810  
811  
812  
813  
814  
815  
816  
817  
818  
819  
820

**RECEIPT AND ACKNOWLEDGMENT BY PROSPECTIVE BUYER**

The undersigned Prospective Buyer acknowledges receipt of this completed Statutory Disclosures & Other Items Addendum to Disclosure Statement prior to signing a Contract of Sale pertaining to this Property. Prospective Buyer acknowledges that this completed Statutory Disclosures & Other Items Addendum 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’s 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.

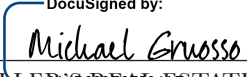
_____ PROSPECTIVE BUYER	_____ DATE	_____ PROSPECTIVE BUYER	_____ DATE
_____ PROSPECTIVE BUYER	_____ DATE	_____ PROSPECTIVE BUYER	_____ DATE

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

The undersigned Seller’s real estate broker/broker/broker-salesperson/salesperson acknowledges receipt of this Statutory Disclosures & Other Items Addendum to the Disclosure Statement and that the information contained in this 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/broker-salesperson also acknowledges receipt of this completed Statutory Disclosures & Other Items Addendum to the Property Disclosure for the purpose of providing it to the Prospective Buyer.

DocuSigned by:  
  
\_\_\_\_\_  
SELLER'S REAL ESTATE BROKER/  
BROKER-SALESPERSON/SALESPERSON:

\_\_\_\_\_  
1/2/2026 | 15:47 CST  
\_\_\_\_\_  
DATE

\_\_\_\_\_  
PROSPECTIVE BUYER'S REAL ESTATE BROKER/  
BROKER-SALESPERSON/SALESPERSON

\_\_\_\_\_  
DATE